

C 791525 283

Box 403

UNOFFICIAL COPY

Mortgage #7434506
(Individual Form)

SCHAUMBURG

Loan No. 06-40210-02

THE UNDERSIGNED,

GEORGE J. KRUEGER and ANNETTE J. KRUEGER, HUSBAND AND WIFE and
CHARLES P. VENTURA and ARLENE E. VENTURA, HUSBAND AND WIFE
of VILLAGE OF ELMWOOD PARK, County of COOK, State of ILLINOIS

hereinafter referred to as the Mortgagor, does hereby mortgage and warrant to

CRAIN FEDERAL SAVINGS AND LOAN ASSOCIATION

a corporation organized and existing under the laws of the UNITED STATES OF AMERICA

hereinafter referred to as the Mortgagee, the following real estate in the County of COOK

in the State of ILLINOIS, to wit:

THE SOUTH 10 FEET OF LOT 6 ALL OF LOT 7 AND NORTH 15 FEET OF LOT 8 IN
BLOCK 28 IN SCHUMACHER AND GNAEDINGER'S ADDITION TO CHICAGO, BEING A
SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF
SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL
MERIDIAN, LYING NORTH OF GRAND AVENUE (EXCEPT 2 ACRES THEREOF DESCRIBED
AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF SAID SOUTH EAST 1/4
OF SECTION 25; THENCE WEST 20 RODS; THENCE SOUTH 16 RODS; THENCE EAST
20 RODS; THENCE NORTH 16 RODS TO THE POINT OF BEGINNING) IN COOK COUNTY,
ILLINOIS.

PERMANENT TAX NUMBER: 12-25-413-032 *ALL HADGM.*

2622 N. 73 Rd Ave, Elmwood PK, Ill.

87434506

THIS MORTGAGE INSTRUMENT, TOGETHER WITH THE MORTGAGOR'S OBLIGATIONS, ARE SUBJECT TO THE MORTGAGEE'S RIGHTS AND REMEDIES UNDER FEDERAL, STATE AND LOCAL LAWS, WHICH SAID RIGHTS AND REMEDIES SAID MORTGAGOR DOES HEREBY RELEASE AND WAIVE.

TO SECURE

(1) the payment of a Note executed by the Mortgagor to the order of the Mortgagee bearing even date herewith in the principal sum of
FORTY-FIVE THOUSAND AND NO 1/100 Dollars
45000.00
which Note, together with interest thereon as therein provided, is payable in monthly installments of
FOUR HUNDRED NINETY AND 48/100 Dollars
490.48 commencing the **1ST** day of **AUGUST** 19**87**
which payments are to be applied, first, to interest, and the balance to principal, and the date of the first installment

due under this obligation is hereby changed to

September 1, 1987
Crain Federal Savings & Loan Association

by Sebastian E. Elbert

(2) any advances made by the Mortgagee to the Mortgagor, or its successor in title, for any purpose, at any time before the release and cancellation of
this Mortgage, but at no time shall this Mortgage secure advances or account of said original Note together with such additional advances, in a sum in
excess of **FIFTY-FOUR THOUSAND AND NO 1/100** Dollars to **54000.00**.
provided that, nothing herein contained shall be considered as limiting the amounts that shall be secured hereby when advanced to protect the security or in
accordance with covenants contained in the Mortgage

(3) the performance of all of the covenants and obligations of the Mortgagor to the Mortgagee, as contained herein and in said Note

THE MORTGAGOR COVENANTS:

A (1) To pay said indebtedness and the interest thereon as herein and in said note provided, or according to any agreement extending the time of pay-
ment thereof. (2) To pay when due and before any penalty attaches thereto all taxes, special taxes, special assessments, water charges, sewer service charges,
and condominium assessments against said property (including those heretofore due), and to furnish Mortgagee, upon request, duplicate receipts therefor,
and all such items extended against said property shall be conclusively deemed valid for the purpose of this requirement. (3) To keep the improvements now or
hereafter upon said premises insured against damage by fire, and such other hazards as the Mortgagee may require to be insured against, and to provide public
liability insurance and such other insurance as the Mortgagee may require, until said indebtedness is fully paid, or in case of foreclosure, until expiration of the

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Box..... 403

MORTGAGE

KRUEGER, KRUEGER

VENTURA, VENTURA

to

CRAGIN FEDERAL SAVINGS AND LOAN
ASSOCIATION

PROPERTY AT:
2622 N. 73RD AVENUE
ELMWOOD PARK, ILLINOIS 60635

Loan No. 06-40210-02



Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
111 N. WASHINGTON ST., CHICAGO, ILL. 60602
TELEPHONE 444-1000
FAX 444-1001
WWW.COOKCOUNTYCLERK.COM

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A (1) To pay said indebtedness and the interest thereon as herein and in said note provided, or according to any agreement extending the time of payment thereof; (2) To pay when due and before any penalty attaches thereto all taxes, special taxes, special assessments, water charges, sewer service charges, and condominium assessments against said property (including those heretofore due), and to furnish Mortgage, upon request, duplicate receipts therefor, and all such items extended against said property shall be conclusively deemed valid for the purpose of this requirement; (3) To keep the improvements now or hereafter upon said premises insured against damage by fire and such other hazards as the Mortgagee may require to be insured against, and to provide public liability insurance and such other insurance as the Mortgagee may require, until said indebtedness is fully paid, or in case of foreclosure, until expiration of the

THE MORTGAGOR COVENANTS:

(3) the performance of all of the covenants and obligations of the Mortgagor to the Mortgagee, as contained herein and in said Note.

provided that, nothing herein contained shall be considered as limiting the amounts that shall be secured hereby when advanced to protect the security or in accordance with covenants contained in the Mortgage.

of - FIFTY-FOUR THOUSAND AND NO /100 Dollars is - 54000.00

(1) any advance made by the Mortgagee in the Mortgage, or its assignment or its agreement in full for any purpose, at any time before the release and cancellation of this Mortgage, but at no time that this Mortgage was in effect, or amount of and original Note together with such additional advances, in a sum in excess of

Craig Federal Savings & Loan Association

by *Robert E. Best*

September 1, 1987

due under this obligation is hereby changed to

deferral of the date of the first principal payment

1ST AUGUST

(1) - 45000.00 Dollars

(1) - 490.48 Dollars

(1) - 45000.00 Dollars

(1) - 490.48 Dollars

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87431506

Property of Clerk's Office

UNOFFICIAL COPY

Box 403

MORTGAGE

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KRUEGER, KRUEGER

VENTURA, VENTURA

to

DRAGIN FEDERAL SAVINGS AND LOAN ASSOCIATION

PROPERTY AT:

2622 N. 73RD AVENUE
ELMWOOD PARK, ILLINOIS 60635

Loan No. 06-40210-02



Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
111 N. WASHINGTON ST., CHICAGO, ILL. 60602
TELEPHONE: 312-603-4000
FAX: 312-603-4001

UNOFFICIAL COPY

statutory period during which it may be issued. Mortgagee shall, however, have the discretionary power at any time to refuse to take or to abandon possession of said premises without affecting the lien hereof. Mortgagee shall have all powers, if any, which it might have had without this paragraph. No suit shall be maintainable against Mortgagee based upon acts or omissions relating to the subject matter of this paragraph unless commenced within sixty days after Mortgagee's possession ceases.

K. That upon the commencement of any foreclosure proceeding hereunder, the court in which such bill is filed may at any time, either before or after sale, and without notice to the Mortgagor, or any party claiming under him, and without regard to the solvency of the Mortgagor or the then value of said premises, or whether the same shall then be occupied by the owner of the equity of redemption as a homestead, appoint a receiver with power to manage and rent and to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and the statutory period of redemption, and such rents, issues and profits, when collected, may be applied before as well as after the sale, towards the payment of the indebtedness, costs, taxes, insurance or other items necessary for the protection and preservation of the property, including the expenses of such receivership, or on any deficiency decree whether there be a decree therefor in personam or not, and if a receiver shall be appointed he shall remain in possession until the expiration of the full period allowed by statute for redemption, whether there be redemption or not, and until the issuance of deed in case of sale, but if no deed be issued, until the expiration of the statutory period during which it may be issued and no lease of said premises shall be nullified by the appointment or entry in possession of a receiver but he may elect to terminate any lease junior to the lien hereof.

L. That each right, power and remedy herein conferred upon the Mortgagee is cumulative of every other right or remedy of the Mortgagee, whether herein or by law conferred, and may be enforced concurrently therewith, that no waiver by the Mortgagee of performance of any covenant herein or in said obligation contained shall thereafter in any manner affect the right of Mortgagee to require or enforce performance of the same or any other of said covenants; that wherever the context hereof requires, the masculine gender, as used herein, shall include the feminine and the neuter and the singular number, as used herein, shall include the plural; that all rights and obligations under this mortgage shall extend to and be binding upon the respective heirs, executors, administrators, successors and assigns of the Mortgagor, and the successors and assigns of the Mortgagee, and that the powers herein mentioned may be exercised as often as occasion therefor arises.

IN WITNESS WHEREOF, this mortgage is executed, sealed and delivered this 8TH

day of JUNE, A.D. 19 87

George J. Krueger (SEAL) Annette J. Krueger (SEAL)
GEORGE J. KRUEGER ANNETTE J. KRUEGER

Charles P. Ventura (SEAL) Arlene E. Ventura (SEAL)
CHARLES P. VENTURA ARLENE E. VENTURA

STATE OF ILLINOIS

I, The Undersigned, a Notary Public in

COUNTY OF COOK } ss.

and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT GEORGE J. KRUEGER and ANNETTE J. KRUEGER, HUSBAND AND WIFE

personally known to me to be the same person s; whose name s are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of all rights under any homestead, exemption and valuation laws.

GIVEN under my hand and Notarial Seal, this 8TH day of JUNE, A.D. 19 87.

Suzanne E. Ebert
Notary Public

MY COMMISSION EXPIRES 11-9-87

STATE OF ILLINOIS

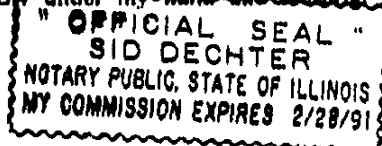
I, The Undersigned, a Notary Public in

COUNTY OF COOK } ss.

and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT CHARLES P. VENTURA AND ARLENE E. VENTURA, HUSBAND AND WIFE

personally known to me to be the same person s whose name s are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of all rights under any homestead, exemption and valuation laws.

GIVEN under my hand and Notarial Seal, this 8TH day of JUNE, A.D. 19 87.



Sid Dechter
Notary Public

MY COMMISSION EXPIRES _____

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