

UNOFFICIAL COPY**MORTGAGE**(2)
THIS INDENTURE WITNESSETH: That the undersigned

THOMAS KAKALETRIS MARRIED TO Christa Kakaletris

12^{ea}of the Village of Tinley Park County of Cook State of Illinois,
hereinafter referred to as the Mortgagor, does hereby Mortgage and Warrant to

ARGO 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, situated in the County of Cook
in the State of Illinois, to wit:Lot 148 in Fernway Unit 2, a subdivision of the North East Quarter
of the South East quarter of Section 22 and Part of the South West
quarter of the North West Quarter of Section 23, and part of the West
60 acres of the South West quarter of Section 23, and a resubdivision
of Fernway Unit No. 1, all in Township 36 North, Range 12, East of
the Third Principal Meridian, in Cook County, Illinois.common address: 8831 Chadbourne Drive, Orland Park, Illinois
index number: 27 22 408 003 0000MAG ATT
COOK COUNTY, ILLINOIS
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MORTGAGE IS BEING RE-RECORDED TO CORRECT ACKNOWLEDGEMENT

TOGETHER with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon, including all apparatus, equipment, fixtures or articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation or otherwise and any other thing now or hereafter therein or thereon the furnishing of which by lessors to lessees is customary or appropriate, including screens, window shades, storm doors and windows, floor coverings, screen doors, venetian blinds, in-a-door beds, awnings, stoves and water heaters (all of which are declared to be a part of said real estate whether physically attached thereto or not); and also together with all easements and the rents, issues and profits of said premises which are hereby pledged, assigned, transferred and set over unto the Mortgagor.

TO HAVE AND TO HOLD all of said property unto said Mortgagee forever, for the uses herein set forth, free from all rights and benefits under the Homestead Exemption Laws of the State of Illinois, which said rights and benefits said Mortgagor does hereby release and waive.

TO SECURE the payment of a certain indebtedness from the Mortgagor to the Mortgagee evidenced by a note made by the Mortgagor in favor of the Mortgagee, bearing even date herewith, in the sum of THIRTY-FIVE THOUSAND AND NO/100ths ----- Dollars (\$ 35,000.00), which note, together with interest thereon as provided by said note, is payable in monthly installments of THREE HUNDRED SIXTY and 22/100ths or more ----- DOLLARS (\$ 360.22 or more) on the 1st day of each month, commencing with September 1, 1987 until the entire sum is paid.

This Instrument was Prepared by:

Argo Federal Savings & Loan Assn.
7600 W. 63rd St. Summit, IL 60501

To secure performance of the other agreements in said note, which are hereby incorporated herein and made a part hereof, and which provide, among other things, for an additional monthly payment of one-twelfth (1/12th) of the estimated annual taxes, assessments, insurance premiums and other charges upon the mortgaged premises. And to secure possible future advances as hereinafter provided and to secure the performance of the Mortgagor's covenants herein contained.

A. THE MORTGAGOR COVENANTS:

(1) To pay immediately when due and payable all general taxes, special taxes, special assessments, water charges, sewer service charges and other taxes and charges against said property, including those heretofore due, (the monthly payments provided by said note in anticipation of such taxes and charges to be applied thereto), and to furnish the Mortgagee, upon request, with the original or duplicate receipts therefor.

(2) To keep the improvements now or hereafter situated upon said premises insured against loss or damage by fire, lightning, windstorm and such other hazards, including liability under laws relating to intoxicating liquors and including hazards not now contemplated, as the Mortgagee may reasonably require to be insured against, under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, in such companies, through such agents or brokers, and in such form as shall be satisfactory to the Mortgagee. Such insurance policies, including additional and renewal policies shall be delivered to and kept by the Mortgagee and shall contain a clause satisfactory to the Mortgagee making them payable to the Mortgagee as its interest may appear.

(3) To promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed; to keep said premises in good condition and repair, and free from any mechanic's or other lien or claim of lien not expressly subordinated to the lien hereof; not to suffer or permit any unlawful use of or any nuisance to exist on said property nor to diminish nor impair its value by any act or omission to act; to comply with all requirements of law with respect to the mortgaged premises and the use thereof;

(4) That if the Mortgagor shall procure contracts of insurance upon his life and disability insurance for loss of time by accidental injury or sickness, or either such contract, making the Mortgagee assignee thereunder, the Mortgagee may pay the premiums for such insurance and add said payments to the principal indebtedness secured by this mortgage to be repaid in the same manner and without changing the amount of the monthly payments, unless such change is by mutual consent.

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MORTGAGE

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ARGO SAVINGS
and
LOAN ASSOCIATION
7600 WEST 63rd ST.
ARGO, ILL. 60501

BOX 333 - HV

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Notes

OFFICIAL SEAL
KATMAI NATIONAL MONUMENT AND PRESERVE
COMMISSIONER OF THE STATE OF ALASKA
APRIL EIGHT, 1980

COUNTY OF Cook		{ } 88.
I, <u>Thomas Kakaleitis</u> , a Notary Public in and for said county, in the State aforesaid,	DO HEREBY CERTIFY that <u>Thomas Kakaleitis</u> and <u>Chrysella Kakaleitis</u> ,	
personally known to me to be the same person(s) whose name(s) (is) (are) subscribered to the foregoing instrument, appeared before me this day in person and acknowledged that he _____ signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of damages.		
GIVEN under my hand and Notarial Seal, this 28th day of August, A.D. 1987		

day of AUGUST 1987 A.D. 1987
Searched INDEXED SERIALIZED FILED
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(2) That it is the intent hereof to secure payment of said note whether the entire amount shall have been advanced at a later date or by virtue of advances shall be paid in part and further under the terms of this mortgage for the purpose of protecting the security and for the purpose of paying premium under Section 44 above for either legal proceedings;

(1) There is the case of failure to perform any of the conditions heretofore, that the Mortgagor may also do any act which demand any money paid or disbursed by the Mortgagor for any purpose necessary to protect the lien hereon;

that the Mortgagor will keep upon demand any money paid or disbursed by the Mortgagor for any purpose necessary to protect the lien hereon;

that the Mortgagor may do on the Mortgagor's behalf not incur any personal liability because of anything it may do or omit to do hereunder; and that the Mortgagor shall not be compelled to sue for recovery of any money loaned to him otherwise than by the Mortgagor to advance money for any purpose necessary to protect the lien hereon;

b. MORTGAGE FURTHER COVENANTS: