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THIS INDENTURE WITNESSETH That the undersigned, JAMES W VANNOY AND FLORETTA VANNOY HUSBAND AND WIFE IN JOINT TENANCY. of 70 WHITE OAKS RD MATTESON ILLINOIS 60443, County of COOK , State of Illinois, hereafter referred to as "Morigagors", do hereby convey and warrant to
☐ Beneficial Illinois Inc. d/b/n BENEFICIAL MORTGAGE CO. OF ILLINOIS BENEFICIAL ILLINOIS INC., (The box checked above identifies the Mortgages)
a Delaware corporation qualified to do business in Illinois, having an office and place of business at 17141 SOUTH HARLEM TINLEY PARK ILLINOIS 60477 , hereafter referred to as "Mortgagee", the following real property situate in the County of COOK , State of Illinois, hereafter referred to as the "Property", to-wit:
LOT 675 IN WOODGATE GREEN UNIT NUMBER 4, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 AND THE WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 13, ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 31, 1974 AS DOCUMENT 22951731, IN COOK COUNTY, ILLINOIS
31-17-106-011
PROPERTY ALSO KNOWN AS: 70 WHITE OAKS RD MATTESON ILLINOIS 60443
PAPERS PREPARED BY: CAROL CRISMAN 1/141 SOUTH HARLEM 1/1NEY PARK ILLINOIS 60477

TOGETHER with all the buildings and improvements naw ir hereafter erected on t	the Property and a	ll appurtenances, apparatus and
fixtures and the rents, issues and profits of the Property of every name, nature an		
		, 19 86, executed by
as mortgagee, which prior mortgage secures payment of a promiserry note in the		
That prior mortgage was recorded on APRIL 24 COOK County, Illinois in Book	19 86	with the Register of Deeds of
COUR , County, Illinois in Book	lakes at base	

TO HAVE AND TO HOLD the Property unto Mortgagee forever, for the user and purposes herein set forth, free from all rights and benefits under the Homestead Exemption laws of the State of Illinois, which sights and benefits Mortgagors do hereby release and

This Mortgage is given to secure: (1) The payment of a certain Indebtedness payable to the order of Mortgagee, evidenced by Mortgagors' promissory note or Loan Agreement (Note/Agreement) of even date lesewith in the Actual Amount of Loan of together with interest on unpaid balances or the Actual Amount of Loan at the rate set 14760.00 forth in the Note/Agreement and, (2) any additional advances made by Mortgagee to Mortgagore or their successors in title, prior to the cancellation of this Mortgage, and the payment of any subsequent Note/Agreement evidencing the same, in accordance with the terms thereof; provided, however, that this Mortgage shall not at any time secure outstanding principal obligations for more than two hundred thousand dollars (\$200,000.00) plus advances that may be made for the protection of the security as herein contained.

It is the intention hereof to secure the payment of the total Indebtedness of Mortgagors to Mortgagor will in the limits prescribed herein whether the entire amount shall have been advanced to Mortgagors at the date hereof or at a later date or having been advanced, shall have been paid in part and future advances thereafter made. All such future advances so made shall be liens and shall be secured by this Mortgage equally and to the same extent as the amount originally advanced on the security of all Mortgage, and it is expressly agreed that all such future advances shall be liens on the Property as of the date hereof.

MORTGAGORS' COVENANTS: The term "Indebtedness" shall include all sums owed or agreed to be paid to Mortgages by Mortgagors or their successors in title, either under the terms of the Note/Agreement as originally executed or as modified and amended by any subsequent note/agreement, or under the terms of this Mortgage or any supplement thereto. Mortgagors shall (1) repay to Mortgagee the Indebtedness secured by this Mortgage whether such sums shall have been paid or advanced at the date hereof or at any time hereafter; (2) pay when due all taxes and assessments levied against the Property or any part thereof, and to deliver receipts for such payments to Mortgugee promptly upon demand; (3) keep the buildings and improvements situated on the Property continually insured against fire and such other hazards, in such amount and with such carrier as Mortgagee shall approve, with loss payable to Mortgagee as its interest may appear; (4) not commit nor suffer any strip, waste, impairment or deterioration of all or any part of the Property and maintain the Property in good condition and repair; (5) comply with all applicable laws, ordinances, rules and regulations of any nation, state or municipality, and neither to use nor to permit the Property to be used for any unlawful purpose; (6) keep the martgaged Property free from liens superior to the lien of this Mortgage, except as listed above, and pay when due, any indebteduess which may be secured by a lien or charges on the Property superior to the lien of this Mortgage; (7) not to sell or convey the Property without the prior written consent of Mortgagee; time being of the essence of this Mortgage and the Note/Agreement; (8) consider any waiver of any right or obligation under this Mortgage or the Note/Agreement as a waiver of the torms of this Mortgage or of the Note/Agreement, the lien of this Mortgage remaining in full force and effect during any postponement or extension of the time of payment of all or part of the Indebtedness; and (9) if ownership of any part of the Property becomes vested in a person or persons other than Mortgagors, deal without notice to Mortgagors with such successor or successors in interest with reference to this Mortgage and the Indebtedness in the same manner as with Mortgagors.

If Mortgagors fail to pay, when due, the month ly installment on the Indebtedness in accordance with the terms of the Note/Agreement, Mortgagee, at its option, may declare the unpaid balance of the Indebtedness immediately due and payable.

In the event of the death of one of the Mortgagors, Mortgagee, at its option, may declare the unpaid balance of the Indebtedness immediately due and payable.

Mortgagors herein expressly covenant and agree to pay and keep current the monthly instalments on any prior mortgage and to prevent any default thereunder. Mortgagors further agree that should any default be made in the payment of any instalment of principal or any interest on the prior mortgage, or should any suit be commenced or other action taken to foreclose the prior mortgage, then the amount secured by this Mortgage shall become and be due and payable in full at any time thereafter, at the option of Mortgagee and in accordance with the Note/Agreement. Mortgagee, at its option, may pay the scheduled monthly instalments on the prior mortgage and, to the extent of the amount so paid, become subrogated to the rights of the mortgagee identified on the prior mortgage. All payments made on the prior mortgage by Mortgagee shall bear interest at the Rate of Charge until paid in full.

Upon the commencement of any foreclosure proceeding under this Mortgage, the court in which such suit is filed may at any time, either before or after sale and without notice to Mortgagors, appoint a receiver with power to manage, rent and collect the rents, issues and profits of the Property during the pendency of such foreclosure suit, and the statutory period of redemption, and such rents, issues and profits, when collected either before ur after any foreclosure sale, may be applied toward the payment of the Indebtedness or any deficiency decree, costs, taxes, insurance or other items necessary for the protection and preservation of the Property, including the expenses of such receivership. Upon foreclosure and sale of the Property there shall first be paid out of the proceeds of such sale a reasonable sum for plaintiff's attorney's fees, and all expenses of advertising, selling and conveying the Property, all sums advanced for court costs, any taxes or other liens or assessments, or title costs, master's fees and costs of procuring or completing an abstract of title, title guaranty policy or Torrens Certificate showing the complete title of the Property, including the foreclosure decree and Certificate of Sale; there shall next be paid the Indebtedness secured hereby, and finally the overplus, if any, shall be returned to Mortgagors. The purchaser at the sale shrill have no duty to see to the application of the purchase money.

If Mortgagors voluntarily shall sell or convey the Property, in whole or in part, or any interest in that Property or by some act or means divest themselves of title to un. Property without obtaining the written consent of Mortgagee, then Mortgagee, at its option, may declare the unpaid balance of the in debtedness immediately due and payable. This option shall not apply if (1) the sale of the Property is permitted because the purchaser's creditworthiness is satisfactory to Mortgagee and (2) that purchaser, prior to the sale, has executed a written assumption agreement containing terms prescribed by Mortgagee including, if required, an increase in the rate of interest payable under the Note/Agreement.

	•			referring to Mortgagors shall be construed in the singular.
11	N WITNESS WHE	REOF Mortgagors	have hereunto s	et their hands and scals this22_ day ofSHPTEMBER9 _ 8
				JAMES W VANNOY (Sea
				Strette Varman (Sea
S	TATE OF ILLINOIS	3)) ss.:	FLOUFTTA VANNOY
C	OUNTY OF	WILL		:KNOWLEDGMEN'
ne se		ND AND WIFE I secribed to the fore the instrument as	IN JOINT TEN going instrumen THEVR free	oresaid do hereby certify hatJAMES_W_VANNOY_AND_FLORETTA_ ANCYpersonally known to me to be the same personS_ whose appeared before me this day in person and acknowledged THEY signed and voluntary act for the uses and purposes therein set forth, including the
G	iven under my hand	and Notarial Sea	l this 22	day of SEPTEMBER
				Notary Public A. Sie 2 proces
				My Certification Expires and -25, 1989
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