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RELEASE DEED  
(ILLINOIS)

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Handwritten signature/initials

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**FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.**

COOK COUNTY RECORDER OF DEEDS  
140222 - DEAN ST. 18-12-67 13-00-00  
CHIEF CLERK - 87-458472  
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

KNOW ALL MEN BY THESE PRESENTS,

THAT Hastecraft Company

RECORD DATA

of the County of Cook and State of Illinois for and in consideration of one dollar, and for other good and valuable considerations, the receipt whereof is hereby acknowledged, do hereby remise, release, convey and quit-claim unto Charles E. and Edna M. Johnson

(NAME AND ADDRESS)

14516 Green St., Harvey, Illinois 60426

heirs, legal representatives and assigns, all the right, title, interest, claim, or demand whatsoever may have acquired in, through, or by a certain trust deed bearing date the 30th day of November 19 64 and recorded in the Recorder's Office of Cook County, in the State of Illinois in Book of \_\_\_\_\_ page \_\_\_\_\_ as Document Number 27355020, to the premises therein described.

situated in the County of Cook, State of Illinois, as follows, to wit: Block 4 in Young and Ryan's 2nd Addition to Harvey, a Subdivision of the South 35 Acres of the East 1/2 of the West 1/2 of the Northeast 1/4 of Section 8, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, together with all the appurtenances and privileges thereunto belonging or appertaining.

Permanent Real Estate Index Number(s): 29-02-215-070  
Address(es) of premises: 14516 Green St., Harvey, Illinois

WITNESS \_\_\_\_\_ hand and seal this 9th day of Dec, 19 64.

Jim M. Voisard

SEAL

STATE OF Illinois  
COUNTY OF Cook

Paul M. Rosseter

a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Jim M. Voisard

personally known to me to be the same person whose name \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he \_\_\_\_\_ signed, sealed and delivered the said instrument as \_\_\_\_\_ free and voluntary act, for the uses and purposes therein set forth.

OFFICIAL SEAL  
PAUL M. ROSSETTER  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 5/27/67

Given under my hand and official seal this 9th day of December

Handwritten signature of Paul M. Rosseter and Notary Public seal

Commission expires \_\_\_\_\_

This instrument was prepared by T.M. Ruglio 7667 W. 95th St., Hickory Hills, Illinois

(NAME AND ADDRESS)

Handwritten initials and date

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Property of Cook County Clerk's Office

REC-01

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3. The mortgagor covenants and agrees that if he shall fail to pay said indebtedness or any part thereof when due, or shall fail to perform any covenant or agreement of this instrument or the promissory note secured hereby, the entire indebtedness hereby secured shall immediately become due, payable, and collectible without notice, at the option of the mortgagee or assigns, regardless of maturity, and the mortgagee or his assigns may before or after entry sell said property without appraisal (the mortgagor having waived and assigned to the mortgagee all rights of appraisal):

(i) at judicial sale pursuant to the provisions of 28 U.S.C. 2001(a); or

(ii) at the option of the mortgagee, either by auction or by solicitation of sealed bids, for the highest and best bid complying with the terms of sale and manner of payment specified in the published notice of sale, first giving four weeks' notice of the time, terms, and place of such sale, by advertisement not less than once during each of said four weeks in a newspaper published or distributed in the county in which said property is situated, all other notice being hereby waived by the mortgagor (and said mortgagee, or any person on behalf of said mortgagee, may bid with the unpaid indebtedness evidenced by said note). Said sale shall be held at or on the property to be sold or at the Federal, county, or city courthouse for the county in which the property is located. The mortgagee is hereby authorized to execute for and on behalf of the mortgagor and to deliver to the purchaser at such sale a sufficient conveyance of said property, which conveyance shall contain recitals as to the happening of the default upon which the execution of the power of sale herein granted depends; and the said mortgagor hereby constitutes and appoints the mortgagee or any agent or attorney of the mortgagee, the agent and attorney in fact of said mortgagor to make such recitals and to execute said conveyance and hereby covenants and agrees that the recitals so made shall be effectual to bar all equity or right of redemption, homestead, dower, and all other exemptions of the mortgagor, all of which are hereby expressly waived and conveyed to the mortgagee; or

(iii) take any other appropriate action pursuant to state or Federal statute either in state or Federal court or otherwise for the disposition of the property.

In the event of a sale as hereinabove provided, the mortgagor or any person in possession under the mortgagor shall then become and be tenants holding over and shall forthwith deliver possession to the purchaser at such sale or be summarily dispossessed, in accordance with the provisions of law applicable to tenants holding over. The power and agency hereby granted are coupled with an interest and are irrevocable by death or otherwise, and are granted as cumulative to the remedies for collection of said indebtedness provided by law.

4. The proceeds of any sale of said property in accordance with the preceding paragraphs shall be applied first to pay the costs and expenses of said sale, the expenses incurred by the mortgagee for the purpose of protecting or maintaining said property, and reasonable attorneys' fees; secondly, to pay the indebtedness secured hereby; and thirdly, to pay any surplus or excess to the person or persons legally entitled thereto.

5. In the event said property is sold at a judicial foreclosure sale or pursuant to the power of sale hereinabove granted, and the proceeds are not sufficient to pay the total indebtedness secured by this instrument and evidenced by said promissory note, the mortgagee will be entitled to a deficiency judgment for the amount of the deficiency without regard to appraisal.

6. In the event the mortgagor fails to pay any Federal, state, or local tax assessment, income tax or other tax lien, charge, fee, or other expense charged against the property, the mortgagee is hereby authorized at his option to pay the same. Any sums so paid by the mortgagee shall be added to and become a part of the principal amount of the indebtedness evidenced by said note, subject to the same terms and conditions. If the mortgagor shall pay and discharge the indebtedness evidenced by said promissory note, and shall pay such sums and shall discharge all taxes and liens and the costs, fees, and expenses of making, enforcing, and executing this mortgage, then this mortgage shall be canceled and surrendered.

7. The covenants herein contained shall bind and the benefits and advantages shall inure to the respective successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

8. No waiver of any covenant herein or of the obligation secured hereby shall at any time thereafter be held to be a waiver of the terms hereof or of the note secured hereby.

9. In compliance with section 101.1(d) of the Rules and Regulations of the Small Business Administration [13 C.F.R. 101.1(d)], this instrument is to be construed and enforced in accordance with applicable Federal law.

10. A judicial decree, order, or judgment holding any provision or portion of this instrument invalid or unenforceable shall not in any way impair or preclude the enforcement of the remaining provisions or portions of this instrument.

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## MORTGAGE

GRAHAM T. GRIMES AND  
KATHI L. GRIMES

SMALL BUSINESS ADMINISTRATION

RECORDING DATA

RETURN TO:

Name: SMALL BUSINESS ADMINISTRATION  
DISASTER ASSISTANCE - AREA 2  
Address: 120 RALPH MCGILL BOULEVARD, N. E.  
14TH FLOOR  
ATLANTA, GEORGIA 30308

TO

I, Dorothy L. Vogel, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, THAT GRAHAM T. GRIMES AND KATHI L. GRIMES are ~~persons whose~~ names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they stated, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including waiver of rights and benefits under and by virtue of the Homestead exemption laws of the State of Illinois and Federal law.

GIVEN under my hand and seal this 2nd day of Nov 1981  
Dorothy L. Vogel  
Notary Public  
My Commission Expires: 8-25-89

(Add Appropriate Acknowledgment)

COUNTY OF Cook STATE OF ILLINOIS

Witnessed and delivered to the presence of the following witnesses:

Terry J. Miller, Attorney Advisor  
Small Business Administration  
Disaster Assistance Area 2  
120 Ralph McGill Boulevard, N.E.  
14th Floor  
Atlanta, Georgia 30308

THIS INSTRUMENT PREPARED BY:

In Witness Whereof, the mortgagor has executed this instrument and the mortgagee has accepted delivery of this instrument as of the day and year aforesaid.

11. Any written notice to be issued to the mortgagor pursuant to the provisions of this instrument shall be addressed to the mortgagor at 9837 KARLOV, SKOKIE, ILLINOIS 60076 and any written notice to be issued to the mortgagee shall be addressed to the mortgagee at P. O. BOX 11696, BIRMINGHAM, AL 35202-1696

Graham T. Grimes  
GRAHAM T. GRIMES  
Kathi L. Grimes  
KATHI L. GRIMES  
28715128