

UNOFFICIAL COPY

MORTGAGE

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KNOW ALL MEN, that ROBERT K. RENEHAN and LOIS C. RENEHAN, his wife, parties of the first part, in consideration of the sum of One Hundred Forty Thousand, Eight Hundred Eighty Six and 62/100 Dollars (\$140,886.62) in hand paid by ANTON R. LESKI and BERNICE E. LESKI, parties of the second part, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to said parties of the second part the following described real estate situated and being in the County of Cook, State of Illinois, and known and legally described as follows:

Lot 41 in Kingsport Village Unit No. 2, being a Subdivision of the North 15 Chains (990.00 feet) of the Southeast 1/4 of Section 27, Township 41 North, Range 10, East of the Third Principal Meridian, in the Village of Schaumburg, Cook County, Illinois.

Property Index No. 07-27-417-042 HCO+

Common Address: 308 Grovenor Drive, Schaumburg, Illinois
60193

Together with the privileges and appurtenances to the same belonging and all of the rents, issues and profits which may arise or to be had therefore.

The said parties of the first part, or their heirs, executors and administrators, hereby covenant that they are well and truly seized of a good and merchantable title to the premises above conveyed in law, in fee simple, and that they warrant and defend the same to the parties of the second part, against all claims whatsoever.

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The said parties of the first part, their heirs, executors, administrators and assigns, covenant and agree with the said parties of the second part, to insure and keep insured the buildings thereon against loss or damage by fire or wind storm. Such insurance is to be payable in case of loss to the said parties of the second part, as their mortgage interest may appear, and to pay, when due and payable, all taxes and assessments now or hereafter assessed or levied against the real estate described in this mortgage. Parties of the first part agree to deliver annually to the parties of the second part a tax bill indicating that all general real estate taxes have been paid when due and that the property is insured, as required herein, and the premiums paid.

Provided always, and upon the express condition that if the parties of the first part, their heirs, executors, administrators or assigns, pay or cause to be paid to the said parties of the second part the sum of One Hundred Forty Thousand, Eight Hundred Eighty Six and 62/100 Dollars (\$140,886.62), according to the conditions of a certain Promissory Note bearing even date herewith, executed by the parties of the first part to the said parties of the second part, and shall moreover keep such building or buildings insured, as above mentioned, and shall pay all taxes and assessments hereinabove referred to, as aforesaid, then these presents and said note shall cease and be null and void. In case of the non-payment of the sum of money to be paid, as set forth in this mortgage at the time when the same shall become

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due, or the failure to perform any of the covenants or agreements by said parties of the first part to be kept and performed, then, in such case, the whole amount of said principal sum shall, at the option of the said parties of the second part, be deemed to have become due and payable without any notice whatsoever, and the same, together with all sums of money which may be or have been paid by the said parties of the first part, their heirs or assigns, for or on account of insurance, taxes or assessments, shall thereupon be collectable in a suit at law or by foreclosure of this mortgage in the same manner as if the whole of said principal sum and accrued interest had been made payable at the time when any such failure shall occur as aforesaid and the judgment or decree in the suit brought to foreclose the same shall embrace, with the said principal debts and interest, all the sums so paid for, or account of, insurance, taxes or assessments, and it shall be lawful in such case, or in either case, for the said parties of the second part to grant, sell or convey the said real estate with the appurtenances thereunto belonging at a public sale and on such sale to make and execute to the purchaser or the purchasers his, her or their assigns forever good and sufficient deeds of conveyance in the law, pursuant to the statute, in such case made and provided. In case suit shall be brought for foreclosure of this mortgage, said parties of the first part, for themselves, their heirs, executors, administrators or assigns, covenant and agree they will pay to the parties of the second part all expenses incurred for the

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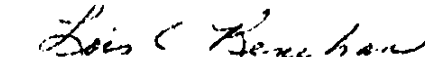
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purpose of the foreclosure suit and, in addition to the taxable costs of such suit, a reasonable sum of money as attorney's fees to be included, with the expenses above mentioned, in the judgment or decree.

The parties of the first part hereby release and waive any homestead exemption.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals this 22nd day of December, 1987.


Robert K. Renehan


Lois C. Renehan

This document prepared by:

Rose & Ross, Ltd.
One Continental Towers
1701 Golf Road, Suite 400
Rolling Meadows, IL 60008
312/981-8800

DEPT-01 RECORDING \$14.25
T#2222 TRAN 7026 12/24/87 09:16:00
#3816 # B *-87-673952
COOK COUNTY RECORDER

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Personally came before me this 22ND day of December 1987, the above-named ROBERT K. RENEHAN and LOIS C. RENEHAN, his wife, to me known to be the same persons who executed the foregoing instrument and acknowledged that they signed and sealed the said instrument as their free and voluntary act for the uses and purposes therein set forth.


Notary Public

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