

70-92-2682

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MORTGAGE

KNOW ALL MEN, that Janice Leigh Bell Mandell, also known as Gina Bell Mandell, ^{married to Paul Mandell} party of the first part, in consideration of the sum of One Hundred Thousand Dollars (\$100,000.00) in hand, paid by Joseph F. Bell and Elaine T. Bell, 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 137 in Wildebrook of the Green Subdivision of part of the North East 1/4 of Section 7 and part of the West 1/2 of Section 8, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.
 D.I.N. 04-07-211-001, ^{C/A 3648 Indian Wells Northbrook, Ill.}

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 party of the first part or her heirs, executors and administrators, hereby covenants that she is well and truly seized of a good and merchantable title to the premises above conveyed in law, in fee simple, and that she forever warrants and defends the same to the parties of the second part against all claims whatsoever.

The said party of the first part, her heirs, executors, administrators and assigns, covenants and agrees 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 her 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. Party of the first part agrees 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.

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Provided always, and upon the express condition that if the party of the first part, her heirs, executors, administrators or assigns, pay or cause to be paid to the said parties of the second part the sum of One Hundred Thousand Dollars (\$100,000.00), according to the conditions of a certain Note bearing even date herewith, executed by the party 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 due, or the failure to perform any of the covenants or agreements by said party 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 and the same, together with all sums of money which may be or have been paid by the said party of the first part, her heirs or assigns for or on account of insurance, taxes or assessments, shall thereupon be collectible 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

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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 party of the first part, for herself, her heirs, executors, administrators or assigns, covenants and agrees she will pay to the parties of the second part all expenses incurred for the purpose of the foreclosure suit, and in addition to the taxable costs of such suit a reasonable sum of money as attorneys' fees, to be included, with the expenses above mentioned, in the judgment or decree.

The party of the first part hereby releases and waives all homestead rights, if any.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals this 6th day of

January, 1986/1987 246 (10/21)

Janice Leigh Bell Mandell AKA
Janice Leigh Bell Mandell
Fred Mandell
Lisa Bell Mandell

Fred Mandell, husband of the party of the first part, hereby releases any rights of homestead which he may have in and to the property legally described herein

COOK COUNTY, ILLINOIS
FILED FOR RECORD

STATE OF ILLINOIS)
COUNTY OF COOK)

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I, Shelley Sherman, a Notary Public in and for the State and County aforesaid, state that the above named Janice Leigh Bell Mandell and her husband, Fred Mandell, 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.

Given under my hand and notarial seal this 6th day of January, 1987.

Prepared by:

MAIL TO:
James E. MacLellan
Rose + Koss, Ltd.
One Continental Towers
1701 West Loop, Suite 400
Rolling Meadows, Ill. 60087

Shelley Sherman
Notary Public

BOX 333 Z (188)