

MORTGAGE

MORTGAGE, made this 26th day of January, 1987, between STEVEN T. ARTHUR and MAUREEN C.L. ARTHUR, his wife of 2414 S. 16th Avenue, Broadview, Illinois 60159 d/b/a ITT FINANCIAL SERVICES hereinafter (whether one or more in number) called mortgagor, and AETNA FINANCE COMPANY, a Delaware Corporation, qualified to do business in Illinois, having its Executive Offices at Minneapolis, Minnesota, hereinafter called mortgagee:

WITNESSETH That mortgagor, in consideration of a loan from mortgagee evidenced by a Note bearing even date herewith in the amount of \$ 39380.00 including interest calculated at an annual percentage rate of % and pursuant to which the final maturity due date is 01/30/97, does by these presents mortgage and warrant unto mortgagee, forever, the following described real estate located in Cook County, State of Illinois, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of Illinois, to wit: as described in the Note executed on this date

The North 50 Feet of the South 150 Feet of Lot 111 in Broadview, A Subdivision in Section 22, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

15-27-216-001
AAOJ

87058701

Together with all buildings and improvements now or hereafter erected thereon and the rents, issues and profits thereof, and all screens, awnings, shades, storms, sash and blinds, and all heating, lighting, plumbing, gas, electric, ventilating, refrigerating and air-conditioning equipment used in connection therewith, all of which, for the purpose of this mortgage, shall be deemed fixtures and subject to the lien hereof, and the hereditaments and appurtenances pertaining to the property above described, all of which is referred to hereinafter as the "premises" or the "mortgaged premises."

TO HAVE AND TO HOLD the premises unto mortgagee, its successor and assigns, forever, for the purposes, and upon the conditions and uses herein set forth.

The mortgagor hereby covenants that the mortgagor is seized of a good title to the mortgaged premises in fee simple, free and clear of all liens and incumbrances, except as follows:

A mortgage made by Robert Charles Coffey and Jeri M. Coffey to Lomas and Nettleton Company, to secure a note in the amount of forty-eight thousand nine-hundred and no/100 (\$48,900.00) dollars, which mortgage was recorded May 10, 1979, as Document No. 24955278.

and the mortgagor will forever warrant and defend the same to the mortgagee against all claims whatsoever.

PROVIDED ALWAYS, and these presents are upon this express condition, that if the mortgagor shall for any cause be paid to the mortgagee the indebtedness as expressed in the above described Note secured hereby according to the terms thereof and all renewals and extensions thereof, and all other present and future indebtedness of mortgagor to mortgagee (except subsequent consumer credit sales and direct loans made pursuant to the Illinois Consumer Finance Act), all of such indebtedness being herein collectively referred to as the "indebtedness hereby secured," and shall make all other payments and perform all other terms, conditions, covenants, warranties and promises herein contained, then these presents shall cease and be void.

The mortgagor covenants with the mortgagee that the interests of the mortgagor and of the mortgagee in the premises shall be assessed for taxation and taxed together, without separate valuation, and to pay before they become delinquent all taxes and assessments now or hereafter assessed or levied against this mortgage or the indebtedness hereby secured and on the premises described in this mortgage, including every mortgage interest which this mortgage may have or be deemed to have in such premises by reason of this mortgage, and to deliver to the mortgagee or the mortgagee's representative on demand receipts showing the due payment thereof, hereby waiving and releasing all rights of offset or deduction against the indebtedness secured by this mortgage because of the payment of such taxes or assessments.

The mortgagor further covenants with the mortgagee to keep the mortgaged premises insured for fire and extended coverage for the full insurable value thereof, to pay the premiums thereon when due and to comply with coinsurance provisions, if any, in insurance companies approved by the mortgagee, with loss payable to the mortgagee as its interest may appear. All policies covering the mortgaged premises shall be deposited with and held by the mortgagee. Loss proceeds, less expenses of collection, shall, at the mortgagee's option, be applied on the indebtedness hereby secured, whether due or not, or to the restoration of the mortgaged premises.

The mortgagor further covenants with the mortgagee: (1) to pay the indebtedness hereby secured; (2) to keep the mortgaged premises in good tenable condition and repair; (3) to keep the mortgaged premises free from liens superior to the lien of this mortgage; (4) not to commit waste nor suffer waste to be committed on the mortgaged premises; and (5) not to do any act which shall impair the value of the mortgaged premises.

In case any such taxes or assessments remain unpaid after they become delinquent, or in case of failure to keep the mortgaged premises so insured, the approved policies deposited, or the insurance premiums paid, or to keep the same in good condition and repair, free from liens and waste, the mortgagee may on its part cure such defaults and all sums advanced for that purpose shall immediately be repaid to the mortgagee and shall, unless so repaid, be added to and deemed part of the indebtedness secured hereby, bear interest at the rate of 8% per annum and form a lien upon the real estate described herein.

Upon breach or non-performance of any of the terms, conditions, covenants, warranties, or promises by the mortgagor contained herein, in said Note or any other evidence of an indebtedness secured hereby, said Note and all indebtedness hereby secured shall, at the option of the mortgagee and without further notice or demand, become immediately due and payable.

Mortgagor hereby waives all rights to the possession of and income from the mortgaged premises for the period following commencement of any action to foreclose this mortgage through expiration of any redemption period. Mortgagor further agrees that upon commencement of an action to foreclose this mortgage, the court may appoint a receiver of the mortgaged premises, including back-scheduled interest, and may empower the receiver to preserve and maintain the mortgaged premises and to collect the rents, issues and profits of said premises during the pendency of said action and until expiration of any redemption period, and may order such rents, issues and profits when so collected, to be applied first to the receiver's expenses, including expenses incurred for necessary repairs, for the payment of insurance premiums, taxes and assessments, and for commissions due the receiver, with the balance thereof being paid to the person entitled to a deed under the certificate of sale, or in redemption of the redemption money if said premises be redeemed as prescribed by law.

UNOFFICIAL COPY

Mortgagor agrees to pay all charges and disbursements paid or incurred on behalf of mortgagee in connection with the foreclosure hereof including, without limitation, the attorney's fees and disbursements for documentary evidence and all similar expenses or disbursements. All such expenses and disbursements shall be an additional lien upon the mortgaged premises, shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceeding.

If mortgagor is an Illinois corporation or a foreign corporation licensed to do business in the State of Illinois, mortgagor hereby waives any and all rights of redemption from sale under any order or decree of foreclosure of this mortgage fully, on behalf of the mortgagor and, to the extent permitted by law, on behalf of every person or party acquiring any interest in or title to the mortgaged premises subsequent to the date of this mortgage.

All terms, conditions, covenants, warranties and promises herein shall be binding upon the heirs, legal representatives, successors, and assigns of the mortgagor and shall inure to the benefit of the mortgagee, the mortgagee's successors and assigns. Any provisions hereof prohibited by law shall be ineffective only to the extent of such prohibition without invalidating the remaining provisions hereof.

The mortgagee shall be subrogated to the lien of any and all prior insurances, liens or charges paid and discharged from the proceeds of the indebtedness hereby secured, and even though said prior liens have been released or record, the repayment of the indebtedness hereby secured shall be secured by such liens on the portions of said premises affected thereby to the extent of such payments, respectively.

Any award of damages under condemnation for injury to, or taking of, any part or all of said mortgaged premises is hereby assigned to mortgagee with authority to apply or release the moneys received, as above provided for insurance and proceeds.

IN WITNESS WHEREOF, this mortgage has been executed and delivered this 26th day of January, 1987.

Signed and sealed in the presence of:

MORTGAGOR(S):

Steven T. Arthur
Maureen C.L. Arthur

Steven T. Arthur (Seal)

STEVEN T. ARTHUR (Type name)

Maureen C.L. Arthur (Seal)

MAUREEN C.L. ARTHUR (Type name)

87058701

87058701

87058701

11 00 MAIL

DEPT. OF REVENUE
T80002 TRAN 1382 81/29/87 12:25(000)
13041C 87-058701
CLERK-COUNTY RECORDER

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF ILLINOIS)
County of Cook)

Personally came before me this 26th day of January, 1987, the above named Steven T. Arthur and Maureen C.L. Arthur to me known to be the person(s) who executed the foregoing instrument and acknowledged the same as his (her or their) free and voluntary act for the uses and purposes therein set forth.

OFFICIAL SEAL
MAUREEN C. L. ARTHUR
Notary Public, State of Illinois
My Commission Expires Aug. 29, 1990

Notary Public, Cook County, Illinois
My Commission expires August 26, 1990

STATE OF ILLINOIS)
County of)

Personally came before me this ___ day of ___, 19__

President, and Secretary, of the above named corporation, to be known to be such persons and officers who executed the foregoing instrument and acknowledged that they executed the same as such officers as the free and voluntary deed of such corporation, by its authority, for the uses and purposes therein set forth.

Notary Public, ___ County, Illinois
My Commission expires

THIS INSTRUMENT WAS DRAFTED BY KENNETH J. NANNINI, ATTORNEY, 1815 S. Wolf Road, Suite D, Hillside, Illinois 60162.

Vertical lines for recording information: No., Mortgage, State of, County, Date, City, State, County, and Notary Public. Includes a 'MAIL TO' stamp and handwritten notes: 'JIT Financial Services', '60446 JOURNAL', 'Country Club, IL', '60525'.