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This Indenture, WITNESSETH, That the Mortgagor JOHN NIMMER, JR., AND GLADYS L. NIMMER, HIS WIFE
of the CITY of CHICAGO County of COOK and State of ILLINOIS

Mortgages and Warrants to BLAZER FINANCIAL SERVICES, INC.
2212 W. 95TH ST.
CHICAGO, IL 60643

a corporation duly organized and doing business

under and by virtue of the laws of the State of Illinois having its offices in the CITY of CHICAGO
County of COOK and State of Illinois to secure the payment of a certain indebtedness evidenced by
a promissory note dated FEBRUARY 9, 19 87

IN THE SUM OF TWELVE THOUSAND NINE HUNDRED SIXTY DOLLARS AND NO CENTS. (\$12,960.00)
THIS IS PAYABLE AS PROVIDED IN SAID NOTE, AND ANY ADDITIONAL ADVANCE MADE BY THE
MORTGAGEE, BLAZER FINANCIAL SERVICES, INC., A CORPORATION, TO THE MORTGAGOR,
OR HIS OR HER SUCCESSORS IN TITLE, PRIOR TO THE CANCELLATION OF THIS MORTGAGE.

The Following Described Real Estate, to-wit:

LOT 9 (EXCEPT THE SOUTH 10 FEET) IN BLOCK 3 IN, E.L. BRAINERD'S SUBDIVISION OF
TELFORD BURNHAM'S SUBDIVISION (EXCEPT BLOCKS LAND 8 THEREOF) OF THE WEST HALF
OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PERMANENT TAX NO: 25-05-101-011 C-B-0

WHICH HAS THE ADDRESS OF 8729 S. JUSTINE, CHICAGO, IL 60620

situated in the CITY of CHICAGO County of COOK and State of
ILLINOIS hereby releasing and waiving all rights under and by virtue of the homestead exemption laws
of the State of ILLINOIS and all right to retain possession after a breach of any of the covenants herein.

The Mortgagor covenant and agree as follows: (1) to pay said indebtedness and the interest thereon, as herein and in said notes provided, or according to any agreement extending time of payment; (2) to pay prior to the first day of July in each year, all taxes and assessments against said premises, and on demand, to exhibit receipts thereof; (3) within sixty days after destruction or damage to rebuild or restore all buildings or improvements on said premises that may have been destroyed or damaged; (4) that waste to said premises shall not be committed or suffered; (5) to keep all buildings at any time on said premises insured against loss by fire, in companies to be approved by the said mortgagee to the full insurable value thereof, with the usual mortgage clauses attached, in favor of, and deliver all such policies to said mortgagee; and (6) not to suffer any mechanics or other lien to attach to said premises. In the event of failure so to insure, or pay taxes or assessments, the mortgagee, or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or title affecting said premises, and all money so paid, the mortgagor agree to repay immediately without demand, and the same, with interest thereon from the date of payment at eight per cent per annum, shall be so much additional indebtedness secured hereby.

In the Event of a breach of any of the aforesaid covenants or agreements, the whole of said indebtedness, including principal and all earned interest, shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon from time of such breach, as provided for in the promissory note secured hereby, shall be recoverable by foreclosure hereof, or by suit at law, or both, the same as if all of said indebtedness had then matured by express terms.

It is Agreed by the mortgagor that all expenses and disbursements, paid or incurred in behalf of complainant in connection with the foreclosure hereof—including reasonable attorney's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title to said premises embracing foreclosure decree—shall be paid by the mortgagor and the like expenses and disbursements, occasioned by any suit or proceeding wherein the mortgagee, as such, may be a party, shall also be paid by the mortgagor. All such expenses and disbursements shall be an additional lien upon said premises, shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceeding; which proceeding, whether decree of sale shall have been entered or not, shall not be dismissed, nor a release hereof given, until all such expenses and disbursements, and the costs of suit, including attorney's fees, have been paid. The mortgagor waive all right to the possession of, and income from, said premises, pending such foreclosure proceedings, and until the period of redemption from any sale thereunder expires, and agree that upon the filing of any bill to foreclose this Mortgage Deed, a Receiver shall and may at once be appointed to take possession or charge of said premises, and collect such income, and the same, less receivership expenditures, including repairs, insurance premiums, taxes, assessments, and his commissions to pay to the person entitled to a deed under the certificate of sale, or in reduction of the redemption money if said premises be redeemed.

And it is Further Mutually Understood and Agreed, By and between the said parties hereto, that the covenants and agreements herein contained or entered into hereby, shall apply to, and, as far as the law allows, be binding upon and be for the benefit of the heirs, executors, administrators and assigns of the said parties respectively.

In Witness Whereof, the said Mortgagor have hereunto set THEIR hand'S and seal at

this 13 day of FEBRUARY A.D. 19 87

PREPARED BY [Signature]
BLAZER FINANCIAL SERVICES, INC
2212 W. 95TH ST.
CHICAGO, IL 60643

[Signature] JOHN NIMMER JR. [SEAL]

[Signature] GLADYS L. NIMMER [SEAL]

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UNOFFICIAL COPY

MORTGAGE

No.

State of _____
County of _____
City of _____

This instrument was filed for record in
the Recorder's office of _____
County aforesaid, on the _____ day
of _____ A. D. 19____, at _____
o'clock _____ M., and recorded in Book _____
of _____ on page _____

Recorder

MAIL TO:

Blazer Financial Services, Inc.
2219 W. 95th Street
Chicago, IL 60643

56836028

IN THE CITY OF CHICAGO, ILLINOIS, I, the undersigned, being a duly qualified and authorized officer of the Recorder of Deeds for Cook County, Illinois, do hereby certify that the foregoing instrument was duly recorded in the office of the Recorder of Deeds for Cook County, Illinois, on the _____ day of _____, A. D. 19____, at _____ o'clock _____ M., and recorded in Book _____ of _____ on page _____.



RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR COOK COUNTY, ILLINOIS, ON _____ DAY OF _____, A. D. 19____, AT _____ O'CLOCK _____ M., AND RECORDED IN BOOK _____ OF _____ ON PAGE _____.

CHICAGO, ILLINOIS

DEPT-01 RECORDING
#3333 TRAN 3619 02/17/17 16:02:00
#1278 # 2 -17-022895
COOK COUNTY RECORDER

PERSONALLY KNOWN TO ME TO BE THE SAME PERSON AS _____ WHOSE NAME AS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS _____

AND IT IS HEREBY CERTIFIED THAT _____ AND WAIVER OF THE RIGHT OF HOMESTEAD, FREE AND VOLUNTARY, ACT FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE OF THE SAID INSTRUMENT TO ME TO BE THE SAME PERSON AS _____ WHOSE NAME AS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS _____

IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, I, _____ DO HEREBY CERTIFY THAT _____

56836028

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