

# UNOFFICIAL COPY

REAL PROPERTY MORTGAGE

**MORTGAGEE:**

Meritor Credit Corporation  
11311 Cornell Park Drive  
Suite 400  
Cincinnati, Ohio 45242

**MORTGAGOR(S):**

Ira Joe Blakes and Elzenia Blakes,  
His Wife, as Joint Tenants  
6434 S. Ingleside  
Chicago, Illinois 60637

**DATE OF LOAN**

12-29-88

**ACCOUNT NUMBER**

23086-2

88601198

470357 00

OPEN END MORTGAGE. MAXIMUM INDEBTEDNESS EXCLUSIVE OF INTEREST NOT TO EXCEED \$ 28,828.23

KNOW ALL MEN BY THESE PRESENTS That the above named Mortgagor(s), in consideration of the principal amount of loan stated below to them in hand paid by the above named Mortgagee do hereby grant, bargain, sell and convey with mortgage covenants to the said Mortgagee and its assigns

forever the following described real estate situated in the County of Cook and State of Illinois, to wit

E.B. IJB  
RUMSEY'S

The North 25 feet of Lot 83 in King and ~~Rumsey's~~ Addition to Woodlawn Ridge in the Northwest 1/4 of Section 23, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Tax No. 20-23-104-066, Vol. 260

Also Known As: 6434 S. Ingleside, Chicago, Illinois 60637

-88-601198

DEF 1-01  
F42377 TRAM 0489 19 10 11 121 124  
F5308 # 41 # 1-17 12 13 14 15 16 17  
1004 (1984) 1-151-1812

and all the estate, right, title and interest of the said Mortgagor(s) in and to said premises. To have and to hold the same, with all the privileges and appurtenances thereunto belonging to said Mortgagee and its assigns forever. And the said Mortgagor(s) do hereby covenant and warrant that the title so conveyed is clear, free and unencumbered and that they will defend the same against all lawful claims of all persons, whomsoever.

This conveyance is made to secure the payment of \$ 28,828.23 plus interest as provided in a Promissory Note of even date herewith, and to further secure the payment of any further or additional advances made to the Mortgagee at any time before the entire indebtedness secured hereby shall be paid in full, either as a future loan by said Mortgagee, a refinancing, or a renewal thereof.

The maximum amount of unpaid loan indebtedness exclusive of interest thereon which may be outstanding at any time is Twenty Eight Thousand Eight Hundred Twenty Eight and 23/100 Dollars. In addition to any other debt or obligation secured hereby, this mortgage shall secure unpaid balances of advances made for the payment of taxes, assessments, insurance premiums, or other costs incurred for the protection of the mortgaged premises.

Mortgagor(s) shall maintain all buildings and improvements now or hereafter forming part of the property hereinabove described in constant repair and in fit condition for their proper use and occupancy and shall comply with all restrictions, of record and all statutes, orders, requirements, or decrees relating to the property by any governmental authority.

Mortgagor(s) shall not, without the prior written consent of the Mortgagee, enter into any agreement or accept the benefit of any arrangement whereby the holder of the Prior Mortgage makes future advances or waives, postpones, extends, reconditions or defers the payment of any, installments of principal or interest or any other item or amount now required to be paid under the terms of any other Prior Mortgage or modifies any provision thereof.

Mortgagor(s) shall promptly notify the Mortgagee in writing upon the receipt by the Mortgagor(s) of any notice from the Mortgagee under any other Prior Mortgage claiming any default in the performance or observance of any of the terms, covenants or conditions on the part of the Mortgagor(s) to be performed or observed under any other Prior Mortgage.

Mortgagor(s) shall execute and deliver, on request of the Mortgagee, such instruments as the Mortgagee may deem a title or required to permit the Mortgagee to cure any default under any other Prior Mortgage, or permit the Mortgagee to take such other acts as the Mortgagee considers desirable to cure or remedy the matter in default and preserve the interest of the Mortgagee in the mortgaged property.

The whole of the said principal sum and the interest shall become due at the option of the Mortgagee, (1) if the Mortgagor(s) fails to pay any installment of principal or interest on any other Prior Mortgage within five days after the same is due, or (2) if the Mortgagor(s) fails to keep, observe or perform any of the other covenants, conditions, or agreements contained in any other Prior Mortgage, or (3) if the Mortgagor(s) fails to repay to the Mortgagee on demand any amount which the Mortgagee may have paid on any other Prior Mortgage with interest thereon, or (4) if said Mortgagor(s) is or becomes indebted to the Mortgagee or mortgage or lien on the mortgaged property, or (4) if the Mortgagor(s) transfer any interest in the mortgaged property, without the written consent of the Mortgagee.

The generality of the provisions of this section relating to the Prior Mortgage shall not be limited by, other provisions of this Mortgage setting forth similar obligations of the Mortgagor(s) which are also required of the Mortgagor(s) under any other Prior Mortgage.

IN WITNESS WHEREOF, the said Mortgagor(s), who hereby release and waive their right and expectancy of homestead exemption in said premises, have hereunto set their hands this date:

Ira J B Blakes 12-29-88  
Mortgagor Ira Joe Blakes (Date) (Sign)  
 Spouse (Date)  
 Elzenia Blakes 12/29/88  
Mortgagor Elzenia Blakes (Date) (Sign)  
 Spouse (Date)



STATE OF ILLINOIS  
COUNTY OF COOK

Be It Remembered That on the 29th day of December, 1988, before me, the subscriber, a Notary Public in and for the said county, personally came Ira Joe Blakes and Elzenia Blakes, his wife, the Mortgagor(s) in the foregoing mortgage, and acknowledged the signing thereof to be their voluntary act.

This instrument was prepared by Meritor Credit Corporation. In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal, on the day and year last aforesaid.

88601198

UNOFFICIAL COPY

Property of Cook County Clerk's Office

586113988

MORTGAGE

TO

Record for Record

at \_\_\_\_\_ Office  
and recorded

Recorded  
of \_\_\_\_\_ County Illinois

RELEASE

THE CONDITIONS of the within mortgage have  
complied with the undersigned hereby cancels and  
the same this \_\_\_\_\_  
day of \_\_\_\_\_ 19 \_\_\_\_\_

BY \_\_\_\_\_  
\_\_\_\_\_

Attest \_\_\_\_\_  
\_\_\_\_\_