

UNOFFICIAL COPY

REAL ESTATE MORTGAGE 86136838
(2025, 2026, 2027, 2028)

MORTGAGOR
(Names and Addresses)

MORTGAGEE

LAHUE BISHOP
his wife (Name)
PATRICIA T. BISHOP
(Name)
1400 S. 6TH AVE.
(Street Address)
MAYWOOD, ILLINOIS
(City)

RETURN TO:
COMMERCIAL CREDIT LOANS, INC.
679 N. CASS AVE.
WESTMONT, IL. 60559



OF **COOK** COUNTY, ILLINOIS OF **DUPAGE** COUNTY, ILLINOIS

First Paym. Due Date	Final Paym. Due Date	Loan Number	Term of Loan (Years & Months)	Number of Monthly Payments	Rate of Interest (Per Annum)	Amount of Mortgage (Including Original Costs)
5/5/88	4/5/93	20293-7	3/31/88	60	391.34	17323.28
Due Each Mo:						

THIS MORTGAGE ALSO SECURES FUTURE ADVANCES AS PROVIDED HEREIN.
THIS INDENTURE WITNESSETH, THAT the Mortgagor, above named, of the above named address in the County and State above indicated Mortgage and Warranty to the Mortgagee named in print above, to secure the payment of the principal sum of **Seventeen Thousand Three Hundred and Twenty Three and 28/100 Dollars** (Borrower's) herein, over and above interest payable to the order of the Mortgagee named in print above, the following described real estate, to wit:

LOT 19 AND 20 IN BLOCK 161 IN MAYWOOD A SUBDIVISION IN SECTION 2, SECTION 11 AND SECTION 14, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

A.K.A.: 1400 S. 6TH AVE. MAYWOOD, ILLINOIS.
PIN #: 15-14-134-007

86136838

situated in the County above in the State indicated above, hereby releasing and waiving all right, title and interest in the Homestead Exemption Law of the State of Illinois, and all right to retain possession of said premises in the event of default of payment of any of the payments or payments or terms contained herein.

The Mortgagor(s) covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as hereinafter provided, and according to any agreement extending time of payment, or in accord with the terms of any subsequently executed notes, which shall be a continuation of the initial transaction and evidence the refinancing or advancing or adding to the sum of money to Mortgagee(s); (2) To pay prior to the first day of June in each year, all taxes and assessments against said premises, and to produce, as exhibit receipts therefor, within thirty days after destruction or damage to rebuild or restore all buildings or improvements on said premises, if they have been destroyed or damaged, and to insure said premises shall not be committed or suffered; (3) To keep all buildings now or hereafter on said premises, in repair and in good condition, as required by the Mortgagee herein, who is hereby authorized to place such insurance in companies acceptable to the Mortgagee, and to pay the mortgage debt, principal and interest, attached payable first, to any prior Mortgagee, if any, and, secondly, to the Mortgagee, until the indebtedness is fully paid, and to pay the principal and interest, at the time or times when the same shall become due and payable, and to pay the Mortgagee, principal and interest, including the entire principal amount and accrued interest due and payable at once, provided, however, that the Mortgagee(s) may, at any time, elect to receive the entire principal and interest, as outlined by The Federal Home Loan Bank Board at 12 C.F.R. Section 203.20, and to receive the principal and interest in any other manner.

In the event of failure to insure, or pay taxes or assessments, or the prior encumbrances, or to discharge or purchase any tax lien or title affecting said premises or pay all prior encumbrances and the interest thereon from time to time, and all money so paid by the Mortgagee(s) agrees to repay immediately without demand, and the same with interest thereon from the date of payment at seven per cent, per annum, on so much additional indebtedness secured hereby. If any insurance coverage is obtained at Mortgagee's office, upon Borrower's default, Mortgagee hereby gives to Mortgagee the right to cancel part or all of that insurance and to apply any returned premiums to the unpaid balance. If not prohibited by law, if any insurance coverage is obtained at Mortgagee's office, upon Borrower's default, Borrower hereby gives Mortgagee a power of attorney, in and to the order of Mortgagee, and to apply any returned premiums to Borrower's unpaid balance. If Borrower purchases any credit and/or property insurance at Mortgagee's office, Borrower understands that (1) the insurance company may be affiliated with Mortgagee, (2) one of Mortgagee's employees is an agent for the insurance company, (3) that employee is not acting as the agent, broker or fiduciary for Borrower on this loan and is the agent of the insurance company, and (4) Mortgagee or the insurance company may realize some benefit from the sale of that insurance.

In the event of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and accrued interest, shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon at the rate of ten per cent, at the rate of interest then prevailing under the above-described Promissory Note or the highest rate of interest provided by law, until he is reimbursed by foreclosure thereof, 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(s) that all expenses and disbursements paid or incurred in behalf of a lender or lenders in connection with the recording hereof—including reasonable solicitor's fees, outlays for documentary evidence, Mortgagee's charges, cost of producing and complying abstract showing the whole title of said premises embracing foreclosure decree—shall be paid by the Mortgagor(s), and the like expenses and disbursements, occasioned by any suit or proceeding wherein the Mortgagee or any holder of any part of said indebtedness as herein provided, may be a party, shall be paid by the Mortgagor(s). 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 proceedings; which proceedings, whether decree of sale shall have been entered or not, shall not be dismissed, nor be release hereof given, until all such expenses and disbursements, and costs of suit, including solicitor's fees have been paid. The Mortgagor(s) and Mortgagee(s) and for the heirs, executors, administrators and assigns of said Mortgagor(s) waives all right to the possession of, and to the fruits, said premises pending such foreclosure proceedings, and agrees that upon the filing of any bill to foreclose this mortgage, the court in which such bill is filed may at once and without notice to the said Mortgagor(s), or to any party claiming under said Mortgagor(s), appoint a trustee to take possession or charge of said premises with power to collect the rents, issues and profits of the said premises.

Mortgagor warrants that Mortgagee seized of said premises in fee simple and having the right to convey the same in fee simple and said premises are free from any encumbrances other than:

LOMAS AND NETTLETON

Mortgagee Date Recorded in Book Page

If in this mortgage the Mortgagor is or includes persons other than Borrower, then Borrower only is personally liable for payment of the promissory Note and Mortgagor is liable and bound by all other terms, conditions, covenants and agreements contained in this mortgage, including but not limited to the right of and power of Mortgagee to foreclose on this mortgage in the event of default.

Witness the hand S and seal S of the Mortgagor(s) this 31st day of MARCH A.D. 19 88

(SEAL) Lahue Bishop (SEAL)

(SEAL) Patricia T. Bishop (SEAL)

RECORD DATA

UNOFFICIAL COPY

STATE OF ILLINOIS

County of WILL

I, patricia M. Alvarado

in and for said County, in the

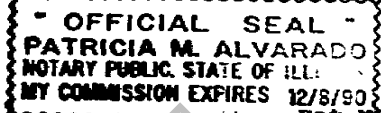
State aforesaid, DO HEREBY CERTIFY, That LAHUE AND PATRICIA T. BISHOP foregoing

personally known to me to be same person s whose name s subscribed to the foregoing instrument,

appeared before me this day in person, and acknowledged that t he y signed, sealed and delivered the said instrument as

their free and voluntary act, for the uses and purposes therein set forth, including the release the waiver of the right of homestead.

GIVEN under my hand and notary seal, this 31st day of March A.D. 19 88



Patricia M. Alvarado
Notary Public

This instrument was given by Pat Montemayor 679 N. Cass Ave. Westmont, Il. 60559

ORIGINAL—RECORDING

DUPLICATE—OFFICE

TRIPPLICATE—CUSTOMER'S

Property of Cook County Clerk's Office

16333 TRAM 4670 04/04/88 14:34:00
89646 + C * 88-1362338
COOK COUNTY RECORDER

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88-1362338

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