

EC 100 258

EQUITY TITLE COMPANY

MORTGAGE ILLINOIS

UNOFFICIAL COPY

88154461

THIS INDENTURE, made April 11 19 88, between

Jatherine Flourney (a bachelor)

7833 S. Kingston

Chicago, IL 60649

(NO. AND STREET) (CITY) (STATE)

herein referred to as "Mortgagor," and

Fleet Finance Inc.

4415 W. Harrison ST. Hillside, IL 60162

(NO. AND STREET) (CITY) (STATE)

herein referred to as "Mortgagee," witnesseth:

THAT WHEREAS the Mortgagors are justly indebted to the Mortgagee upon the installment note of even date herewith, in the principal sum of Thirty Eight Thousand One Hundred Fifty and 00/100 Interest \$42870.40 DOLLARS (\$ 38,150.00) payable to the order of and delivered to the Mortgagee, in and by which note the Mortgagors promise to pay the said principal sum and interest at the rate and in installments as provided in said note, with a final payment of the balance due on the 15th day of April 19 98, and all of said principal and interest are made payable at such place as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of the Mortgagee at 4415 W. Harrison ST. Hillside, Illinois 60162

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this mortgage, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY AND WARRANT unto the Mortgagee, and the Mortgagee's successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the City of Chicago COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

Lots 24 and 25 in Block 16, in South Shore Park, A Subdivision of the West 1/2 of the Southwest 1/4 of Section 30, Township 38 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 7833 S. Kingston Chicago, IL: 60649

Permanent Index No. 21-30-3238-007 T/F ALL

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which, with the property hereinafter described, is referred to herein as the "premises,"

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with all real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, inador beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by Mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the Mortgagee, and the Mortgagee's successors and assigns, forever, for the purposes, and upon the uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and waive.

The name of a record owner is: Jatherine Flourney (a bachelor)

This mortgage consist of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this mortgage) are incorporated herein by reference and are a part hereof and shall be binding on Mortgagors, their heirs, successors and assigns.

Witness the hand and seal of Mortgagor the day and year first above written.

Jatherine Flourney (Seal)

Jatherine Flourney

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

State of Illinois, County of Cook ss., I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Jatherine Flourney (a bachelor)

personally known to me to be the same person whose name subscribed to the foregoing instrument, and signed before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 11th day of April 19 88. Commission expires 19 Notary Public

This instrument was prepared by Sandra Wiech 4415 W. Harrison ST. Hillside, IL 60162 (NAME AND ADDRESS)

Mail this instrument to Fleet Finance Inc. 4415 W. Harrison ST. Hillside, IL 60162 (NAME AND ADDRESS) (CITY) (STATE) (ZIP CODE)

OR RECORDER'S OFFICE BOX NO.

88154461

UNOFFICIAL COPY

TRUSTEES DUPLICATE
FILED ORIGINAL
DELIVER TO

Central No. 90714005
L.M.S. Rev. 7/81

1978 APR

3700282

HARRY J. BELLE
RECORDED BY YOU'RELL TITLES

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ESOLIA LATE COMPANY

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS MORTGAGE)

1. Mortgages shall promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed... (2) keep said premises in good condition and repair, without work, and free from liens or claims for liens now or hereafter... (3) pay within the term of the loan... (4) complete within a reasonable time any building or building now or at any time in process of erection... (5) comply with all requirements of law or municipal ordinance...

2. Mortgages shall pay before any penalty attaches all general taxes, special assessments, water charges, sewer charges, power service charges, and shall pay special taxes, special assessments, water charges, sewer charges, power service charges, and shall pay special taxes, special assessments, water charges, sewer service charges, and shall pay special taxes, special assessments, water charges, sewer service charges, and shall pay special taxes, special assessments, water charges, sewer service charges...

3. The mortgagor shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and wind-storm under policies... 4. If by the laws of the United States of America or any state having jurisdiction in the premises, any tax is due or becomes due in respect of the mortgage...

5. As long as the mortgagor is not in default under the terms of the note secured hereby or under the terms of the mortgage, the mortgagor shall have such right of making payments on the principal of said note... 6. Mortgages shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and wind-storm under policies...

7. In case of default... 8. The mortgagor shall make such payments... 9. Mortgages shall pay each item of indebtedness hereinafter mentioned... 10. When the indebtedness hereby secured shall become due... 11. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority...

3700282
FLEET FINANCE INC.
4415 W. HAWKINS ST.
HILLSIDE, IL 60122

GOOD CREDIT RECORDER
18. The mortgage and all provisions hereof shall extend to and be binding upon all persons and all persons claiming by, through or under the mortgage...