

MORTGAGE
With Provision For Recolter
(ILLINOIS)

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THE MORTGAGOR is Harold Brodsky and Helene G. Brodsky, his wife

of the County of Cook and State of Illinois
MORTGAGE and WARRANT to MORTGAGEE

Bank of Park Forest, an Illinois Banking Corp.
of the County of Cook and State of Illinois
to secure the payment of one certain promissory note **
executed by mortgagor bearing even date herewith, payable
to the order of Bank of Park Forest, in the principal
amount of \$8,620.34.

88230502

Above Space For Recorder's Use Only

THIS IS A JUNIOR MORTGAGE

**and any extensions or renewals thereof,

the following described real estate, to wit:

Lot 19 in the resubdivision of Blocks 72 and 73 (excepting Lots 1 and 45 to 53 both inclusive of said Block 73) and vacated Topeka Street all in Village of Park Forest Area Number 5 being a subdivision of part of the East 1/2 of Section 35 and the West 1/2 of Section 36, Township 35 North, Range 13 East of the Third Principal Meridian according to the Plat thereof recorded in Recorder's Office of Cook County, Illinois October 21, 1953 as Document 15750202 in Cook County, Illinois. Commonly known as 9 Sangamon Court, Park Forest, IL, situated in the County of Cook, in the State of Illinois, together with all the rents, issues and profits thereof, and all appurtenances to said real estate, and all improvements thereon, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 31-35-411-065

Address(es) of real estate: 9 Sangamon Court - Park Forest, IL, 60466

If default be made in the payment of the said promissory note or of any part thereof, or the interest thereon, or any part thereof, at the time and in the manner above specified for the payment thereof, or in case of waste or non-payment of taxes or assessments on said premises, or of a breach of any of the covenants or agreements herein contained, then and in such case the whole of said principal sum and interest, secured by the said promissory note in this mortgage mentioned, shall thereupon, at the option of the said mortgagee, its heirs, executors, administrators, attorneys or assigns, become immediately due and payable; and this mortgage may be immediately foreclosed to pay the same by said mortgagee, its heirs, executors, administrators, attorneys or assigns, and it shall be lawful for the said mortgagee, its heirs, executors, administrators, attorneys or assigns, to enter into and upon the premises hereby granted, or any part thereof, and to receive and collect all rents, issues and profits thereof.

Upon the filing of any complaint to foreclose this mortgage in any Court having jurisdiction thereof, such Court may appoint Bank of Park Forest or any proper person receiver, with power to collect the rents, issues and profits arising out of said premises during the pendency of such foreclosure suit, and until the time to redeem the same from any sale that may be made under any decree foreclosing this mortgage shall expire; and such rents, issues and profits when collected may be applied toward the payment of the indebtedness and expenses and advances herein mentioned and described. And upon the foreclosure and sale of said premises, there shall be first paid out of the proceeds of such sale all expenses of advertisement, selling and conveying said premises, ascertaining the necessary parties to the foreclosure action, and reasonable dollars attorneys' fees, to be included in the decree, and all moneys advanced for taxes, assessments and other liens; then there shall be paid the principal of said note whether due and payable by the terms thereof or by acceleration, and the interest thereon.

If any provision of this mortgage shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating or affecting the remainder of such provision or the remaining provisions of this mortgage.

Dated this 10th day of May, 1988

X *Harold Brodsky* (SEAL)
Harold Brodsky

X *Helene G. Brodsky* (SEAL)
Helene G. Brodsky

(SEAL)

This instrument was prepared by Jadene Boot, Bank of Park Forest, Park Forest, IL, 60466
(NAME AND ADDRESS)

R5-690-U

88230502

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STATE OF Illinois }
COUNTY OF Cook } ss.

I, Nancy L. Matthiesen, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Harold Brodsky and Helene G. Brodsky, his wife

personally known to me to be the same person a whose name s are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 10th day of May, 19 88.

(Impress Seal Here)

Nancy L. Matthiesen
Notary Public

Commission Expires _____

DEPT-01 RECORDING \$12.00
11111 TRAM 3908 05/21/88 07:25:00
#0050 # 2 * 00-2340000
COOK COUNTY RECORDER



Real Estate Mortgage

Harold Brodsky

Helene G. Brodsky

TO

Bank of Park Forest

99 Indianwood Blvd.

Park Forest, IL. 60466

MAIL TO:

88230509

1225

GEORGE E. COLE
LEGAL FORMS