

# UNOFFICIAL COPY

MORTGAGE

8 0 3 5 0 4 9 0 0  
88350490

This Mortgage made this 29th day of JULY, 1988 between IVORIA JONES, a widow

(herein the "Mortgagor") and AMERICAN MORTGAGE AND REAL ESTATE SERVICES,

INC. and its successors and assigns (hereinafter the "Mortgagee")

## RECITALS

WHEREAS, Mortgagor is indebted to Mortgagee in the sum of NINETY-SEVEN THOUSAND THREE HUNDRED NINETY-EIGHT & NO/100 DOLLARS

(\$ 97,398.00) Dollars including interest thereon as evidenced by a Promissory Note of even date herewith made by Mortgagor (the "Note") and payable in accordance with the terms and conditions stated therein;

NOW, THEREFORE, Mortgagor, in consideration of the aforesaid sum and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, to secure payment thereof and of all other sums required by the terms of said Note or of this Mortgage to be paid by Mortgagor and to secure the performance of the terms, covenants and conditions herein or in the Note contained and to secure the prompt payment of any sums due under any renewal, extension or change in said Note or of any Note given in substitution thereof, which renewal, extension, change, or substitution shall not impair in any manner the validity or priority of this Mortgage does hereby grant, convey, warrant, sell and assign to Mortgagee, its successors and assigns all

of the following real estate situated in COOK County, Illinois, to wit:

LOT 40 IN BLOCK 2 IN DEWEY AND HOGG'S SUBDIVISION OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERICIAN, IN COOK COUNTY, ILLINOIS.

C/K/A 7126 S. Bell, Chicago, Illinois 60636

PIN: 20-30-102-027

DEPT-01-

T#1111 TRAN 0949 08/04/88 10:32:00 \$13.25

#2445 # A \*-88-350490

COOK COUNTY RECORDER

RECORD DATA 3 20 11 93 AUG 04 1988

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Together with all improvements, tenements, hereditaments, easements, and appurtenances thereunto belonging or pertaining, and all equipment and fixtures now or hereafter situated thereon or used in connection therewith, whether or not physically attached thereto. To have and to hold the premises unto Mortgagee, its successors and assigns, forever, for the purposes and uses herein set forth, free from all rights and benefits under the Homestead Exemption Laws of the State of Illinois, which said rights and benefits Mortgagor does hereby expressly release and waive

See Reverse Side for Additional Covenants

*13 Mail*

UNOFFICIAL COPY

**Mortgage**

TO

Dated. . . 19

REGISTRY OF DEEDS

for \_\_\_\_\_ County

Received

19

at \_\_\_\_\_ o'clock \_\_\_\_\_ minutes

Recorded in Vol. \_\_\_\_\_ Page \_\_\_\_\_

Attest:

Register of Deeds

From the Office of



Return to:

3600 Woodview Trace  
Indianapolis, IN 46268

U6V05E38

(Seal)

(Seal)

LOUIS JONES

IN WITNESS WHEREOF, the Mortgagor, and each of them, has hereunto set his hand and seal the day and year first above written.

15. Upon full payment of all sums secured hereby, Mortgagee shall execute and deliver to Mortgagor a release of this mortgage...

14. No remedy or right of Mortgagee shall be exclusive, but shall be in addition to every other right or remedy herein conferred or now or hereafter existing by law...

13. Every maker or other person liable upon the Note secured hereby shall remain primarily bound (jointly and severally, if more than one) until said Note is fully paid...

12. In the event of any foreclosure of this Mortgage, the Mortgagor shall pay all costs and attorney's fees which may be incurred by Mortgagee...

11. In the event of default in performance of any of Mortgagor's covenants or agreements herein contained, Mortgagee may, but need not, make any payment or perform any act hereunder...

10. In the event of a default by Mortgagor in the performance of any agreement of Mortgagor hereunder or under any other instrument given as security in connection with this transaction...

9. In the event of loss or damage to the mortgaged property, the proceeds of any insurance shall be paid to the Mortgagee...

8. Mortgagee hereby assigns and transfers unto Mortgagee, up to the amount of the indebtedness secured hereby, all awards or damages in connection with any taking or injury of the mortgaged property...

7. Mortgagee hereby assigns and transfers to Mortgagee all rents and profits due or to become due and all deposits of money as advanced rent, or for security...

6. To execute, acknowledge and deliver any and all instruments upon demand of Mortgagee, as Mortgagee may deem appropriate to perfect, further evidence, protect or facilitate the enforcement of the lien of this Mortgage...

5. To permit it to be used for any unlawful purposes.

4. To pay, ten (10) days before the same shall become delinquent or a penalty attaches hereto for non-payment, all taxes, assessments and charges of every nature which may be levied, assessed, or charged or imposed on the premises...

3. To keep the buildings now and hereafter standing on the mortgaged premises and all insurable parts of said real estate insured against loss or damage by fire or other hazards...

2. To keep the premises in good condition and repair and not to commit or permit waste thereon.

1. To pay, when due, all sums secured hereby.

Mortgagor covenants and agrees:

COVENANTS

US 205288

Individuals

State of Illinois, County of Cook ss. \_\_\_\_\_, I, the undersigned, a Notary Public in and for said County,

and the State aforesaid, DO HEREBY CERTIFY that IVORIA JONES, a widow,

IMPRESS  
SEAL  
HERE

personally known to me to be the same person whose name is  
subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged  
that she signed, sealed and delivered the said instrument as her  
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 29th day of July 1988

Commission expires 3-22 1990

This instrument was prepared by Dominic J. Mancini, 19 W. Chicago Ave., Hinsdale, Ill. 60521  
(NAME AND ADDRESS)

AFFIX

Corporate

State of Illinois, County of \_\_\_\_\_ ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY  
CERTIFY, that \_\_\_\_\_ personally known to me to be the \_\_\_\_\_ President  
of the \_\_\_\_\_

IMPRESS  
NOTARIAL SEAL  
HERE

corporation, and \_\_\_\_\_ personally known to me to be the \_\_\_\_\_  
Secretary of said corporation, and personally known to me to be the same persons whose names are  
subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that  
as such \_\_\_\_\_ President and \_\_\_\_\_ Secretary, they signed and  
delivered the said instrument as \_\_\_\_\_ President and \_\_\_\_\_  
Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to  
authority, given by the Board of \_\_\_\_\_ of said corporation as their free and voluntary  
act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

Commission expires \_\_\_\_\_

This instrument was prepared by \_\_\_\_\_  
(NAME AND ADDRESS)

28350189  
DOCUMENT NUMBER