

THE MORTGAGOR, WITNESSETH, That the Mortgagor **NATHALIA E. WALKER**

89477014

of the CITY of CHICAGO County of COOK and State of ILLINOIS

Mortgage and Warrants to **BLAZER FINANCIAL SERVICES, INC.**
2212 W. 95TH ST.
CHICAGO, IL 60643

a corporation duly organized and doing business

under and by virtue of the laws of the State of Illinois having its offices in the CITY of CHICAGO

County of COOK and State of Illinois to secure the payment of a certain indebtedness evidenced by

a promissory note dated SEPTEMBER 29, 19 89

IN THE SUM OF NINE THOUSAND EIGHT HUNDRED FORTY DOLLARS AND NO CENTS (\$9840.00) THIS IS PAYABLE AS PROVIDED IN SAID NOTE, AND ANY ADDITIONAL ADVANCES MADE BY THE MORTGAGEE, BLAZER FINANCIAL SERVICES, A CORPORATION, TO THE MORTGAGOR, OR HIS OR HER SUCCESSORS IN TITLE, PRIOR TO THE CANCELLATION OF THIS MORTGAGE.

The Following Described Real Estate, to-wit:

LOT 15 (EXCEPT THE SOUTH 15 FEET) AND THE SOUTH 18.75 FEET OF LOT 14 IN BLOCK 12 IN BAIRD AND ROWLANDS SUBDIVISION IN THE WEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

THICH HAS THE ADDRESS OF 8134 S. WINCHESTER, CHICAGO, IL 60620

PERMANENT PARCEL NUMBER: 20-31-216-017

LOAN SERVICES
SUITE #1015
100 N. LA SALLE
CHICAGO, IL 60602

situated in the CITY of CHICAGO County of COOK

ILLINOIS

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws

of the State of ILLINOIS and all right to retain possession after a breach of any of the covenants herein.

The Mortgagor covenant and agree as follows: (1) to pay said indebtedness, and the interest thereon, as herein and in said notes provided, or according to any agreement extending time of payment; (2) to pay prior to the first day of July in each year, all taxes and assessments against said premises, and on demand, to exhibit receipts thereof; (3) within sixty days after destruction or damage to rebuild or restore all buildings or improvements on said premises that may have been destroyed or damaged; (4) that waste to said premises shall not be committed or suffered; (5) to keep all buildings at any time on said premises insured against loss by fire, in companies to be approved by the said mortgagee to the full insurable value thereof, with the usual mortgage clauses attached, in favor of, and deliver all such policies to said mortgagee; and (6) not to suffer any mechanics or other lien to attach to said premises, in the event of failure to insure, or pay taxes or assessments, the mortgagee, or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or title affecting said premises, and all money so paid, the mortgagor agree to repay immediately without demand, and the same, with interest thereon from the date of payment at eight per cent per annum, shall be so much additional indebtedness secured hereby.

In the Event of a breach of any of the aforesaid covenants or agreements, the whole of said indebtedness, including principal and all earned interest, shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon from time of such breach, as provided for in the promissory note, and shall be recoverable by foreclosure hereof, or by suit at law, or both, the same as if all of said indebtedness had then matured by agreement.

It is Agreed by the mortgagor that all expenses and disbursements incurred in behalf of complainant in connection with the foreclosure hereof—including reasonable attorney's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title to said premises embracing foreclosure decree—shall be paid by the mortgagor, and the like expenses and disbursements, occasioned by any suit or proceeding wherein the mortgagee, as such, may be a party, shall also be paid by the mortgagor. 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 proceeding; which proceeding, whether decree of sale shall have been entered or not, shall not be dismissed, nor a release hereof given, until all such expenses and disbursements, and the costs of suit, including attorney's fees, have been paid. The mortgagor waive all right to the possession of, and income from, said premises, pending such foreclosure proceedings, and until the period of redemption from any sale thereunder expires, and agree that upon the filing of any bill to foreclose this Mortgage Debt, a Receiver shall and may at once be appointed to take possession or charge of said premises, and collect such income, and the least less receivership expenditures, including repairs, insurance premiums, taxes, assessments, and his commissions to pay to the parties entitled to a deed under the certificate of sale, or in reduction of the redemption money if said premises be redeemed.

And it is Further Mutually Understood and Agreed, By and between the said parties hereto, that the covenants and agreements herein contained or entered into hereby, shall apply to, and, as far as the law allows, be binding upon and be for the benefit of the heirs, executors, administrators and assigns of the said parties respectively.

In Witness Whereof, the said Mortgagor has hereunto set her hand and seal at

the 29 day of SEPTEMBER A. D. 19 89

PREPARED BY: *M. Pruitt*

BLAZER FINANCIAL SERVICES, INC.
2212 W. 95TH ST.
CHICAGO, IL 60643

Nathalia E. Walker
NATHALIA E. WALKER

(SEAL)

(SEAL)

(SEAL)

UNOFFICIAL COPY

RETURN TO:
BLAZER FINANCIAL SERVICES, INC
2212 W. 95TH ST.
CHICAGO, IL 60643

MORTGAGE

No.

to

County, } ss. No.

This instrument was filed for record in
the recorder's office of

County aforesaid, on the

A. D. 19

at

at Book M, and recorded in Book

on page

Recorder.

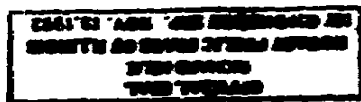
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Property of Cook County Clerk's Office

0271-01
141111 TRAN 4410 10/06/89 16:05:00
#5607 # --89-477014
COOK COUNTY RECORDER

41024568

-89-477014



My Commission Expires 11-13-92

18

Richard E. Fillee

day of SEPTEMBER

A. D. 19 89

20

GIVEN under my hand and NOTARY seal, this

personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that SHE 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 redemption.

DO HEREBY CERTIFY, that NATALIA E. WALKER

in and for said County, in the State aforesaid,

RICHARD E. FILLEE
NOTARY PUBLIC

State of ILLINOIS
County of COOK