

UNOFFICIAL COPY

MORTGAGE (ILLINOIS)

0433717

89537772

THIS INDENTURE, made August 30 1989, between
Gwendolyn Thomas, A single Person
NKA Gwendolyn F. Thomas
7314 S. Rhodes Chicago Illinois
 (NO AND STREET) (CITY) (STATE)
 herein referred to as "Mortgagor," and
Budget Construction Company
6307 N. Pulaski Rd Chicago Illinois
 (NO AND STREET) (CITY) (STATE)

DEPT-01 RECORDING \$12.00
 T#5555 TRAN 5461 11/13/89 09 22:00
 #428 # E * -89-537772
 COOK COUNTY RECORDER
 Above Space For Recorder's Use Only

herein referred to as "Mortgagee," witnesseth
 THAT WHEREAS the Mortgagors are justly indebted to the Mortgagee upon the Retail Installment Contract dated August 30 1989 in the sum of Twenty eight thousand eight hundred fifty five and 20/100 DOLLARS
28,855.20 payable to the order of and delivered to the Mortgagee, and by which contract the Mortgagors promise to pay the said sum in 24 installments of \$ 240.46 each beginning 11-15 1989 and a final installment of \$ 240.46 payable on 10-15 1989 and all of said indebtedness is made payable at such place as the holders of the contract may from time to time in writing appoint, and in the absence of such appointment, then in the office of the holder at Union Mortgage Company Inc. Forbard, IL.

NOW, THEREFORE the Mortgagors do secure the payment of the said sum 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, 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:

LOT FIVE (5) AND THE NORTH 9 FEET OF SIX (6) IN BLOCK 2 IN WALTER S. DRAY'S SUBDIVISION IN LOTS 3 TO 5 IN BLOCK 1 IN WILLIAM F. FLEMING'S SUBDIVISION OF THE SOUTH WEST QUARTER (SW 1/4) OF THE NORTH EAST QUARTER (NE 1/4) OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 7314 S. RHODES, CHICAGO COOK COUNTY
 P.I.N. #20-27-218-035

89537772

which, with the property hereinafter described, is referred to herein as the "premises" TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto, including, but not limited to, 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 to the party with said real estate and not secondarily, and all apparatus, equipment or articles now or hereafter in or thereon, used to supply water for air conditioning water light power, refrigeration, heating, single unit or centrally controlled, and ventilation, including without limitation, the following: screens, wind or shades, storm doors and windows, floor coverings, inlaid beds, awnings, stairs and water heaters. All of the foregoing are to be a part of and real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed on 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 full term 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 Gwendolyn Thomas, A Single Person
 This mortgage consists 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

Gwendolyn Thomas
 Gwendolyn Thomas

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURES

State of Illinois, County of Cook, I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gwendolyn Thomas, A single Person whose name is subscribed to the foregoing instrument

is the same person as the one who appeared before me on 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 expressed, and that she is the holder of the said instrument and is entitled to the same.

Given under my hand and official seal this 30th day of August 1989
 Commission expires August 16 1992
Marilyn A. Anderson
 Marilyn A. Anderson Notary Public

ILLINOIS Form # 12-89
 OFFICIAL SEAL
 PAGE 2 OF 2
 NOTARY PUBLIC STATE OF ILLINOIS
 NOT COMMISSIONED UNTIL AUG 16 1989
 89537772
 12th E

UNOFFICIAL COPY

ADDITIONAL CONVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON THE REVERSE SIDE OF THIS MORTGAGE AND INCORPORATED THEREIN BY REFERENCE.

1. Mortgagors shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanics' or other liens or claims for lien not expressly subordinated to the lien hereof; (3) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof and upon request exhibit satisfactory evidence of the discharge of such prior lien to Mortgagee or to holder of the contract; (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (6) make no material alterations in said premises except as required by law or municipal ordinance.

2. Mortgagors shall pay before any penalty attaches all general taxes and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall upon written request, furnish to Mortgagee or to holders of the contract duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagors may desire to contest.

3. Mortgagors shall keep all buildings and improvements now and hereafter situated on said premises insured against loss or damage by fire, lightning and windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the holders of the contract, under insurance policies payable in case of loss or damage, to Mortgagee, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies including additional and renewal policies to holder of the contract and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.

4. In case of default therein, Mortgagee or the holder of the contract may, but need not, make any payment or perform any act hereinbefore required of Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of these purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other moneys advanced by Mortgagee or the holders of the contract to protect the mortgaged premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and payable, without notice. Inaction of Mortgagee or holders of the contract shall never be considered as a waiver of any right accruing to them on account of any default hereunder on the part of the Mortgagors.

5. The Mortgagee or the holder of the contract hereby secured making any payment hereby authorized relating to taxes and assessments, may do so according to any bill statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.

6. Mortgagors shall pay each item of indebtedness herein mentioned, when due according to the terms hereof. At the option of the holder of the contract, and without notice to the Mortgagors, all unpaid indebtedness secured by the Mortgage shall, notwithstanding anything in the contract or in this Mortgage to the contrary, become due and payable (a) immediately in the case of default in making payment of any installment on the contract, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.

7. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, Mortgagee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Mortgagee or holder of the contract for attorneys' fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree of procuring all such abstracts of title, title searches and examinations, guarantee policies, Torrens certificates and similar data and assurances with respect to title as Mortgagee or holder of the contract may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall be so much additional indebtedness secured hereby and immediately due and payable, when paid or incurred by Mortgagee or holder of the contract in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which either of them shall be a party, either as plaintiff, claimant or defendant, by reason of this Mortgage or any indebtedness hereby secured, or (b) preparations for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced or (c) preparations for the defense of any threatened suit or proceeding which might affect the premises or the security hereof whether or not actually commenced.

8. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the contract; third, all other indebtedness, if any, remaining unpaid on the contract; fourth, any overplus to Mortgagors, their heirs, legal representatives or assigns as their rights may appear.

9. Upon, or at any time after the filing of a bill to foreclose this mortgage the court in which such bill is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale without notice, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the then value of the premises or whether the same shall be then occupied as a homestead or not and the Mortgagee hereunder may be appointed as such receiver. Such receiver shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency during the full statutory period of redemption, whether there be redemption or not, as well as during any further times when Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the protection, possession, control management and operation of the premises during the whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) The indebtedness secured hereby, or by any decree foreclosing this Mortgage or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.

10. No action for the enforcement of the lien or any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the contract hereby secured.

11. Mortgagee or the holder of the contract shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

12. If Mortgagors shall sell, assign or transfer any right, title or interest in said premises, or any portion thereof, without the written consent of the holder of the contract secured hereby, holder shall have the right, at holder's option, to declare all unpaid indebtedness secured by this mortgage to be immediately due and payable, anything in said contract or this mortgage to the contrary notwithstanding.

ASSIGNMENT

FOR VALUABLE CONSIDERATION, Mortgagee hereby sells, assigns and transfers the within mortgage to _____

Mortgagee _____

By _____

D NAME
E UNION MORTGAGE COMPANY, INC.
L STREET, O. BOX 515929
I DALLAS, TEXAS 75251-5929
V CITY 214/680-3134
R
Y

OR

FOR RECORDERS INDEX IN BOOKS
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE:

TAMARA SIEGLER

10 E 22ND STREET SUITE 116

This Instrument Was Prepared By

LOMBARD ILLINOIS 60148

(Name)

(Address)