

UNOFFICIAL COPY

35555864

(Name)

This instrument prepared by [Name] and [Address] is hereby acknowledged by [Name] and [Address] as the true and correct copy of the original instrument.

And this Mortgagee further covenants and agrees to and with said Mortgagor that the Mortgagor will in the meantime pay all taxes and assessments on the said premises, and will as a further security for the payment of said indebtedness keep all buildings that may at any time be upon said premises insured for fire extended coverage, vandalism and malicious mischief in some reliable company up to the insurable value thereof, or up to the amount remaining unpaid of the said indebtedness as shown by the public records, payable in case of loss to the said Mortgagor and to deliver to it all policies of insurance thereon as soon as they are issued, and all renewal certificates thereon, and said Mortgagor shall have the right to collect, receive and receipt in the name of said Mortgagor or otherwise for any and all money that may become payable and collectable upon any such policies of insurance, by reason of damage to or destruction of said buildings or any of them, and apply the same less all reasonable expenses of repairing or rebuilding such building and in case of refusal or neglect of said Mortgagor to insure or deliver such policies or to pay taxes, said Mortgagor may procure such insurance and pay such taxes and all money to insure or deliver such insurance money if not otherwise paid by said Mortgagor.

And it is further provided and agreed that if default be made in the payment of said principal or interest or any part thereof, or the interest thereon or any part thereof, when due, or in case of non-payment of taxes or assessments or neglect to procure or renew insurance, as hereinafter provided, then and in such case the whole of said principal and interest secured by the contract in this mortgage mentioned shall thereupon, at the option of the holder of the contract, become immediately due and payable; anything herein or in said contract contained to the contrary notwithstanding, and this mortgage shall be void and unenforceable, and the option of the holder of the contract shall be immediately forfeited, and the amount so paid with legal interest thereon from the time of such payment shall be added to the indebtedness secured by this mortgage and the accompanying contract shall be deemed to be secured by this mortgage, and it is further expressly agreed that in the event of such default or default of any part of the contract, the holder of this mortgage may foreclose upon the premises and the amount secured by this mortgage and the accompanying contract shall become due and payable at any time thereafter at the sole option of the owner or holder of this mortgage.

And it is further provided and agreed that if default be made in the payment of said principal or interest or any part thereof, or the interest thereon or any part thereof, when due, or in case of non-payment of taxes or assessments or neglect to procure or renew insurance, as hereinafter provided, then and in such case the whole of said principal and interest secured by the contract in this mortgage mentioned shall thereupon, at the option of the holder of the contract, become immediately due and payable; anything herein or in said contract contained to the contrary notwithstanding, and this mortgage shall be void and unenforceable, and the option of the holder of the contract shall be immediately forfeited, and the amount so paid with legal interest thereon from the time of such payment shall be added to the indebtedness secured by this mortgage and the accompanying contract shall be deemed to be secured by this mortgage, and it is further expressly agreed that in the event of such default or default of any part of the contract, the holder of this mortgage may foreclose upon the premises and the amount secured by this mortgage and the accompanying contract shall become due and payable at any time thereafter at the sole option of the owner or holder of this mortgage.

including the rents and profits arising or to arise from the real estate from the time to redeem from any sale under judgment of foreclosure shall expire, situated in the County of Cook and State of Illinois, hereby releasing and waiving all right under and by virtue of the Homestead Exemption Laws of the State of Illinois, and all right in relation possession of said premises after any default in or breach of any of the covenants, agreements, or provisions herein contained.

CHICAGO, ILLINOIS
100 N. LA SALLE
SUITE #1015
LOAN SERVICES
TRW REAL ESTATE

COOK COUNTY RECORDER
1570 S. MICHIGAN ST. CHICAGO, ILL. 60605
TELEPHONE 312-555-5864
FAX 312-555-5864

THE NORTH 16.5 FT OF LOT 31 AND LOT 32 (EXCEPT THE NORTH 5.25 FT THEREOF) IN BLOCK 24 IN CALUMET TRUSTS SUBDIVISION NUMBER 2, A RESUBDIVISION OF BLOCKS 158 TO 161 INCLUSIVE, 170 TO 173 INCLUSIVE IN SOUTH CHICAGO ACCORDING TO THE PLAT RECORDED DOCUMENT # 9224451 (IN THE S/W 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN NORTH OF THE INDIAN BOUNDARY LINE AND THE NE 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE AND BE 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN NORTH OF THE INDIAN BOUNDARY LINE IN COOK COUNTY, ILLINOIS

ALL OF THE FOLLOWING DESCRIBED REAL ESTATE, to-wit:

City of Chicago, County of Cook, State of Illinois, to secure the payment of \$ 990.00 (Total of Payments) evidenced by that certain Retail Installment Contract, bearing even date herewith.

City of Chicago, County of Cook, State of Illinois, Mortgage and Warranty to [Name of Seller]

City of Chicago, County of Cook, State of Illinois, Mortgage and Warranty to [Name of Seller]

REAL ESTATE MORTGAGE
James E. Williams & Associates, P.A. - Lending Services
100 N. S. C. Avenue
CHICAGO, ILLINOIS 60605
99555864

530046822

99555864

UNOFFICIAL COPY

REAL ESTATE MORTGAGE

DO NOT WRITE IN ABOVE SPACE

1st CRREDIT CELL
SR UNIT CELL RD
MORTGAGE CELL



10

Notary Public

before me

acknowledged the same to be his/her/their act and deed and the same act and deed of said...
signer and seal of a foregoing instrument and

(Buyer's Employee signing Assignment)
PERSONALITY OF

STATE OF ILLINOIS

WITNESSETH THAT

UNITED STATES OF AMERICA

as well as to the land described herein and the interest therein which the undersigned has here

from the mortgage and the interest therein and under the within mortgage

all right, title, power and options in, to and under the within mortgage

for value received, to, assigned, transferred, assigned and conveyed unto

COUNTY OF

STATE OF ILLINOIS

My Commission Expires

19

Given under my hand and

of the State of Illinois

that I, the undersigned, do hereby certify that the Mortgage

STATE OF ILLINOIS

(SEAL) (SEAL) (SEAL) (SEAL)

And it is further mutually understood and agreed, by and between the parties hereto, that the covenant, agreement, and

And it is further agreed by and between said Mortgagee and Mortgagor, that if default be made in the payment

And said Mortgagee further agrees that in case of default in the payment of the interest on said contract

not prohibited by law or regulation, the mortgage, this mortgage and all sums hereby secured shall become due and payable at the option

of the Mortgagee and without notice to the Mortgagor, for the purpose of securing the mortgage, the Mortgagee may, at any time, or with