

# UNOFFICIAL COPY

SECOND MORTGAGE (ILLINOIS)

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89572431

THIS INDENTURE WITNESSETH THAT, Joseph T. Griffin and Regina M. Griffin, husband and wife, as Joint Tenants (hereinafter called the "Mortgagor"), of 2714 N. 76th Ave., Elmwood Park, IL 60635 (No. and Street) (City) (State)

DEPT-01 RECORDING 117.25  
12222 TRAN 2597 11/30/29 10:28:00  
42423 : 2 : 89-572431  
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

for valuable consideration the receipt of which is hereby acknowledged, CONVEY AND WARRANT to FORD MOTOR CREDIT COMPANY of 739 Roosevelt Rd. #8-309, Glen Ellyn, IL 60137 (No. and Street) (City) (State)

(hereinafter called the "Mortgagee"), and to its successors and assigns the following described real estate, with the improvements thereon, including all heating, air-conditioning, gas and plumbing apparatus and fixtures, and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated in the County of Cook and State of Illinois, to wit:

Lot 14 in Block 31 in Westwood being Mills and Son's Subdivision in the West 1/2 of Section 25, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

ALSO KNOWN AS 2714 N. 76th Ave., Elmwood Park, IL 60635  
PERMANENT PARCEL NUMBER 12-25-308-034

Subject to the lien of ad valorem taxes for the current tax year and a mortgage in favor of Bell Fed. S&L (If none, so state).

IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein. WHEREAS, The Mortgagor is justly indebted to Mortgagee in the amount of \$37232.05 Dollars (hereinafter called the "Indebtedness" as evidenced by a promissory note of even date herewith (hereinafter called the "Note").

This loan is payable in 96 installments. The first installment of \$ 666.00 is due 1-04-90. 95 remaining installments of \$ 666.00 each, are due on the same day each succeeding month. The final payment is due 12-04-1997.

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THE MORTGAGOR covenants and agrees as follows: (1) To pay the Indebtedness, as herein provided, or according to any agreement extending time of payment; (2) to pay when due in each year, all taxes and assessments against the Premises, and on demand to exhibit receipts therefor; (3) within sixty days after destruction or damage to rebuild or restore all buildings or improvements on the Premises that may have been destroyed or damaged; (4) that waste to the Premises shall not be committed or suffered; (5) to keep all buildings now or at any time on the Premises insured in companies to be selected by the Mortgagee herein, who is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, with loss clause attached payable first to the first trustee or mortgagee, and second, to the Trustee herein as their interests may appear which policies shall be left and remain with the said first mortgagee or trustee until the indebtedness is fully paid; (6) to pay all prior incumbrances, and the interest thereon, at the time or times when the same shall become due and payable.

IN THE EVENT of failure so to insure, or pay taxes or assessments, or the prior incumbrances or the interest thereon when due, the Mortgagee or the holder of the Note may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or lien affecting the Premises or pay all prior incumbrances and the interest thereon from time to time; and all money so paid, the Mortgagor to repay immediately without demand, and the same with interest thereon from the date of payment at the lesser of the rate specified in the Note or the maximum rate permitted by law 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 the indebtedness evidenced by the Note, including principal and all earned interest, shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and the interest thereon from time of such breach at the lesser of the rate specified in the Note or the maximum rate permitted by law, shall be recoverable by foreclosure thereof, or by suit at law, or both, the same as if all of the indebtedness evidenced by the Note has then matured.

ALL EXPENDITURES and expenses (hereinafter called the "Expenses") incurred by the Mortgagee in connection with (a) preparations for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose, whether or not actually commenced; (b) any proceedings, including probate and bankruptcy proceedings, to which either Mortgagee or Mortgagor shall be a party either as plaintiff, claimant or defendant, by reason of this Second Mortgage or the Indebtedness hereby secured; 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 shall become so much additional indebtedness secured hereby and shall become immediately due and payable, with interest thereon, at the lesser of the rate specified in the Note or the maximum rate permitted by law. The term "Expenses" as used herein shall include, without limitation, reasonable attorney's fees, appraiser's fees, outlays for documentary and expert evidence, stenographer's charges, publication costs and costs (which may be estimated as to items to be expended after entry of a decree of foreclosure) of procuring all such abstracts of title, title searches and examinations and title insurance policies as the Mortgagee may deem reasonably necessary either to prosecute a suit of foreclosure 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 the Expenses shall be an additional lien upon the Premises, shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings, whether decree of sale shall have been entered or not, shall not be dismissed, nor release hereof given, until all the Expenses have been paid. The Mortgagor for the Mortgagor, and for the heirs, executors, administrators and assigns of the Mortgagor waives all right to the possession of, and income from, the Premises pending such foreclosure proceedings, and agrees that upon the filing of any complaint to foreclose this Second Mortgage, the court in which such complaint is filed, may at once and without notice to the Mortgagor, or to any party claiming under the Mortgagor, appoint a receiver to take possession or charge of the Premises with power to collect the rents, issues and profits of the Premises.

The name of a record owner is: Joseph T. & Regina M. Griffin His wife

And when all of the aforesaid covenants and agreements are performed, the Mortgagee or its successors or assigns shall release said premises to the party entitled, on receiving his reasonable charge.

Witness the hand S and seal S of the Mortgagor this 29th day of November, 19 89.

Joseph T. Griffin (SEAL)

Regina M. Griffin (SEAL)

Please print or type name(s) below signature(s)

This instrument was prepared by Dave Parker 739 Roosevelt Rd. #8-309, Glen Ellyn, IL 60137 (NAME AND ADDRESS)

EQUITY TITLE COMPANY 221076200

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# UNOFFICIAL COPY

STATE OF ILLINOIS  
COUNTY OF COOK } ss.

I, David E. Parker, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph T. Griffin and Regina M. Griffin, husband and wife, as Joint Tenants

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 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 29th day of November, 1989.

(Impress Seal Here)



Commission Expires

*[Signature]*  
\_\_\_\_\_  
Notary Public

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1088283

Property of Cook County Clerk's Office

BOX No. \_\_\_\_\_  
SECOND MORTGAGE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
TO  
\_\_\_\_\_  
\_\_\_\_\_

**READ THIS**

RETURN THE RECORDED DOCUMENT TO:

FORD MOTOR CREDIT CO.  
739 ROOSEVELT RD #8-309  
GLEN ELLYN ILLINOIS 60137