

UNOFFICIAL COPY

MORTGAGE
With Provision For Receiver
(ILLINOIS)

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THE MORTGAGOR [#] Donald J. Zeller and wife
Rachel L.
of the County of Cook and State of Illinois
MORTGAGE and WARRANT to MORTGAGEE
Bank of Park Forest an Illinois Banking Corp.

89162510

of the County of Cook and State of Illinois
to secure the payment of one certain promissory note ***
executed by mortgagor [#], bearing even date herewith, payable
to the order of Bank of Park Forest in the Principal
sum of \$41,110.80

Above Space For Recorder's Use Only

RECORDED 84-3380

Property of Cook County, Ill. (Watermark)

THIS IS A JUNIOR MORTGAGE
the following described real estate, to wit:

Block 21 in Keeney's Subdivision of Chicago Heights, a
subdivision of the East 1/2 of the Southwest 1/4 and the West
1/2 of the Southeast 1/4 of Section 33, Township 35 North,
Range 14, East of the Third Principal Meridian, in Cook
County, Illinois.

situated in the County of Cook, in the State of Illinois, together with all the rents, issues and
profits thereof, and all appurtenances to said real estate, and all improvements thereon, hereby releasing and waiving all
rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 32-33-323-049

Address(es) of real estate: 3201 Hopkins, Eger 11

If default be made in the payment of the said promissory note or of any part thereof, or the interest thereon, or any
part thereof, at the time and in the manner above specified for the payment thereof, or in case of waste or non-payment of
taxes or assessments on said premises, or of a breach of any of the covenants or agreements herein contained, then and in
such case the whole of said principal sum and interest, secured by the said promissory note in this mortgage mentioned,
shall thereupon, at the option of the said mortgagee, their heirs, executors, administrators, attorneys or assigns,
become immediately due and payable; and this mortgage may be immediately foreclosed to pay the same by said
mortgagee, their heirs, executors, administrators, attorneys or assigns, and it shall be lawful for the said
mortgagee, their heirs, executors, administrators, attorneys or assigns, to enter into and upon the premises
hereby granted, or any part thereof, and to receive and collect all rents, issues and profits thereof.

Upon the filing of any complaint to foreclose this mortgage in any Court having jurisdiction thereof, such Court may
appoint Bank of Park Forest any proper person receiver,
with power to collect the rents, issues and profits arising out of said premises during the pendency of such foreclosure suit,
and until the time to redeem the same from any sale that may be made under any decree foreclosing this mortgage shall
expire; and such rents, issues and profits when collected may be applied toward the payment of the indebtedness and
expenses and advances herein mentioned and described. And upon the foreclosure and sale of said premises, there shall
be first paid out of the proceeds of such sale all expenses of advertisement, selling and conveying said premises,
ascertaining the necessary parties to the foreclosure action, and reasonable dollars attorney's fees, to be
included in the decree, and all moneys advanced for taxes, assessments and other liens; then there shall be paid the
principal of said note whether due and payable by the terms thereof or by acceleration, and the interest thereon.

If any provision of this mortgage shall be prohibited by or invalid under applicable law, such provision shall be
ineffective to the extent of such prohibition or invalidity, without invalidating or affecting the remainder of such provision
or the remaining provisions of this mortgage.

Dated this 31st day of March, 1989

Donald J. Zeller (SEAL)
Donald J. Zeller
Rachel L. Zeller (SEAL)
Rachel L. Zeller
(SEAL)

89162510

This instrument was prepared by Julie A. Van, Bank of Park Forest, Park Forest, Ill.
(NAME AND ADDRESS)

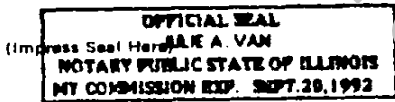
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STATE OF Illinois }
COUNTY OF Cook } ss.

I, Julie A. Van, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Donald J. Zeller and Rachel L. Zeller

personally known to me to be the same person^s whose name^s have subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as a 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 31st day of March, 1989.



Julie A. Van
Notary Public

Commission Expires _____

89162510

Box 89162510

Real Estate Mortgage

TO

MAIL TO:

BANK OF PARK FOREST
99 INDIANWOOD BLVD.
PARK FOREST, ILLINOIS 60466

GEORGE E. COLE
LEGAL FORMS

Mail