

# UNOFFICIAL COPY

## REAL PROPERTY MORTGAGE

**MORTGAGEE:**  
 FORD CONSUMER FINANCE CO. INC.  
 11311 CORNELL PARK DR. SUITE 400  
 CINCINNATI, OHIO 45242

**MORTGAGOR(S):** *J.M.*  
 SERITHA STIDHUM, AKA SERITHA MEEKS,  
~~and Tucker Meeks~~ and Tucker Meeks  
 10337 S. CRANDON her husband  
 CHICAGO, IL 60617

**DATE OF LOAN**  
 5/4/89

**ACCOUNT NUMBER**  
 23423-7

OPEN END MORTGAGE: MAXIMUM INDEBTEDNESS EXCLUSIVE OF INTEREST NOT TO EXCEED \$ 30395.32

KNOW ALL MEN BY THESE PRESENTS That the above named Mortgagor(s) in consideration of the principal amount of loan stated below to them in hand paid by the above named Mortgagee do hereby grant, bargain, sell and convey with mortgage covenants to the said Mortgagee and its assigns

forever, the following described real estate situated in the County of COOK and State of Illinois to wit

LOT 30 (EXCEPT THE SOUTH 6 FEET THEREOF) AND THE SOUTH 9 FEET OF LOT 31 IN BLOCK 198 IN L. FRANK AND COMPANY TRUMBULL PARK TERRACE, BEING A SUBDIVISION OF CERTAIN BLOCKS IN SOUTH CHICAGO, A SUBDIVISION OF CALUMET AND CHICAGO CANAL AND DOCK COMPANY IN SECTION 7, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 12 AND SECTION 13, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX NO. 25-12 433-147

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 COOK COUNTY RECORDER

ALSO KNOWN AS 10337 S. CRANDON CHICAGO, IL 60617

and all the estate, right, title and interest of the said Mortgagor(s) in and to said premises. To have and to hold the same with all the privileges and appurtenances thereunto belonging to said Mortgagee and its assigns forever. And the said Mortgagor(s) do hereby covenant and warrant that the title so conveyed is clear, free and unincumbered and that they will defend the same against all lawful claims of all persons whatsoever.

This conveyance is made to secure the payment of \$ 30395.32, plus interest as provided in a Promissory Note of even date herewith, and to further secure the payment of any further or additional advances made by the Mortgagee at any time before the entire indebtedness secured hereby shall be paid in full, either as a future loan by said Mortgagee, a refinancing of the unpaid balance of the loan stated above, or a renewal thereof or both.

The maximum amount of unpaid loan indebtedness, exclusive of interest thereon, which may be outstanding at any time is THIRTY THOUSAND THREE HUNDRED NINETY FIVE AND 32/100 Dollars. In addition to any other debt or obligation secured hereby this mortgage shall secure unpaid balances of advances made for the payment of taxes, assessments, insurance premiums, or other costs incurred for the protection of the mortgaged premises.

Mortgagor(s) shall maintain all buildings and improvements now or hereafter for any part of the property hereinabove described in constant repair and in fit condition for their proper use and occupancy and shall comply with all restrictions of record and all statutes, orders, requirements or decrees relating to the property by any governmental authority.

Mortgagor(s) shall not, without the prior written consent of the Mortgagee, enter into any agreement or accept the benefit of any arrangements whereby the lien of the Prior Mortgage makes future advances or values, purchases, extends, renews or modifies the payment of any installment of principal or interest or any other term or amount now required to be paid under the terms of any other Prior Mortgage or modifies any provision thereof.

Mortgagor(s) shall promptly notify the Mortgagee in writing upon the receipt by the Mortgagor(s) of any notice from the Mortgagee under any other Prior Mortgage claiming any default in the performance or observance of any of the terms, covenants or conditions on the part of the Mortgagor(s) to be performed or observed under any other Prior Mortgage.

Mortgagor(s) shall execute and deliver, on request of the Mortgagee, such instruments as the Mortgagee may deem proper or required to perfect the Mortgagee to cure any default under any other Prior Mortgage, or permit the Mortgagee to take such other action as the Mortgagee deems necessary to cure or remedy the matter in default and preserve the interest of the Mortgagee in the mortgaged property.

The whole of the said principal sum and the interest shall become due at the option of the Mortgagee (1) if the Mortgagor(s) fails to pay any installment of principal or interest on any other Prior Mortgage within five days after the same is due, or if the Mortgagor(s) fails to comply with or perform any of the other covenants, conditions, or agreements contained in any other Prior Mortgage, or (2) if the Mortgagor(s) fails to repay to the Mortgagee on demand any amount which the Mortgagee may have paid on any other Prior Mortgage with interest thereon, or (3) should any lien be or be claimed to foreclose any mortgage or lien on the mortgaged property; or (4) if the Mortgagor(s) transfer any interest in the mortgaged property without the written consent of the Mortgagee.

The generality of the provisions of this section relating to the Prior Mortgage shall not be limited by other provisions of this Mortgage defining such particular obligations of the Mortgagor(s) which are also required of the Mortgagor(s) under any other Prior Mortgage.

IN WITNESS WHEREOF the said Mortgagor(s), who hereby release and waive their right and expectancy of homestead exemption in said premises, have hereunto set their hands this date.

X *Seritha Stidhum - Meeks* (Seal)  
 Mortgagor SERITHA STIDHUM, AKA SERITHA MEEKS (Date)  
 X *Tucker Meeks*  
 Spouse TUCKER MEEKS (Date)  
 X \_\_\_\_\_ (Seal)  
 Mortgagor \_\_\_\_\_ (Date)  
 X \_\_\_\_\_ (Date)  
 Spouse \_\_\_\_\_ (Date)  
 X \_\_\_\_\_ (Seal)  
 Mortgagor \_\_\_\_\_ (Date)  
 X \_\_\_\_\_ (Date)  
 Spouse \_\_\_\_\_ (Date)

STATE OF ILLINOIS }  
 COUNTY OF COOK } SS  
 Be It Remembered, That on the 5TH day of MAY  
 said county, personally came SERITHA STIDHUM AKA SERITHA MEEKS  
 the Mortgagor(s) in the foregoing mortgage, and acknowledged the signature of the Mortgagor(s) to be their voluntary act.

"OFFICIAL SEAL"  
 Notary Public S. J. TUCKER MEEKS  
 her husband

This instrument was prepared by: FORD CONSUMER FINANCE CO. INC.  
 11311 CORNELL PARK DR. SUITE 400  
 CINCINNATI, OHIO 45242

In Testimony Whereof I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid  
*S. J. Tucker Meeks*

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Property of Cook County Clerk's Office

00051408

MORTGAGE

TO

Recd for Record

at \_\_\_\_\_ o'clock

and recorded

Recorder \_\_\_\_\_  
of \_\_\_\_\_ County, Illinois

RELEASE

THE CONDITIONS of the within mortgage having  
complied with, the undersigned hereby cancels and re-

leases the same this

day of \_\_\_\_\_ 19\_\_

By \_\_\_\_\_ PRESIDENT

Attest \_\_\_\_\_ SECRETARY