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SECOND MORTGAGE (ILLINOIS)

THIS INDENTURE WITNESSETH THAT, Norman Pass and Hannah Pass,
his wife

(hereinafter called the "Mortgagor"), of _____
1413 Rose Blvd., Buffalo Grove, IL 60089
(No. and Street) (City) (State)

for valuable consideration the receipt of which is hereby acknowledged, CONVEY _____
AND WARRANT _____ to FORD MOTOR CREDIT COMPANY of _____
1305 Remington Rd., Suite J, Schaumburg, IL 60173
(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:

Above Space For Recorder's Use Only

LOT 37 IN WINDFIELD SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 1/2
OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11, EAST
OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
RECORDED AUGUST 13, 1978, AS DOCUMENT NUMBER 24590866, IN COOK COUNTY,
ILLINOIS. ALSO KNOWN AS WINDFIELD PHASE I.

(hereinafter called the "Premises") Also Known As: 1413 Rose Blvd., Buffalo Grove, IL 60089
Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.
Subject to the lien of ad valorem taxes for the current year and a mortgage in favor of St. Paul Federal Sav. & Loan (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 \$ 66,405.99 Dollars (hereinafter called the "Indebtedness" as
evidenced by a promissory note of even date herewith (hereinafter called the "Note").

Loan is payable in 120 installments. First payment of \$1,430.60 is due 9-5-89. 119
remaining payments of \$1,150.00 each are due on the same day each succeeding month.
The final payment is due 8-5-1999.

THE MORTGAGOR covenants and agrees as follows: (1) To pay the Indebtedness, as herein and in the Note 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 therefore; (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 title 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 with 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 by express terms.

ALL EXPENDITURES and expenses hereinafter called the "Expenses" incurred by the Mortgagee in connection with (a) preparations for the commence-
ment of any suit for the foreclosure hereof after accrual of such right to foreclose, whether or not actually commenced; (b) any proceeding, 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: Norman Pass and Hannah Pass

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 26th day of July, 1989.

Norman Pass (SEAL)
Norman Pass
Hannah Pass (SEAL)
Hannah Pass

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

This instrument was prepared by L. Felski 1305 Remington Rd., Suite J, Schaumburg, IL 60173
(NAME AND ADDRESS)

EQUITY TITLE COMPANY 20105109

Property of Cook County

19895472

UNOFFICIAL COPY

STATE OF ILLINOIS
COUNTY OF COOK } ss.

I, Ronald M. Blaze, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Norman Pass and Hannah Pass

personally known to me to be the same person^s whose name^s 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 26th day of July, 1989.

(Impress Seal Here)


Notary Public
Ronald M. Blaze

Commission Expires March 15, 1993

DEPT-01 RECORDING \$12.25
T#2222 TRAN 5712 07/27/89 16:26:00
#3242 B *-89-345474
COOK COUNTY RECORDER


89345474

\$12.00 MAIL

89-345474

BOX No. _____
SECOND MORTGAGE

TO

MAIL TO 
Mail to + prepared by:
FORD MOTOR CREDIT CO.
1305 REMINGTON ROAD
SUITE J
SCHAUMBURG, IL 60173