

UNOFFICIAL COPY

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MORTGAGE

On the 6th day of Dec, 19 89 Clarence Alvin Nelson Jr.
 and Christine Nelson, his wife (J)
 who live(s) at 10158 S. Oglesby Chicago, IL
 (the "Property Owner") MORTGAGES and WARRANTS to First Credit Corporation ("FCC"), whose principal place of business is at _____,
 all of the land, buildings, and other improvements now or in the future owned by the
 Property Owner and located at 10158 S. Oglesby Chicago, IL
 in _____ County in Illinois (the "mortgaged property"), the legal description of which is as follows

LOT 19 AND THE SOUTH 3 FEET OF LOT 18 IN BLOCK 79 IN CALUMET TRUST'S SUBDIVISION IN FRACTIONAL SECTION 12, BOTH NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 14 LYING EAST OF THE JRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as:
 P. N. Number(s): 25-12-417-118

The Property Owner MORTGAGES and WARRANTS the mortgaged property to FCC to provide security for a debt owing under a Retail Installment Contract (the "Contract") dated 12-6-89, 19 89, between Clarence Alvin Nelson Jr. & Christine Nelson as Buyer and 1st Metropolitan Bldgs, Inc. as Contractor/Seller which Contract has been or is to be assigned to FCC. The debt owing under the Contract is \$ 5500.00 (referred to in the Contract as the "Amount Financed") and is payable, together with a FINANCE CHARGE (as defined in the Contract) calculated at the interest rate specified in the Contract, in consecutive monthly installments of \$ 120.50 each, commencing approximately 30 days from the date of completion of

the improvements described in the Contract, with the full debt, if not paid earlier, due 60 months after the due date of the first payment due under said Contract. The Contract also provides for late charges; however, in no event shall the total aggregate indebtedness secured by this mortgage exceed an amount equal to twice the debt owing under the Contract.

The Property Owner also agrees to the following terms:

1. PROPERTY SUBJECT TO MORTGAGE: The Property Owner subjects the mortgaged property to payment of the debt due under the Contract
2. INSURANCE: The Property Owner will maintain insurance against fire and other hazards on the mortgaged property for the benefit of FCC, will pay the premiums for the insurance and will transfer to FCC all proceeds of such insurance to the extent of the unpaid debt secured by this mortgage
3. TAXES AND ASSESSMENTS: The Property Owner will pay, on time, all taxes, assessments, and sewer, water or other charges on the mortgaged property
4. OTHER MORTGAGES: The Property Owner will pay, on time, all installments of principal and interest on any other mortgage on the mortgaged property, and will not violate any other term of any other mortgage
5. RECEIPTS, FAILURE TO MAKE CERTAIN PAYMENTS: Upon FCC's written request, the Property Owner shall furnish to FCC duplicate receipts for payments required by paragraphs 2, 3 and 4 above. If the Property Owner fails to make any payment required by paragraphs 2, 3 or 4 above, FCC may make the payment. If FCC makes any such payments, the amount of such payment will be added to the debt secured by this mortgage and will be a debt of the Property Owner, payable on FCC's demand, with interest equal to the maximum rate permitted by law
6. NO ALTERATION OF MORTGAGED PROPERTY: The Property Owner will not alter, demolish or remove any part of the mortgaged property without FCC's permission. The Property Owner will keep the mortgaged property in good repair and condition
7. IMMEDIATE PAYMENT UPON DEFAULT: If any installment due under the Contract is not paid with 30 days after its due date or if any other "default" as defined in the Contract occurs, or if any term of this mortgage is violated, FCC may demand the immediate payment of the entire debt due under the Contract and this mortgage. Upon payment in full after any such demand, a refund of the unearned portion of the FINANCE CHARGE and any insurance charges may be due as described in the Contract.
8. DEBT DUE ON SALE: FCC may, at its option, also demand immediate payment of the entire debt due under the Contract and this mortgage upon any sale or transfer of the mortgaged property or upon any assignment or pledge of the beneficial interest in or power of direction over any land trust holding title to the mortgaged property. Upon payment in full after any such demand, a refund of the unearned portion of the FINANCE CHARGE and any insurance charges may be due as described in the Contract
9. RIGHT OF ACCESS: After a default, or if FCC reasonably believes a default has been committed under this mortgage or the Contract, FCC, in addition to its other remedies, may enter the mortgaged property for the purposes of inspection.
10. DEMAND IN PERSON OR BY MAIL: Demand for payment may be made in person or by mail.
11. SALE AS SINGLE PROPERTY; RECEIVER UPON FORECLOSURE: In case of foreclosure, a receiver of the mortgaged property may be appointed, and the mortgaged property may be sold as one piece of property. FCC may be appointed as such receiver.
12. ASSIGNMENT OF RENTS: To further secure the indebtedness, Property Owner does hereby sign, assign and transfer unto FCC all the rents, issues and profits now due and which may hereafter become due under or by virtue of any lease, whether written or oral, or any letting of or of any agreement for the use or occupancy of the Property or any part thereof, which may have been heretofore or may be hereafter made or agreed to it being the intention hereby to establish an absolute transfer and assignment of all of such leases and agreements unto FCC, and Property Owner does hereby appoint irrevocably FCC its true and lawful attorney (with or without taking possession of the Property) to rent, lease or let all of any portion of the Property to any party at such rental as upon such terms as FCC shall, in its discretion determine, and to collect all of said rents, issues and profits arising from or accruing at any time hereafter, and all now due or that may hereafter become due.
13. LIENS ON PROPERTY: The Property Owner will not allow any mechanics', materialmen's, workmen's, judgment or tax lien to attach to the mortgaged property.
14. STATEMENTS BY PROPERTY OWNER: The Property Owner is the sole owner of the mortgaged property. Should it be necessary for the Property Owner to sign any additional papers to make this mortgage fully effective, the Property Owner will sign such papers.
15. FUTURE OWNERS: This mortgage shall be binding upon the Property Owner, his, her or their heirs and personal representatives, and all persons who subsequently acquire any interest in the mortgaged property.
16. TRANSFER OF MORTGAGE: FCC may transfer its interest in this mortgage. Any subsequent holder of FCC's interest in this mortgage will have all the rights FCC would have if FCC were still the holder, including the right to transfer.
17. WAIVER OF HOMESTEAD: The Property Owner releases and waives all right of homestead exemption in the mortgaged property
18. GOVERNING LAW: This instrument shall be governed by the law of Illinois.
19. FORECLOSURE: If the debt secured by this mortgage becomes due, whether by acceleration or otherwise, FCC has the right to foreclose its lien, and in any such foreclosure suit there shall be allowed as additional indebtedness in the decree for sale all expenditures which may be incurred on behalf of FCC for reasonable attorneys' fees and other costs. The proceeds of any foreclosure sale of the mortgaged property shall be distributed and applied in the following order of priority: First, on account of all expenses incident to the foreclosure proceedings, second, all other items which under this mortgage constitute secured indebtedness additional to that evidenced by the Contract, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the Contract, and fourth, any overplus to the Property Owner.
20. LEGAL DESCRIPTION AUTHORIZATION: The Property Owner hereby authorizes FCC to determine the legal description of the mortgaged property and enter it on this mortgage.

This mortgage has been duly executed by the Property Owner.

In Presence Of:

Alan Ruffin
 (SUBSCRIBING WITNESS)

=90-005191

I (We) acknowledge that I (we) have received a copy of this mortgage.

X Clarence Alvin Nelson Jr. (L.S.)
 (PROPERTY OWNER)

X Christine Nelson (L.S.)
 (PROPERTY OWNER)

(PROPERTY OWNER)

This instrument was prepared by, and when recorded should be mailed to:

FIRST CREDIT CORPORATION
 570 LAKE COOK ROAD • SUITE 115
 DEERFIELD, ILLINOIS 60015



1325

