

Document No. _____ filed for Record in Recorder's office of _____
County, Illinois _____ at _____ o'clock _____ M.
MORTGAGE WITH HOMESTEAD WAIVER _____ Recorder of Deeds

THIS INDENTURE, Made this _____ 25th _____ day of _____ January _____
A.D. 19 _____ 90 _____ between Randall H. Sankpoll and Laurina A. Sankpoll, his wife,
_____ in joint tenancy

of the city of Tinley Park _____ Cook _____ County, Illinois, parties
of the first part hereinafter called mortgagor and AMERICAN FAMILY FINANCIAL SERVICES, INC. of the
City of Schaumburg, County of Cook and State of Illinois party of the second part hereinafter call mortgagee.

WITNESSETH: That the mortgagor for and in consideration of the sum of (\$ 10,348.89*****)
Ten Thousand Three Hundred Forty Eight and 89/100***** DOLLARS

(hereinafter called indebtedness) principal sum to MORTGAGOR in hand paid the receipt
of which is hereby acknowledged do hereby convey and warrant unto the said mortgagee the following described
real estate, with the buildings and improvements thereon and everything appertaining thereto, including all rents,
issues and profits arising or accruing therefrom in any manner whatsoever, to wit:
Lot 164 in Westwood Phase II, being a Subdivision of part of the South 1/2
of the Northeast 1/4 of Section 27, Township 36 North, Range 12, East of the
Third Principal Meridian, in Cook County, Illinois.

Permanent Tax Number: 27-27-221-010-0000
9001 W. 120th St.; Tinley Park, IL 60477

30059330

DEPT-01 113.25
51111 TRAN 2610 02/05/90 14:14:00
2722 1 **90-059390
COOK COUNTY RECORDER

This (is) (~~is not~~) Homestead Property.

This mortgage is junior and subsequent to:

Mortgage made by Randall H. Sankpoll and Laurina A. Sankpoll to Capital
Federal Savings of America to secure an indebtedness in the amount of \$65,000.00
and recorded Decemobr 30, 1986 as Document Number 86623965.

(Subject to all legal highways upon said premises) situated in the city of Tinley Park
County of Cook and State of Illinois: Hereby releasing and waiving all rights under, and
by virtue of the Homestead Exemption Laws of this State.

The said mortgagor does covenant and agree with the said mortgagee that he is well seized of the premises above
conveyed, as of a good and indefensible inheritance in the law in fee simple; that the said premises are clear of all
taxes, and assessments now due and of all other liens and incumbrances whatsoever, and will WARRANT AND
FOREVER DEFEND the same.

The said mortgagor does covenant and agree with the said mortgagee to pay promptly when due, all taxes and assessments legally levied and accruing upon the
said premises and any and all other liens thereon, and upon request to exhibit receipts therefor, to the said mortgagee and to keep the buildings and
improvements upon said premises insured in reputable insurance companies for the benefit and security of the owner of said indebtedness for the value of such
buildings and improvements during the full period of the lien hereby created, and deliver the insurance policies to the said mortgagee and to keep the buildings
and improvements upon said premises in good repair during the full period of the lien hereby created.

In case of default in the payment of said indebtedness or any part thereof or the interest thereon or any part thereof at the time the same becomes due and
payable according to the tenor and effect of the note or notes hereinafter described or any part thereof, or in case of waste, or in case of non-payment of taxes or
assessments, or in case of neglect to procure or renew insurance as hereinbefore provided, or in case of a breach of any of the covenants and agreements herein
contained, then in any and every case all of the indebtedness hereby secured at the election of the owner or said indebtedness or any part thereof shall become
immediately due and payable and this mortgage may be foreclosed in the manner and with the same effect as if said indebtedness had matured by lapse of time.

1234
Side 1 of 2

30059330

UNOFFICIAL COPY

American Family Financial Services, Inc.
1501 Woodfield Road, Suite 112W
Schaumburg, Illinois 60173

Return to:



OT
T
M
A
Commission Expires

4-10-93

day of

January 19 90

Notary Public

Robert M. Thomas

Given under my hand and Notarial Seal, at _____
including the release and waiver of the right of homestead.
who is personally known to me to be the same person whose name subscribed to the foregoing instrument, as having executed the same, appended thereto and for the purpose herein set forth.

STATE OF ILLINOIS, COUNTY, SS. DO HEREBY CERTIFY THAT _____
I, the undersigned, a Notary Public, in and for said County and State aforesaid.

This instrument drafted by American Family Financial Services, Inc., 1501 Woodfield Rd., Suite 112W, Schaumburg, IL, 60173

IN WITNESS WHEREOF the said mortgagor has hereunto set his hand and seal on the day and year first above written.

(S)A(L) (S)A(L)

All of the covenants and agreements herein contained shall extend to and be binding upon all of the parties hereto, their heirs, executors, administrators, successors and assigns.

This Mortgage Note shall be due and payable if the property subject to this mortgage is conveyed away or if the thereo shall be vested in any other. Unless the provisions of this agreement otherwise require, words importing the plural, and words importing the masculine gender shall include the feminine, words importing the singular number shall include the plural, and words importing the plural shall include the singular.

Provided always that if the said mortgagor shall well and truly pay or cause to be paid to the said mortgagee or to the owner of said indebtedness, the principal sum of TEN THOUSAND THREE HUNDRED FORTY EIGHT AND 89/100 DOLLARS (\$10,348.89) *****
In case of any other suit or legal proceedings wherein the said mortgagee or the owner of said indebtedness or any part thereof shall be made a party thereto for reason of this mortgage, then the reasonable attorney's fees for services in any such suit or legal proceedings shall become additional indebtedness against the said mortgagor and the payment thereof shall be secured by this mortgage equally in every respect with the said original indebtedness.
In case of filing a bill to foreclose this mortgage, the said mortgagor does hereby covenant and agree to pay all reasonable attorney's fees and all costs and expenses incurred in and about such foreclosure suit, including all expenses for continuing abstracts of title to said premises, and the same shall become additional indebtedness against the said mortgagor and the payment thereof shall be secured by this mortgage equally in every respect with the said original indebtedness.
In case of filing a bill to foreclose this mortgage, the Court may at any time before a sale, upon request appoint a receiver with power to collect the rents, taxes and profits arising or accruing from said premises and out of such rents, taxes and profits such receiver may pay all taxes and assessments accruing or past due, all insurance, and all necessary repairs to, and maintenance of said premises during the full period of such receivership, and the balance, if any, shall be reported to, and disbursed as directed by the Court. The said mortgagor does hereby covenant and agree to surrender the said premises peaceably on demand to any receiver that may be appointed by the Court.
In case of filing a bill to foreclose this mortgage, the said mortgagor does hereby covenant and agree to pay all reasonable attorney's fees and all costs and expenses incurred in and about such foreclosure suit, including all expenses for continuing abstracts of title to said premises, and the same shall become additional indebtedness against the said mortgagor and the payment thereof shall be secured by this mortgage equally in every respect with the said original indebtedness.
In case of neglect or refusal of said mortgagor to insure said buildings and improvements and deliver the insurance policies to the said mortgagee or to pay the taxes and assessments, the owner of said indebtedness or any part thereof may procure and pay for such insurance and pay the taxes and assessments, and all money so paid with interest thereon at the rate of _____ percent per annum shall become additional indebtedness against the said mortgagor and the payment thereof shall be secured by this mortgage equally in every respect with the said original indebtedness.

Property of Cook County Clerk's Office