

UNOFFICIAL COPY 80075017
MORTGAGE

THIS INDENTURE WITNESSETH: That the undersigned

-----Raymond W. Brown and Dorothy A. Brown, his wife-----

13.00

Village of Oak Lawn County of Cook State of Illinois,
of the hereinafter referred to as the Mortgagor, does hereby Mortgage and Warrant to

-----George Washington Savings & Loan Association-----

a corporation organized and existing under the laws of the State of Illinois, hereinafter referred to as the Mortgagee, the following real estate, situated in the County of Cook in the State of Illinois, to wit:

LOT 18 IN RAYMOND L. LUTGERT'S THIRD ADDITION TO OAKDALE, A SUBDIVISION OF PART OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY, ILLINOIS
FILE #24008E00187-010

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10133 Lawrence Ct., Oak Lawn, IL. 60453

TOGETHER with all buildings, improvement, fixtures or appurtenances now or hereafter erected thereon, including all apparatus, equipment, fixtures or articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation or otherwise and any other thing now or hereafter therein or thereon the furnishing of which by lessors to lessees is customary or appropriate, including screens, window shades, storm doors and windows, floor coverings, screen doors, venetian blinds, in-a-door beds, awnings, stoves and water heaters (all of which are declared to be a part of said real estate whether physically attached thereto or not); and also together with all easements and the rents, issues and profits of said premises which are hereby pledged, assigned, transferred and set over unto the Mortgagee.

TO HAVE AND TO HOLD all of said property unto said Mortgagor forever, for the uses herein set forth, free from all rights and benefits under the Homestead Exemption Laws of the State of Illinois, which said rights and benefits said Mortgagor does hereby release and waive.

TO SECURE the payment of a certain indebtedness from the Mortgagor to the Mortgagee evidenced by a note made by the Mortgagor in favor of the Mortgagee, bearing even date herewith in the sum of Nine Thousand & no/100's ----- Dollars (\$ 9,000.00), which note, together with interest thereon as provided by said note, is payable in monthly installments of Two Hundred Ninety Two and 52/100's ----- DOLLARS (\$ 292.52) on the 18th day of each month, commencing with March 18, 1970 until the entire sum is paid.

To secure performance of the other agreements in said note, which are hereby incorporated herein and made a part hereof, and which provide, among other things, for an additional monthly payment of one-twelfth (1/12th) of the estimated annual taxes, assessments, insurance premiums and other charges upon the mortgaged premises. And to secure possible future advances as hereinafter provided and to secure the performance of the Mortgagor's covenants herein contained.

A. THE MORTGAGOR COVENANTS:

(1) To pay immediately when due and payable all general taxes, special taxes, special assessments, water charges, sewer service charges and other taxes and charges against said property, including those heretofore due, (the monthly payments provided by said note in anticipation of such taxes and charges to be applied thereto), and to furnish the Mortgagee, upon request, with the original or duplicate receipts therefor.

(2) To keep the improvements now or hereafter situated upon said premises insured against loss or damage by fire, lightning, windstorm and such other hazards, including liability under laws relating to intoxicating liquors and including hazards not now contemplated, as the Mortgagee may reasonably require to be insured against, under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, in such companies, through such agents or brokers, and in such form as shall be satisfactory to the Mortgagee. Such insurance policies, including additional and renewal policies shall be delivered to and kept by the Mortgagee and shall contain a clause satisfactory to the Mortgagee making them payable to the Mortgagee as its interest may appear.

(3) To promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed; to keep said premises in good condition and repair, and free from any mechanic's or other lien or claim of lien not expressly subordinated to the lien hereof; not to suffer or permit any unlawful use of or any nuisance to exist on said property nor to diminish nor impair its value by any act or omission to act; to comply with all requirements of law with respect to the mortgaged premises and the use thereof;

(4) That if the Mortgagor shall procure contracts of insurance upon his life and disability insurance for loss of time by accidental injury or sickness, or either such contract, making the Mortgagee assignee thereunder, the Mortgagee may pay the premiums for such insurance and add said payments to the principal indebtedness secured by this mortgage to be repaid in the same manner and without changing the amount of the monthly payments, unless such change is by mutual consent.

UNOFFICIAL COPY

MORTGAGE

Box 109

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City Commission Express

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Lean He.

THIS STATEMENT WAS PREPARED BY
GEORGE WASHINGTON SAVINGS AND LOAN ASSN.
11240 S. CEDAR AVENUE
OAK LAWN, ILLINOIS 60459

personally known to me to be the same person(s) (is) (are) whose name(s) _____ they
before me this day in person and acknowledged that _____ they
signed, sealed, and delivered the said instrument as
trustee and voluntary act, for the uses and purposes herein set forth, including the release and waiver
of the right of homestead.

I, the undersigned, do hereby certify that - - - - -

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JULY 19 1996

A.D. 19

COURT OF APPEALS
STATE OF ILLINOIS
COOK COUNTY

(3) That time is up, the essence being to make in performance of any covenant herein contained under Section A(4) above, or for either purpose:

(2) That it is the intent hereof to secure payment of said note whether the entire amount shall have been advanced to the Mortgagor at the date hereof or at a later date, or having been advanced, shall have been repaid in part and further to the extent hereof to secure payment of said note whether the entire amount of principal plus any amount of interest or otherwise due thereon, or the entire amount of principal plus any amount of premium

(1) That in the case of failure to perform any of the covenants hereinafter, the Mortgagor may do on the Mortgagor's behalf everything so convenient; that the Mortgagor may also do any act it may deem necessary to protect the lien herein referred to, and such amounts as may be necessary to cover the expenses of collection or distribution of any money paid or disbursed by the Mortgagor upon the property or otherwise for any purpose; and that the Mortgagor will repay upon demand any money paid or disbursed by the Mortgagor to any person to whom the Mortgagor may have been compelled by law to pay or deliver, and that the Mortgagor may do on the Mortgagor's behalf anything so convenient; that the Mortgagor may do any act it may deem necessary to protect the lien herein referred to, and that the Mortgagor will pay over to the Mortgagor any personal liability because of any default by the Mortgagor.

B. MORTGAGE FURTHER COVENANTS: