

REAL ESTATE MORTGAGE

UNOFFICIAL COPY

00107797 316692

MORTGAGOR

(Names and Addresses)

MORTGAGEE

COMMERCIAL CREDIT LOANS, INC.

679 N. CASS AVE.
WESTMONT, IL. 60559

VICTOR E. ECTOR 453-74-9844
(Divorced and Not Remarried) Social Security No.)

Mary V. Ector
(Divorced and Not Remarried) Social Security No.)

8204 S Ridgeland Chicago, Illinois
OF Cook COUNTY, ILLINOIS
(hereafter called "Mortgagor")

OF DuPage COUNTY, ILLINOIS
(hereafter called "Mortgagee")

First Pmt. Due Date	Final Pmt. Due Date	Loan Number	Date of Loan (Note) & Mortgage	Number of Monthly Payments	Amt. of Each Pmt.	Amt. of Mortgage (Face Amt. of Loan)
8/18/86						
Date Due Each Mo.						
18th	7/14/93	10622192	7/14/86	84	171.90	8411.96

THIS MORTGAGE ALSO SECURES FUTURE ADVANCES AS PROVIDED HEREIN.

THIS INDENTURE, WITNESSETH, THAT the Mortgagor, above named, of the above named address in the County and State above indicated Mortgage and Warrant to the Mortgagee named in print above, to secure the payment of one certain Promissory Note executed by the undersigned, bearing even date herewith, payable to the order of the Mortgagee named in print above, the following described real estate, to wit:

Lot 2 (Except the North 8 Feet) and the North 14 feet of lot 3, in Block 5, in Stony Island Park, a Subdivision of that part 66 the North West 1/4 of Section 36, Township 38 North, Range 14 East of the Third Principal Meridian, lying South West of the center of Anthony Avenue, in Cook County, Illinois.

A.K.A. = 8704 S Ridgeland Chicago, Illinois
Parcel Number: 20-36-120-041

SEPT-01 \$13.00
T33333 TRAN 0947 03/09/90 14:11:00
#0565 * -90-107797
COOK COUNTY RECORDER

00107797

situated in the County above in the State indicated above, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, and all right to retain possession of said premises after a default or breach of any of the covenants or agreements herein contained.

The Mortgagor(s) covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said note provided, or according to any agreement extending time of payment, or in accord with the terms of any subsequently executed notes, which shall be a continuation of the initial transaction and evidence the refinancing or advancing of additional sums of money to Mortgagee(s) (2) to pay prior to the first day of June in each year, all taxes and assessments against said premises, and on demand to exhibit receipts therefor; (3) within sixty days after destruction or damage to rebuild or restore all buildings or improvements on said premises that may have been destroyed or damaged; (4) that waste to said premises shall not be committed or suffered; (5) to keep all buildings now or at any time on said premises insured in companies to be selected by the Mortgagee herein, who is thereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, if any, with loss clause attached payable first, to any prior Mortgagee, if any, and, second, to the Mortgagee above named as their interests may appear, which policies shall be left and remain with the said Mortgagees until the indebtedness is fully paid; and to pay all prior encumbrances, and the interest thereon, at the time or times when the same shall become due and payable.

In the event of failure to insure, or pay taxes or assessments, or the prior encumbrances or the interest thereon when due, the Mortgagee or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or release any tax lien or title affecting said premises or pay all prior encumbrances and the interest thereon from time to time; and all money so paid, the Mortgagor(s) agree(s) to repay immediately without demand, and the same with interest thereon from the date of payment at seven per cent, per annum, 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 said indebtedness, 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 seven per cent, per annum, shall be recoverable by foreclosure thereof, or by suit at law, or both, the same as if all of said indebtedness had then matured by express terms.

It is agreed by the Mortgagor(s) that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof—including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of promoting or completing abstract showing the whole title of said premises embracing foreclosure decree—shall be paid by the Mortgagor(s); and the like expenses and disbursements, occasioned by any suit or proceeding wherein the Mortgagee or any holder of any part of said indebtedness as such, may be a party, shall also be paid by the Mortgagor(s). All such expenses and disbursements shall be an additional lien upon said premises, shall be taxed as costs and included in a decree that may be rendered in such foreclosure proceedings; which proceedings, whether decree of sale shall have been entered or not, shall not be dismissed, nor release hereof given, until all such expenses and disbursements, and costs of suit, including solicitor's fees have been paid. The Mortgagor(s) for said Mortgagee(s) and for the heirs, executors, administrators and assigns of said Mortgagor(s) waives(s) all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agree(s) that upon the filing of any bill to foreclose this mortgage, the court in which such bill is filed, may at once and without notice to the said Mortgagor(s), or to any party claiming under said Mortgagor(s), appoint a receiver to take possession or charge of said premises with power to collect the rents, issues and profits of the said premises.

Witness the hand and seal of the Mortgagor(s) this 18th day of July, A. D. 1986

Victor E. Ector (SEAL)
Mary V. Ector (SEAL)

____ (SEAL)
____ (SEAL)

STATE OF Illinois
County of Cook

90107797

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I, Johanna Vitale in and for said County, in the

State aforesaid, DO HEREBY CERTIFY, That Ector, Victor E, Mary V. Ector, Divorced and Not Remarried personally known to me to be same person A whose name B subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that C he Y signed, sealed and delivered the said Instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release the waiver of the right of homestead.

GIVEN under my hand and notary seal, this 18th day of July, A. D. 1986

This instrument was prepared by P. Alvarado 679 N. Cass Ave, Westmont, IL. 60559

ORIGINAL—RECORDING DUPLICATE—OFFICE TRIPLICATE—CUSTOMER'S

Box 158

UNOFFICIAL COPY

1316869
1316869
5231-2
405
DUPLICATE

Handwritten initials

3531577

REGISTRAR / OF TITLES

JUL 16 2 19 PM '86

3531577

TRUSTEES DUPLICATE
COUNTY CLERK
REGISTRAR
DELIVER TO
S. HARRIS

Property of Cook County Clerk's Office

2622010C

COMMERCIAL CREDIT
679 N. GRASS AVE
WESTMONT, IL, 60559
TUBBY-TRUCKS

UNOFFICIAL COPY