

UNOFFICIAL COPY MORTGAGE

THIS INDENTURE WITNESSETH: That the undersigned

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-----Peter H. Doyle and Rosemary Doyle, his wife-----
Village of Palos Park

of the _____ County of _____ State of Illinois,
hereinafter referred to as the Mortgagor, does hereby Mortgage and Warrant to

-----George Washington Savings & Loan Association-----
State of Illinois

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

LOTS 3, 4, 5, 6, 7, AND 8 IN BLOCK 19 IN ATWOODS ADDITION TO WASHINGTON HEIGHTS, A SUBDIVISION
OF THE NORTH 100 ACRES OF THE SOUTHWEST 1/4 AND THE NORTH 50 ACRES OF THE WEST 1/2 OF THE SOUTHEAST
1/4 OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS. 24-23-312-011 3909 W. 116th Pl., Alsip, IL. 60658

Additional Collateral:

THE EAST 119.15 FEET OF THE NORTH 1/2 OF BLOCK 4 (EXCEPT THAT PART LYING NORTH OF A LINE 60 FEET
SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 26) AS CONVEYED TO COUNTY OF
COOK IN FREDERICK H. MARBLETT'S PALOS PARK SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP
37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
23-26-400-002 12500 S. 82nd Ave., Palos Park, IL. 60464

COOK COUNTY, ILLINOIS

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TOGETHER with all buildings, improvements, 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 blind, 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
cements 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 Mortgagee 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 Seventy Five Thousand

& no/100's ----- Dollars (\$ 75,000.00), which note,

together with interest thereon as provided by said note, is payable in one Seventy Seven Thousand
One hundred twenty six & 70/100's ----- DOLLARS (\$ 77,126.70)

on the 10th day of July, 1990 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 pay-
ments 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.

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BOX 333-GG

Box

MORTGAGE

Approved by and
Signed to

George Washington
103rd & Cass
Chillicothe, Ill

60453

Loan No.

My Commission Expires 6/3/82
OFFICIAL SEAL
PATRICIA ANNE RYAN
Notary Public, State of Illinois
My Commission Expires 6/3/82

GIVEN under my hand and Notarial Seal, this _____ day of _____, 1990, before me this day in person and acknowledged that personally known to me to be the same person(s) whose name(s) (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z) appeared signed, sealed and delivered the foregoing instrument, appeared before me this day in person and acknowledged that the right of homestead, free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, the undersigned, the undersigned have hereunto set their hands and seals this _____ day of _____, 1990.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this _____ day of _____, 1990.

B. MORTGAGOR FURTHER COVENANTS:
(1) That in the case of failure to perform any of the covenants herein, the Mortgagee may do on the Mortgagor's behalf everything so governed; that the Mortgagee may also do any act it may deem necessary to protect the lien hereof; that the Mortgagor will repay upon demand any moneys paid or disbursed by the Mortgagee for any of the above purposes and such moneys together with interest thereon at the highest rate for which it is then lawful to contract shall become so much additional indebtedness hereby secured and may be included in any decree foreclosing this mortgage and be paid out of the rents or proceeds of sale of said premises if not otherwise paid; that it shall not be obligatory upon the Mortgagor to inquire into the validity of any lien, encumbrance, or claim in advancing moneys as above authorized, but nothing herein contained shall be construed as requiring the Mortgagee to advance any moneys for any purpose nor to do any act hereunder; and that Mortgagee shall not incur any personal liability because of anything it may do or omit to do hereunder; and 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 advances made at a later date, which advances shall in no event operate to make the principal sum of the indebtedness greater than the original principal amount plus any amount or amounts that may be added to the mortgage indebtedness under the terms of this mortgage for the purpose of protecting the security and for the purpose of paying premiums under Section A(4) above, or for either purpose:
(2) That time is of the essence hereof, and if default be made in performance of any covenant herein contained or in making any payment under said note or obligation or any extension or renewal thereof, or if proceedings be instituted to enforce any other lien or charge upon any of said property, or upon the filing of a proceeding in bankruptcy by or against the Mortgagor, or if the Mortgagor shall make an assignment for the benefit of his creditors or if his property be placed under control of or in custody of any court or officer of the government, or if the Mortgagor abandon any of said property, then and in any of said events, the Mortgagee is hereby authorized and empowered, at its option, and without notice all sums secured hereby immediately due and payable, whether or not such default be remedied by Mortgagor, and apply toward the payment of said mortgage indebtedness and any other indebtedness of the Mortgagor to the Mortgagee, and in any foreclosure or sale may also immediately proceed to foreclose this mortgage, and in any foreclosure or sale may be made of the premises, to wit: (a) That upon the commencement of any foreclosure proceeding hereunder, the court in which such bill is filed may at any time, and without notice to the Mortgagor, or any party claiming under him, appoint a receiver with power to manage and control the rents, issues and profits of said premises during the pendency of such foreclosure as well as the statutory period of redemption, and such rents, issues and profits, when collected, may be applied before as well as after the Mortgagee's sale, toward the payment of the indebtedness, costs, taxes, insurance or other liens necessary for the protection and preservation of the property, including the expenses of such receivership, or an any deficiency decree hereof; and upon foreclosure of said premises, there shall be allowed and included as an additional indebtedness in the decree of sale all expenditures and expenses together with interest thereon at the rate of _____ per annum, which may be paid or incurred by or on behalf of the Mortgagee and deemed by the Mortgagee to be reasonably necessary for the purpose of protecting the interest of bidders at any sale held pursuant to such decree to the true title to or value payable by the Mortgagor in connection with interest as herein provided shall be immediately due and payable by the Mortgagor in connection with interest as herein provided including prebate or bankruptcy proceedings to which either party hereto shall be a party by reason of this mortgage or the note hereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof after the accrual of the right to foreclose, whether or not actually commenced; or (c) preparations for the defense of or intervention in any suit or proceeding or any threatened or contemplated suit or proceeding which might affect the premises or the security hereof, whether or not actually commenced. In the event of a foreclosure sale of said premises there shall first be paid out of the proceeds thereof all of the aforesaid items.

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