

90204564

THIS INDENTURE WITNESSETH THAT, VALLIE WILLIAMS, DIVORCED AND NOT SINCE REMARRIED

(hereinafter called the "Mortgagor"), of 11939 S. YALE, CHGO., IL. 9739 S. MERRILL, CHGO., IL. & 5532 S. LOWE, CHGO., IL.

for valuable consideration the receipt of which is hereby acknowledged. CONVEYS AND WARRANTS to FORD MOTOR CREDIT COMPANY of 1305 REMINGTON ROAD SUITE J. SCHAUMBURG, IL. 60173

(hereinafter called the "Mortgagee"), and to its successors and assigns the following described real estate, with the improvements thereon, including all heating, air-conditioning, gas and plumbing apparatus and fixtures, and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated in the County of COOK and State of Illinois, to wit:

Above Space For Recorder's Use Only

DEPT-01 RECORDING \$16.25
T#2222 TRAN 4763 05/03/90 13:55:00
#1977 # *-90-204564
COOK COUNTY RECORDER

94 EQUITY TITLE COMPANY

Property of Cook County

hereinafter called the "Premises") Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois. Subject to the lien of ad valorem taxes for the current year and a mortgage in favor of NONE (if none, so state). IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein. WHEREAS, The Mortgagor is justly indebted to Mortgagee in the amount of 63,174.53 Dollars (hereinafter called the "Indebtedness") as evidenced by a promissory note of even date herewith (hereinafter called the "Note").

THIS LOAN IS PAYABLE IN 120 INSTALLMENTS. THE FIRST PAYMENT OF \$1,000.00 IS DUE 6/2/90. 119 REMAINING PAYMENTS OF \$1,000.00 EACH ARE DUE ON THE SAME DAY OF EACH SUCCEEDING MONTH. THE FINAL PAYMENT IS DUE 5/8/2001.

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THE MORTGAGEE covenants and agrees as follows: (1) To pay the indebtedness, as herein and in the Note provided, or according to any agreement extending time of payment, (2) to pay when due in each year, all taxes and assessments against the 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 the Premises that may have been destroyed or damaged, (4) that waste in the Premises shall not be committed or suffered, (5) to keep all buildings down or at any time on the Premises insured in companies to be selected by the Mortgagee herein, who is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, with loss clause attached payable first to the first trustee or mortgagee, and second, to the Trustee herein as their interests may appear which policies shall be left and remain with the said first mortgagee or trustee until the indebtedness is fully paid, (6) to pay all prior incumbrances, and the taxes thereon, at the time and times when the same shall become due and payable.

IN THE EVENT of failure so to insure, or pay taxes or assessments, or the prior incumbrances or the interest hereon when due, the Mortgagee or the holder of the Note may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or lien affecting the Premises or pay all prior incumbrances and the interest thereon from time to time, and all money so paid, the Mortgagor to repay immediately on demand, and the same, with interest thereon from the date of payment at the lesser of the rate specified in the Note or the maximum rate permitted by law 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 the indebtedness evidenced by the Note, 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 the lesser of the rate specified in the Note or the maximum rate permitted by law, shall be recoverable by foreclosure, or by suit at law, or both, the same as if all of the indebtedness evidenced by the Note has then matured by express terms.

ALL EXPENDITURES and expenses (hereinafter called the "Expenses") incurred by the Mortgagee in connection with the preparation for the commencement of any suit for the foreclosure hereof after actual of such right to foreclose, whether or not actually commenced, (b) any proceeding, including probate and bankruptcy proceedings, to which either Mortgagee or Mortgagor shall be a party either as plaintiff, defendant or defendant, by reason of this Note and Mortgage or the indebtedness hereby secured, or (c) preparations for the defense of any threatened suit or proceeding which might affect the Premises or the account hereof, whether or not actually commenced shall become so much additional indebtedness secured hereby and shall become immediately due and payable, with interest thereon, at the lesser of the rate specified in the Note or the maximum rate permitted by law. The term "Expenses" as used herein shall include, without limitation, reasonable attorney's fees, appraiser's fees, outlays for documentary and expert evidence, stenographer's charges, publication costs and costs which may be estimated as to items to be expended after entry of a decree of foreclosure, or of procuring all such abstracts of title, title searches and examinations and title insurance policies as the Mortgagee may deem reasonably necessary either to prosecute a suit of foreclosure or to evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the Premises. All the Expenses shall be an additional lien upon the Premises, shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings, whether decree of sale shall have been entered or not, shall not be dismissed, nor release hereof given, until all the Expenses have been paid. The Mortgagor for the Mortgagee and for the heirs, executors, administrators and assigns of the Mortgagee waives all right to the possession of, and income from, the Premises pending such foreclosure proceedings, and agrees that upon the filing of any complaint to foreclose this Second Mortgage, the court in which such complaint is filed, may at once and without notice to the Mortgagor, or to any party claiming under the Mortgagor, appoint a receiver to take possession or charge of the Premises with power to collect the rents, issues and profits of the Premises.

The name of a record owner is VALLIE WILLIAMS, DIVORCED AND NOT SINCE REMARRIED

And when all of the aforesaid covenants and agreements are performed, the Mortgagee or its successors or assigns shall release said premises to the party entitled, on receiving his reasonable charge

Witness the hand S. and seal S. of the Mortgagor this 3rd day of MAY 1990

90204564

VALLIE WILLIAMS (SEAL)

Please print or type name(s) below signature(s)

This instrument was prepared by MARIA MCINTOSH 100 N. LASALLE ST., CHICAGO, ILLINOIS 60602 (NAME AND ADDRESS)

UNOFFICIAL COPY

STATE OF ILLINOIS
COUNTY OF COOK } ss.

I, THE UNDERSIGNED, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that VALLIE WILLIAMS, DIVORCED AND NOT SINCE REMARRIED

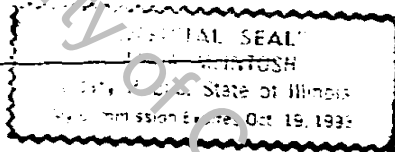
personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 3RD day of MAY, 19 90.

(Impress Seal Here)

[Signature]
Notary Public

Commission Expires



50201567

Property of Cook County Clerk's Office

BOX No. _____
SECOND MORTGAGE

TO

MAIL TO
FURD BROS. & MCDONALD
COMMERCIAL BLDG.
SULLY ST.
CHICAGO, ILL. 60611

UNOFFICIAL COPY

OFF COPY

30201561

Property of Cook County Clerk's Office

PIN #: 20-16-102-055

COMMONLY KNOWN AS: 5532 S. LONE, CHICAGO, IL

PARCEL IDENT: LOT 32 IN BLOCK 2 IN GARDNER'S 55TH STREET DEVELOPMENT, SECTION 16 IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 23 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #: 25-12-218-014

COMMONLY KNOWN AS: 9739 S. MERRILL, CHICAGO, IL

PARCEL IDENT: LOT 50 IN JEFFREY MANOR, BEING A SUBDIVISION OF PART OF BLOCK 1, ALL OF BLOCKS 2 TO 10 INCLUSIVE AND PART OF BLOCK 11 INCLUDING PARTS OF ALLEYS AND VACATED PARTS OF SOUTH CLYDE AVENUE, SOUTH PAVAN AVENUE, EAST JOHN ST., EAST 98TH PL., ALL IN HIGH WAINWRIGHT 98TH STREET SUBDIVISION IN THE EAST 1/2 OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED IN VOLUME 104, PAGE 159 AS DOCUMENT 12927998, IN COOK COUNTY, ILLINOIS.

PIN #: 25028-203-017

COMMONLY KNOWN AS: 11939 S. YALE, CHICAGO, IL

PARCEL IDENT: THE NORTH 1/2 OF LOT 32 AND ALL OF LOT 33 HEREIN THE NORTH 1/2 WEST 1/4 AND 1 IN WEST PARTS, A SUBDIVISION IN THE WEST 1/2 OF THE NORTH EAST 1/4 AND THE NORTH WEST 1/4 OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.