

UNOFFICIAL COPY REAL PROPERTY MORTGAGE

MORTGAGEE:

Ford Motor Credit Company
 11311 Cornell Park Drive
 Suite 400
 Cincinnati, Ohio 45242

MORTGAGOR(S):**90239690**

Thomas D. Roos and Mary Ann T. Roos
 7001 Old Gate House Road
 Tinley Park, Illinois 60477

DATE OF LOAN

5-22-1990

ACCOUNT NUMBER

24386-5

OPEN END MORTGAGE. MAXIMUM INDEBTEDNESS EXCLUSIVE OF INTEREST NOT TO EXCEED \$18,100.65

KNOW ALL MEN BY THESE PRESENTS: That the above named Mortgagor(s), in consideration of the principal amount of loan stated below to them in hand paid by the above named Mortgagee do hereby grant, bargain, sell and convey with "mortgage covenants" to the said Mortgagee and its assigns

Moreover, the following described real estate situated in the County of Cook and State of Illinois, to wit:

Lot 40 in Steeple Run Unit 1, being a subdivision of part of the South West 1/4 of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 7001 Old Gatehouse Road, Tinley Park, Illinois

Permanent Tax ID Number: 28-19-317-006

- DEPT-01 RECORDING \$13.00
- T#9999 TRAN 5883 05/23/90 10:32:00
- #4087 # G *-90-239690
- COOK COUNTY RECORDER

and all the estate, right, title and interest of the said Mortgagor(s) in and to said premises; To have and to hold the same, with all the privileges and appurtenances thereunto belonging to said Mortgagee and its assigns forever. And the said Mortgagor(s) do hereby covenant and warrant that the title so conveyed is clear, free and unencumbered and that they will defend the same against all lawful claims of all persons whomsoever.

This conveyance is made to secure the payment of \$ 18,100.65 plus interest as provided in a Promissory Note of even date herewith, and to further secure the payment of any further or additional advances made by the Mortgagee at any time before the entire indebtedness secured hereby shall be paid in full, either as a future loan by said Mortgagee, a refinancing of the unpaid balance of the loan stated above, or a renewal thereof or both.

The maximum amount of unpaid loan indebtedness, exclusive of interest thereon, which may be outstanding at any time is Eighteen thousand, one Hundred and 65/100 Dollars. In addition to any other debt or obligation secured hereby, this mortgage shall secure unpaid balances of advances made for the payment of taxes, assessments, insurance premiums, or other costs incurred for the protection of the mortgagee premises.

Mortgagor(s) shall maintain all buildings and improvements now or hereafter forming part of the property hereinabove described in constant repair and in fit condition for their proper use and occupancy and shall comply with all restrictions of record and all statutes, orders, requirements, or decrees relating to the property by any governmental authority.

Mortgagor(s) shall not, without the prior written consent of the Mortgagee, enter into any agreement or accept the benefit of any arrangement whereby the holder of the Prior Mortgage makes future advances or waives, postpones, extends, reduces or modifies the payment of any installment of principal or interest or any other item or amount now required to be paid under the terms of any other Prior Mortgage or modifies any provision thereof.

Mortgagor(s) shall promptly notify the Mortgagee in writing upon the receipt by the Mortgagor(s) of any notice from the Mortgagee under any other Prior Mortgage claiming any default in the performance or observance of any of the terms, covenants or conditions on the part of the Mortgagor(s) to be performed or observed under any other Prior Mortgage.

2/7/90

Property of Cook County Clerk's Office

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HVR-13-3-1LL (12/87)

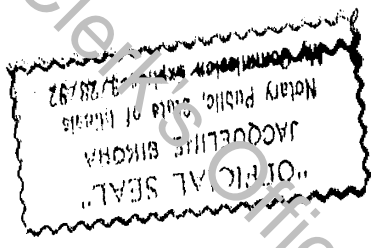
CO. # F30505

This instrument was prepared by: Ford Motor Credit Company
11311 Cornell Park Drive
Suite 400
Cincinnati, Ohio 45242
ff.

Be it remembered, that on the 22 day of May 19 91, before me, the subscriber, a Notary Public in and for said county, personally came Mr. Thomas D. Roos and Mrs. Mary Ann T. Roos the Mortgagor(s) in the foregoing mortgage, and acknowledged the signing thereof to be their voluntary act.

STATE OF ILLINOIS }
COUNTY OF COOK }
SS

X	Mortgagor	_____	(Date)
X	Spouse	_____	(Date)
X	Mortgagor	_____	(Date)
X	Spouse	_____	(Date)
X	Mortgagor	_____	(Date)
X	Spouse	_____	(Date)
X	Mortgagor	_____	(Date)
X	Spouse	_____	(Date)



Box 14

IN WITNESS WHEREOF, the said Mortgagor(s), who hereby release and waive their right and expectancy of homestead exemption in said premises, have hereunto set their hands this date.

The generality of the provisions of this section relating to the Prior Mortgage shall not be limited by other provisions of this Mortgage setting forth particular obligations of the Mortgagor(s) which are also required of the Mortgagor(s) under any other Prior Mortgage.

The whole of the said principal sum and the interest shall become due at the option of the Mortgagor: (1) if the Mortgagor(s) fails to pay any installment of principal or interest on any other Prior Mortgage when five days after the same is due, or if the Mortgagor(s) fails to keep, observe, or perform any of the other covenants, conditions, or agreements contained in any other Prior Mortgage, or if the Mortgagor(s) fails to repay to the Mortgagor on demand any amount which the Mortgagor may have paid on any other Prior Mortgage with interest thereon; or (3) should any suit be commenced to foreclose any mortgage or lien on the mortgaged property; or (4) if the Mortgagor(s) transfer any interest in the mortgaged property without the written consent of the Mortgagor.

to remedy the matter in default and preserve the interest of the Mortgagor in the mortgaged property.

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