

UNOFFICIAL COPY

MORTGAGE

50265586

THIS INDENTURE WITNESSETH: That the undersigned

---Roy Keebler and Genevieve Keebler, his wife---

of the Village of Oak Lawn County of Cook State of Illinois,
hereinafter referred to as the Mortgagor, does hereby Mortgage and Warrant to-----George Washington Savings & Loan Association-----
State of Illinoisa corporation organized and existing under the laws of the _____, hereinafter
referred to as the Mortgagee, the following real estate, situated in the County of Cook
in the State of Illinois, to wit:LOT 41 IN SECOND ADDITION TO G.A. PERSON'S SUBDIVISION, A PART OF THE
EAST 3/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 13, EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.COOK COUNTY, ILLINOIS
PROPERTY RECORDS1990 JUN - C PM B 16
24-09-315-030

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5501 Oak Center Dr., Oak Lawn, IL, 60453

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 lessor to lessee is customary or appropriate, including screens, window shades, storm doors and windows, floor coverings, screen doors, venetian blinds, in-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 Mortgagor.

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 hereto, in the sum of **FORTY Thousand Forty Seven & 26/100** Dollars (\$ 40047.26), which note, together with interest thereon as provided by said note, is payable in monthly installments of **Ninety One Thousand One Hundred Eighty Two & 16/100** Dollars (\$ 11182.16) on the **6th** day of **each month, commencing August 1990**. **X**xx 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 Mortgagor 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 Mortgagor. Such insurance policies, including additional and renewal policies shall be delivered to and kept by the Mortgagor and shall contain a clause satisfactory to the Mortgagor making them payable to the Mortgagor 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 other such contract, making the Mortgagor assignee thereunder, the Mortgagor 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

Loan No.

1

MORTGAGE

Box 105

A. Communication Example

COUNTRY OR STATE		COAK	DO I HERINLY CERTIFY THAT - BOY KEEBLER AND GENEVIA V. KEEBLER, HIS WIFE - - - - -
I, THE UNDERSIGNED, THE UNDERSIGNED,			
A NATIVE BORN IN AND FOC NELL COUNTY, IN THIS STATE, AND RESIDED,			
BEFORE MY TIME TO ME TO BE THE SAME PERSON AS (a) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND FOR			
PERSONALLY KNOWN TO ME TO BE THE SAME PERSON AS (a) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND FOR			
THE REASONS WHEREFOR ARE AS FOLLOWS - - - - -			
I, THE UNDERSIGNED, HAVE READ AND UNDERSTOOD THE FOREGOING INSTRUMENT, AND AGREE TO BE BOUND BY THE TERMS AND			
CONDITIONS THEREIN STATED, AND DO SIGN AND SEAL THE SAME IN THE PRESENCE OF THE OTHER SIGNATORIES.			

(2) That it is in the interest hereof to secure payment of said note whether the entire amount shall have been advanced to the debtor before or after the date of payment between advanced, shall have been repaid in part and interest accrued under Section A(4) above, or for other purposes.

out of the centre of proceeds of sale of said premises as if not otherwise paid by him to whom the same may belong, and that he shall not incur any pecuniary liability because of anything done or omitted to do before his death.

(1) That in the case of failure to perform any of the consequences herein, the Motorcarrier may do all the Motorcarrier's best effort so far as is practicable, that the Motorcarrier may delay as long as necessary to protect the lien holder;

B. MORTGAGE FURTHER COVENANTS: