REAL PROPE	HTY MORTGAGE 90267968
MORTGAGEE:	PA-MORIGRADRIS W W
WestAmerica Mortgage Company	Albert b. Brown and Dorothy M. Brown,
17 W. 635 Butterfield Road	His Wife, as Joint Tenants 12941 South Carpenter
Suite 140	Calumet Park, Illinois 60643
Oakbrook Terrace, Illinois 60181	
ATE OF LOAN ACCOUNT NUMBER	
6-6-90 1247/0-9	그는 그는 일본 이번째 모든 이 하는 말에 얼굴했다.
	(NTEREST NOT TO EXCEED \$ 25,000.76  gar(s), in consideration of the principal amount of loan stated below to them and convey with "mortgage covenants" to the said Mortgage and its assigns
ever, the following described real estate situated in the County of	Cook and State of Illinois, to wit:
Lot 25 in Bennett's Addition to Calumet 1	Park, being a Subdivision of part of
the West 25 acres of the East 1/2 of the of the Indian Boundary Line) of Section 3	West 1/2 of the Northeast 1/4 (North
of the Third Principal Meridian South of	the Center Line of Vermont Street)
in Cook County, Illinois.	the delicer print of vermone belowey.
Also Known As: 12941 South Carpenter, Ca	alumet Park, Illinois 60643
m . N . OF 02 047 040 W 1 . 000	
Tax No. 25-32-237-060, Vol. 039.	DEPT-01 RECORDING \$1
· ·	T#4444 TRAN 4806 06/07/90 11:03:
~/X.	#5836 # D *-90-26796
	COOK COUNTY RECORDER
$O_{\mathcal{K}}$	
	to said premises; To frave and to hold the same, with all the privileges and wer. And the said Mortgagor(s) do hereby coverant and warrant that the tille he same against all lewful claims of all persons whomsoever.
2 222 76	
conveyance is made to secure the payment of \$plus if the payment of any further or additional advances maile by the M	nterest as provided in a Promissory Note of even date herewith, and to further tortgagee at any time before the entire indebtedness secured hereby shall the unpaid balance of the loan stated above, or a renewal thereof or both.
	Twenty Five Thousand and
maximum amount of unpaid loan indebtedness, exclusive of interer.	thereon, which may be outstanding at any time is
typices made for the payment of taxes, assessments, insurance pre-	eb. or obligation secured hereby, this mortgage shall secure unpaid balances illums, or other costs incurred for the protection of the mortgaged premises.
	er orrung part of the properly hereinabove described in constant repair and
gagor(s) shall maintain all buildings and improvements how of hereafter condition for their proper use and occupancy and shall comply with ing to the property by any governmental authority.	all rist chois of record and all statutes, orders, requirements, or decrees
tgagor(s) shall not, without the prior written consent of the Mortgagee, a noider of the Prior Mortgage makes future advances or waives, postpon	enter into a y r greement or accept the benefit of any arrangement whereby thes, extends, r succes or modifies the payment of any installment of principal
sterest or any other item or amount now required to be paid under the	e terms of any other Prior Mortgage or modifies any provision thereof.
gapor(s) shall promptly notify the Mortgagee in writing upon the receipt	by the Mortgagor(s) of erry notice from the Mortgagee under any other Prior
gage claiming any default in the performance or observance of any dommed or observed under any other Prior Mortgage.	of the terms, covenants of conditions on the part of the Mortgagor(s) to be
· · · · · · · · · · · · · · · · · · ·	
gagor(s) shall execute and deliver, on request of the Mortgagee, such instr ire any default under any other Prior Mortgage, or permit the Mortgagi imady the matter in default and preserve the Interest of the Mortgage	uments as the Mongagee may 'a mit setul or required to permit the Mongagee es to take such other action as the Mongagee considers desireable to cure be in the mongaged property.
	e option of the Mortgagee: (1) if the Mor Jago (s) falls to pay any installment
whole of the said principal sum and the interest shall become due at the shocked or interest on any other Prior Mortgage within five days after the s	name is due, or if the Mortgagor(s) falls to keen observe, or perform any of the
r covenants, conditions, or agreements contained in any other Prior Mo	ertgage; or (2) If the Mortgagor(s) falls to rupe in the Mortgages on demand
amount which the mortgagee may have paid on any other Prior mortgage dane or lien on the mortgaged property: or (4) if the Mortgager(s) trai	e with interest thereon; or (3) should any sult oe commenced to foreclose any interest in the mortgaged property without the written consent of
Aortgages.	
generality of the provisions of this section relating to the Prior Morigages ations of the Morigagor(s) which are also required of the Morigagor(s	shall not be limited by other provisions of this Mortgage setting forth particular
NTNESS WHEREOF, the said Mongagor(s), who hereby release and v	waive their right and expectancy of homestead exemption in said premises,
hereunto set their hands this date.	- DOD A D R
	x) (Ilbert Los / Noun (seal)
	Montgagor Albert L. Brown (Date)
	X
	Spouse (Date)
	X Mortgago (Seal)
	Shouthy milke aum
. <b>\</b>	Spouse Doppthy M. Brown (Date)
and the second s	x (Seal)
eta =	Mortgagor (Date)
	Spouse (Date)
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INTY OF Cookag Ss	三、大陆、J. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.

before me, the subscriber, a Notary Public in Dorothy M. Brown has will Remembered, That on the 6th Brown \_ and \_ rgagor(s) in the foregoing mortgage, and acknowledged the signing thereof to be their voluntary act. In Testimony Whereof, I have hereuntd subscribed my name, and self-week my notarial seal, on the day and year last aforesaid. WastAmerica Mortgage Company
17 W. 635 Butterfield Road, Seite 120fillClal SEAL'
Oakbrook Terrace, IL 60181 Tiga M Elisco

## **UNOFFICIAL COPY**

30267968

County, Illinois

THE CONDITIONS of the within mortgage having RELEASE

complied with, the undersigned hereby cancels and rele

Rec'd for Record

Property of Cook County Clark's Office

258 - 2				11	
ByPRESIDENT	day of	compiled with, the undersigned hereby of the same this	RELEASE THE CONDITIONS of the within	RecorderCounty. Illinois	Rec'd for Record.
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PROPERTY MORTGAGE 90267968 IOAT GÂG DA(S)

WestAmerica Mortgage Company 17 W. 635 Butterfield Road Suite 140 60181 Oakbrook Terrace, Illinois

Albert L. Brown and Dorothy M. Brown, His Wife, as Joint Tenants 12941 South Carpenter 60643 Calumet Park, Illinois

DATE OF LOAN
6-6-90

MORTGAGEE:

ACCOUNT NUMBER 224210-9

OPEN END MORTGAGE: MAXIMUM INDEBTEDNESS EXCLUSIVE OF INTEREST NOT TO EXCEED \$ 25,000.76

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, bergain, sell and convey with "mortgage covenants" to the said Mortgagee and its assigns

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

Lot 25 in Bennett's Addition to Calumet Park, being a Subdivision of part of the West 25 acres of the East 1/2 of the West 1/2 of the Northeast 1/4 (North of the Indian Boundary Line) of Section 32, Township 37 North, Range 14, East of the Third Principal Meridian South of the Center Line of Vermont Street), in Cook County, Illinois.

12941 South Carpenter, Calumet Park, Illinois 60643 Also Known As

Tax No. 25-32-207-060, Vol. 039.

DEPT-01 RECORDING T#4444 TRAN 4806 06/07/90 11:03:00 \*-90-267968 #5836 # 35 COOK COUNTY RECORDER

and all the estate, right, title and interest of the sc.d Mortgagor(s) in and to said premises; To have and to hold the same, with all the privileges and appurtenances thereunto belonging to said Mortgagoe and is assigns forever. And the cald 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.

25,000.76 plus interest as provided in a Promissory Note of even date herewith, and to further This conveyance is made to secure the payment of \$\_ pius interest as provided in a Promissory Note of even date herewith, and to further secure the payment of any further or additional advances mide by the Mortgagee at any lime butors the entire indebtedness secured hereby shall be paid in full, either as a future loan by said Mortgagee, a reilliar cing of the unpaid balance of the loan stated above, or a renewal thereof or both.

Twenty Five Thousand and The maximum amount of unpaid loan indebtedness, exclusive of interex thereon, which may be outstanding at any time is

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 premises, or other costs incurred for the protection of the mortgaged premises.

Mortgagor(s) shall maintain all buildings and improvements now or hereafter for ning part of the property hereinabove described in constant repair and in fit condition for their proper use and occupancy and shall comply with all the circles 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 aduces 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 Mortgagon 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.

Mortgagor(s) shall execute and deliver, on request of the Mortgagoe, such instruments as the Mortgagoe may சன் useful or required to permit the Mortgagoe to cure any default under any other Pricr Mortgage, or permit the Mortgagee to take such other action at the Mortgagee considers desireable to cure remedy the matter in default and preserve the interest of the Mortgagee in the mortgaged property.

The whole of the said principal sum and the interest shall become due at the option of the Mortgagee: (1) If the Mc tgag or(s) falls to pay any installment of principal or interest on any other Prior Mortgage within five days after the same is due, or if the Mortgagor(s) falls to ker purposerve, or perform any of the other covenants, conditions, or agreements contained in any other Prior Mortgage; or (2) if the Mortgagor(s) fails to reply. The Mortgage on demand any amount which the Mortgage 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 of the written consent of the Mortgagee.

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.

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INT MARCHITCO	MUEDEOE	the said Mortgagor(s	who harahu	released and	waive their ri	ont and a	roectancy o	f homestead	exemption in	sald premises.
IN MILIAE22	WITEREUF,	THE Salu Provigaçõi (S	, who hereby	I GIOCOG GIIG	116110 11101 11	Bur muna c	Appoint to y		·	p
		ande this date		ř	the second secon		//	/)	1	

(Date) (Seat) Spouse (Date) (Date) Mortgago (Date) Brown Dongothy (Date) Mongagor (Date) Spouse

SVATE OF	OF Coo	
	Coo	١,
CUNITY	OF	

<sub>19</sub> 90 Remembered, That on the 6th June before me, the subscriber, a Notary Public in and for Dorothy M. Brown Brown and punty, personally came

rigagor(s) in the foregoing mortgage, and acknowledged the signing thereof to be their voluntary act.

WestAmerica Mortgage Company
17 W 635 Butterfield Road, Suite 140 FFICIAL SEAL"
Oakbrook Terrace, TL 60181
Tina M. Eusco In Testimony Whereof, I have hereunto subscribed my name, and

affixed my notarial sect, on the day and year last aforesaid.