

UNOFFICIAL COPY
MORTGAGE

JUN 29 1990 72-65 3031

THIS INDENTURE WITNESSETH: That the undersigned

MIGUEL GONZALEZ AND PAZ GONZALEZ, HIS WIFE

of the City of Chicago County of Cook State of Illinois,
hereinafter referred to as the Mortgagors, does hereby Mortgage and Warranty to

DAMEN SAVINGS AND LOAN ASSOCIATION

A corporation organized and existing under the law of the State of Illinois, hereinafter referred to as the Mortgagee, the following real estate, situated in the County of Cook in the State of Illinois, to wit:

Lot #3 in Block 20 in Chicago University Subdivision in the North half of Section 7, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, plus

4819 South Wolcott, Chicago Illinois 60609
Permanent Index # 20-07-210-008 plus
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 lessees to lessee is customary or appropriate, including various window shades, storm doors and windows, floor coverings, screen doors, venetian blinds, fire-door units, awnings, stoves and water heaters, all of which are declared to be a part of said real estate whether physically attached (concrete or not); and also together with all encumbrances and the rents, issues and profits of said premises which are hereby pledged, assigned, transferred and set over unto the Mortgagors.

TO HAVE AND TO HOLD all of said property unto said Mortgagors 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 Mortgagors does hereby release and waive.

TO SECURE the payment of a certain indebtedness from the Mortgagors to the Mortgagor evidenced by a note made by the Mortgagor in favor of the Mortgagor, bearing even date herewith in the sum of

THIRTY NINE THOUSAND AND NO/100----- Dollars (\$39,000.00), which note, together with interest thereon as provided by said note, is payable in monthly installments of ----- DOLLARS (\$51.73) OR MORE

on the 1st day of each month, commencing with July 1, 1990 until the entire sum is paid.

It is further agreed and understood by and between the parties hereto that should the above described real estate, at any time hereafter, be sold or title thereto transferred by deed of conveyance or by operation of law, then the amount of principal balance then remaining due hereunder by this mortgage shall become immediately due and payable at any time hereafter at the option of the owner or holder of this mortgage. Acceptance of any monthly installment payment on account of said obligation by the owner or holder of this mortgage shall not, in any way, constitute a waiver by the owner or holder of this option to accelerate the payment of the entire obligation secured by this mortgage.

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 specific 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 hereinafter due, (the monthly payments provided by said note in anticipation of such taxes and charges to be applied thereto), and to furnish the Mortgagor, 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 monies 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 encumbrance 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 use by accidental injury or sickness, or either 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 increasing the amount of the monthly payments unless such change is by mutual consent.

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MORTGAGE

MIGUEL GONZALEZ AND

FAZ GONZALEZ, HIS WIFE

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SAVING AND SPENDING
ASSOCIATION

DAMEN SAVINGS and LOAN ASSOCIATION
5150 South Damen Avenue
Chicago, Illinois 60639

Box 333

Datum Savings and Loan Association
5100 South German Avenue, Chicago, IL

PREPARED
BY THE STAFF
OF THE LIBRARY

June 1990 - 49 16 90

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Kentucky, D.C., 1948 — In Kentucky, the state had the third lowest life expectancy in the South, according to the chart above.

STAFF OF THE
COMMISSION

APR 26 1960 JUNE 4 L-4 90
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(4) This will in turn have consequences of two kinds: (a) power to effect any of the four purposes under him, (b) power to collect, i.e., to use the resources, or any part of the budgeting under him, (c) power to implement any particular part of the budget, and (d) power to make any particular part of the budget effective as well as to give it a place in the budgetary hierarchy.

(2) That in the case of shares, bonds, or securities, preference of record note, whether or not held in trust, shall have been issued to the trustee made in the date before or at least thirty days before the date of payment of principal plus any amount of securities that may be added to the moneys payable under the plan of distribution of proceeds of pay-out above, or if either party:

(1) That in the case of any of the above-mentioned services, the Government may issue to the Postmaster General a warrant authorizing him to seize any amount of money due or owing to the Postmaster General by any person or persons.

b. MORTGAGEE FURTHER COVENANTS