



90344988

If the Mortgagors herein, or any of his successors in title, shall deed, transfer or convey said real estate, or any part thereof, during the life of this mortgage without first obtaining the written consent of the mortgagee, the mortgagee may elect to consider the entire mortgage debt, with interest, immediately due and payable, and the mortgagee may also elect to institute foreclosure proceedings thereon.

together with rents, issues and profits thereof, situated in the County of Cook, in the State of Illinois, hereby releasing and saving all rights under and by virtue of the Homestead Exemption Laws of this State; to secure the payment of one principal promissory note of even date herewith, executed by said Mortgagors, payable to the order of the said Mortgagee three (3) years after the date hereof, all terms and conditions of said notes being hereby expressly incorporated by reference herein and made a part of this mortgage.

Lot 22 in Block 7 in Walter G. McIntosh's Oak Park Avenue Addition in Section 30, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

THE MORTGAGORS, Charles T. Shaw and Lisa K. Shaw husband and wife, each in their own right of the County of Cook and State of Illinois, for and in consideration of Seven Thousand and NO/100 Dollars in hand paid, MORTGAGE and WARRANT to National Bank of Petersburg of the City of Petersburg, County of Menard and State of Illinois, the following described real estate to-wit:

16-30-407-019

MORTGAGE

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Property of Cook County Clerk's Office

90344988

Property

(SEAL) *John F. Anderson* (Seal)

[Signature]

DATED THIS 12th DAY OF June, 1990.

If the indebtedness hereby secured, or any part thereof, be not paid when due, or in case of waste, non-payment of taxes or assessments on said premises, or failure to keep the buildings thereon in good repair and insured against loss by fire, lightning, tornado, and windstorm for at least \$ 7,000.00, in a company or companies approved by the mortgagee, with loss, if any, payable to the mortgagee, and to keep the policies deposited with the mortgagee, or in case of failure to remove within ten days after notice thereof any judgment, decree or mechanics lien on said premises, then all said mortgage indebtedness shall at the option of the mortgagee become due and payable, and this mortgage may be foreclosed, the foreclosure suit to be sufficient notice and evidence of the exercise of such option. In case of any default as aforesaid, the mortgagee shall be entitled to immediate possession of the premises and to collect the rents, issue and profits thereof to apply on the indebtedness and costs hereby secured, and may enter without process of law, using such force as may be necessary, and all tenants in possession shall attorn to the mortgagee; and upon the filing of a bill for foreclosure, the court may appoint a proper person nominated by the mortgagee as receiver of the rents, issues and profits during the pendency of foreclosure proceedings and until the expiration of the period of redemption. In case of failure of the mortgagee, or their assigns, to do so, the mortgagee may pay any tax or assessment, make repairs, procure insurance, discharge any claims, lien or encumbrance, or purchase any tax title or claim against the premises, and all sums so paid shall at once be due and payable to the mortgagee, with 10.50 % per cent interest thereon, and become a part of the mortgage indebtedness, and the mortgagee shall have no duty to inquire as to the validity of any tax, assessment, or tax proceeding, but the receipt of the proper officer or tax or assessment purchase shall be conclusive of the validity and amount thereof.

If the mortgagee or holder of any of said notes by reason of being the mortgagee or entitled to the rights of the mortgagee herein, be a party to any suit, litigation or legal proceeding relating to the premises herein, or any part thereof, or if this mortgage be placed with an attorney for collection, or in case of foreclosure of this mortgage or commencement of any suit therefor, or collection of said mortgage indebtedness by proceedings in any probate or bankruptcy court, or in case of a suit at law to collect said indebtedness, all costs of such proceedings, including any review thereof and all reasonable attorneys' fees so incurred by the mortgagee or holder of any of said notes, and the expense of procuring a proper abstract of title to the mortgaged premises, shall become a part of the mortgage indebtedness and a lien upon said premises and may be included in any judgment or decree rendered. All rights and obligations under this mortgage shall extend to and assigns of the parties hereto.

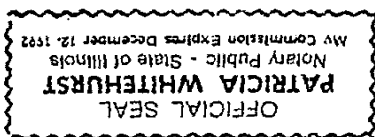
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AFTER RECORDING, PLEASE
RETURN TO:
NATIONAL BANK OF PETERSBURG
P. O. BOX 70
PETERSBURG, ILLINOIS 62678



My commission expires 12-12, 1992.

Patricia Whitehurst
Notary Public

Given under my hand and Notarial Seal this 12th day of June, 1990.

I, the undersigned, a Notary Public in and for said County and State
aforesaid, DO HEREBY CERTIFY that Charles T. Shaw and Lisa K. Shaw
are personally known to me to be the same persons whose names are subscribed
to the foregoing instrument, appeared before me this day in person and
acknowledged that they signed, sealed and delivered the said instrument as
their free and voluntary act for the uses and purposes therein set forth,
including the release and waiver of the rights of homestead.

STATE OF ILLINOIS)
COUNTY OF McHARD)
: ss
)

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