

JUL 25 1990

(Above Space For Recorder's Use Only)

THIS INDENTURE, made July 24 19 90, between Tony L Shaw and Diana L Shaw, married to each other, in joint tenancy Chrysler First Financial Services Corporation

herein referred to as "Mortgagors," witnesseth: THAT WHEREAS, the Mortgagors are justly indebted to the Mortgagee upon the installment note of even date herewith, in the principal sum of Ten Thousand Dollars and No Cents DOLLARS (\$ 10,000.00), payable to the order of and delivered to the Mortgagee, in and by which note the Mortgagors promise to pay the said principal sum and interest at the rate and installments as provided in said note, with a final payment of the balance due on the 30 day of July 19 98, and all of said principal and interest are made payable at such place as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of the Mortgagee in Westmont Illinois

NOW, THEREFORE, the Mortgagors to secure the payment of said principal sum of money and said interest in accordance with the terms, provisions and limitations of this mortgage, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY and WARRANT unto the Mortgagee, and the Mortgagee's successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, being and being in the City of Hazel Crest COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

Lots 30 and 31 in Block 5 in Orchard Ridge Addition of South Harvey of the South 1/4 of the Northeast 1/4 of Section 30, Township 36 North, Range 14, East of the Third Principal Meridian also the East 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 25, Township 36 North, Range 14, East of the Third Principal Meridian also the East 16 Feet of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Tax Number: 29-30-129-023 and 29-30-129-027 Commonly known as: 17093 S Trapet Hazel Crest Illinois 60429

36064347 TRW REAL ESTATE LOAN SERVICES SUITE #1015 100 N LaSALLE CHICAGO, IL 60602

DEPT-91 RECORDING \$13.25 TR2222 TRAN 2942 07/25/90 14:27:00 #1271 # 70-358286 COOK COUNTY RECORDER

which, with the property hereinafter described, is referred to herein as the "premises" TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, inador beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by the Mortgagors or their successors or assigns shall be considered as constituting part of the real estate TO HAVE AND TO HOLD the premises unto the Mortgagee; and the Mortgagee's successors and assigns, forever, for the purposes, and upon the uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and waive. This mortgage consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this mortgage) are incorporated herein by reference and are a part hereof and shall be binding on the Mortgagors, their heirs, successors and assigns. WITNESS the hand and seal of Mortgagors the day and year first above written.

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

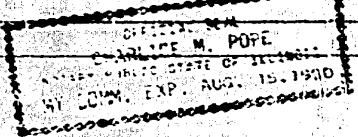
(Seal) Tony L Shaw (Seal) Diana L Shaw

State of Illinois, County of DuPage I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Tony L Shaw and Diana L Shaw, married to each other, in joint tenancy

IMPRESS SEAL HERE

personally known to me to be the same person, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the foregoing instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 24 day of July 19 90 Commission expires 15



ADDRESS OF PROPERTY: 17093 S Trapet Hazel Crest IL 60429

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS MORTGAGE.

SEND SUBSEQUENT TAX BILLS TO:

NAME Chrysler First Financial Serv Corp MAIL TO: ADDRESS PO Box 265 M CITY AND STATE Westmont IL ZIP CODE 60559 OR RECORDER'S OFFICE BOX NO.

MORTGAGE PREPARED BY Judy Mackowiak PO Box 265 Westmont Illinois 60559

DOCUMENT NUMBER

90-358286

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THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE TWO OF THIS MORTGAGE

UNOFFICIAL COPY

1. Mortgagor shall (1) promptly repair, restore or rebuild any building or structure on the premises which may become damaged or be destroyed. (2) keep said premises in good condition and repair, without waste, and free from mechanics' or other liens or claims for lien not expressly subordinated to the lien thereof. (3) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to the Mortgagee. (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises. (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof. (6) make no material alterations in said premises except required by law or municipal ordinance.

2. Mortgagor shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to the Mortgagee duplicate receipts therefor. To prevent default hereunder Mortgagor shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagee may desire to contest.

3. Mortgagor shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and windstorm under policies providing for payment by the insurance company of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in compliance satisfactory to the Mortgagee. If no insurance policies payable in case of loss or damage, to Mortgagee such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to the Mortgagee, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.

4. In case of default therein, Mortgagee may, but need not, make any payment or perform any act heretofore required of Mortgagor in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other moneys advanced by Mortgagee to protect the mortgaged premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the rate agreed upon in the Note. Inaction of Mortgagee shall never be construed as a waiver of any right accruing to the Mortgagee on account of any default hereunder on the part of the Mortgagor.

5. The Mortgagee making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate public officer without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.

6. Mortgagor shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the option of the Mortgagee and without notice to Mortgagor, all unpaid indebtedness secured by this mortgage shall, notwithstanding anything in the note or in this mortgage to the contrary, become due and payable (a) immediately in the case of default in making payment of any installment of principal or interest on the note, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagor herein contained.

7. If the Mortgagor sell or transfer all or part of the premises or any rights in the premises, any person to whom the Mortgagor sell or transfer the Premises may take over all of the Mortgagor's rights and obligations under this Mortgage (known as an "assumption of the Mortgage") if certain conditions are met. Those conditions are:

- (A.) Mortgagor give Mortgagee notice of sale or transfer.
- (B.) Mortgagee agrees that the person qualifies under its then most credit criteria.
- (C.) The person agrees to pay interest on the loan owed to Mortgagee under the Note and under this Mortgage as whenever set by Mortgagee requires; and
- (D.) The person signs an assumption agreement that is acceptable to Mortgagee as that obligates the person to keep all of the premises and agreements made in the Note and in this Mortgage.

If the Mortgagor sell or transfer the premises and the conditions in (A), (B), (C) and (D) of this section are not satisfied, Mortgagee may require immediate payment in full of the note, foreclose the Mortgage, and use any other remedy allowed by the law. However, Mortgagee will not have the right to require immediate payment in full or any other legal remedy, as a result of certain transfers. These transfers are:

- (i) the creation of lien or other claims against the premises that are superior to this Mortgage, such as other mortgages, materialman's liens, etc.;
- (ii) a transfer of rights in household appliances, to a person who provides for a Mortgagor with the money to buy the appliances, in order to protect that person against possible losses;
- (iii) a transfer of the premises to surviving co-owners, following the death of a co-owner, when the transfer is automatic according to law; and
- (iv) leasing the premises for a term of three (3) years or less, so long as the lease does not include an option to buy.

8. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, Mortgagee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Mortgagee or attorneys' fees, appraiser's fee, costs for documentary and expert evidence, stenographers' charges, publication costs and costs (which shall be presumed to be incurred) for the recording after entry of the decree) of procuring all such abstracts of title, title searches, and encumbrances, title insurance policies, Taxation ordinances, and similar data and assurances with respect to title as Mortgagee may deem to be reasonably necessary under the circumstances such suit or to evidence to holders of any note which may be had pursuant to such decree the true condition of the title to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and shall become immediately due and payable, with interest thereon at the rate agreed upon in the Note, when paid or incurred by Mortgagee in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which the Mortgagor shall be a party, either as plaintiff, claimant or defendant, by reason of this mortgage or any indebtedness hereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof or (c) assertion of such right on the Note; or (c) preparations for the defense of any actual or threatened or anticipated proceeding which might affect the premises or the security hereof.

9. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding paragraph hereof; second, all other debts which under the terms hereof constitute secured indebtedness additional to that evidenced by the note, such interest thereon as herein provided; third, all principal and interest remaining unpaid on the note; fourth, any surplus to Mortgagee, their heirs, legal representatives or assigns, as their rights may appear.

10. Upon or at any time after the filing of a complaint to foreclose this mortgage the court in which such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency of Mortgagor at the time of application for such receiver and without regard to the then value of the premises or whether the same shall be then occupied as a homestead or not, and the Mortgagee may be appointed as such receiver. Such receiver shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency, during the full statutory period of redemption, whether there be redemption or not, as well as during any further time when Mortgagor, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are used in such case for the protection, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) the indebtedness secured hereby, or by any decree foreclosing this mortgage, or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.

11. The Mortgagee shall have the right to inspect the premises at all reasonable times and to make repairs to the premises or to do as otherwise as may deem necessary for the proper preservation thereof. Access thereto shall be permitted for those purposes.

12. If the payment of said indebtedness or any part thereof be extended or varied or if any part of the security be released, all persons now or at any time hereafter liable therefor, or interested in said premises, shall be held to answer to such extension, variation or release, and their liability and the lien and all provisions hereof shall continue in full force, the right of recourse against all such persons being expressly secured by the Mortgagee, notwithstanding such extension, variation or release.

13. Mortgagee shall release this mortgage and lien thereof by proper instrument upon payment and discharge of all indebtedness secured hereby and payment of a reasonable fee to Mortgagee for the execution of such release.

14. This mortgage and all provisions hereof, shall extend to and be binding upon Mortgagor and all persons claiming under or through Mortgagor, and the word "Mortgagor" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the note or this mortgage. The word "Mortgagee" when used herein shall include the successors and assigns of the Mortgagee named herein and the holder or holders, from time to time, of the note secured hereby.

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