

UNOFFICIAL COPY

MORTGAGE
(INCLUDING ASSIGNMENT OF RENTS)

THIS INDENTURE WITNESSETH, THAT THE MORTGAGOR LELA JEFFERSON

91595618
91595618

(whether one or more), of
5757 S. CAMPBELL, CHICAGO, in the County of COOK, and State of Illinois

MORTGAGES AND WARRANTS to the Mortgagee, MERCURY FINANCE COMPANY of ILLINOIS of BURBANK

County of COOK, and State of Illinois, to secure the payment of a certain promissory note in the amount of \$3534.60, executed by the Mortgagor, bearing even date herewith, payable to the order of Mortgagee, with the final installment due no later than 9-5-96, any extensions, renewals or modifications of said note, and any cost advanced or expenses incurred by Mortgagee pursuant to this mortgage, including without limitation, costs of collection, (hereinafter the "indebtedness"), the following described Real Estate

LOT 21 IN BLOCK 2 IN COBE AND MCKINNON'S 59TH STREET AND WESTERN AVENUE SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX ID NO. 19-13-218-020

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FILED FILED DATE 9-2-96 BY 91595618
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situated in the County of COOK, in the State of Illinois, together with all privileges, easements and appurtenances, all rents, issues and profits, all awards and payments made as a result of the exercise of the right of eminent domain and all existing and future improvements and fixtures (all called the "Property") hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State.

Mortgagor covenants, that at the time of execution hereof there are no liens, or encumbrances on the Property except SEARS MTG.

This instrument consists of two pages. The covenants, conditions, provisions and assignment of rents 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.

The undersigned acknowledge receipt of an exact copy of this mortgage.

DATED This 26th day of AUGUST, 1991

X - Lela Jefferson (SEAL)

(SEAL)

STATE OF ILLINOIS

1991

COUNTY OF COOK

1991

91595618

I, the undersigned Notary Public for said County in the State aforesaid, DO HEREBY CERTIFY That LELA JEFFERSON

personally known to me to be the same person, whose name is LELA JEFFERSON, subscribed to the foregoing instrument, appeared before me this day of August, and acknowledged that the same sealed and delivered the said instrument, in her 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 notarial seal this 26th day of AUGUST, A.D. 1991

1991
My commission expires 11-2-94

This instrument was prepared by SALWA ABU-RUMELIEH 5417 W. 79th St., Burbank IL 60459
#51238-4 (NAME & ADDRESS)

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THE COVENANTS, CONDITIONS, PROVISIONS AND ASSIGNMENT OF RENTS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS MORTGAGE)

1. Mortgagor shall keep the improvements on the Property insured against any loss or damage caused by fire, extended coverage perils at such other hazards as Mortgagor may require, through insurers approved by Mortgagor, in amounts not less than the unpaid balance of the indebtedness plus any other indebtedness secured by the Property without co-insurance. The premium to obtain the standard mortgage clause in favor of Mortgagor and, unless Mortgagor otherwise agrees in writing, the original or if this is a first mortgage, a copy of the mortgage debt certificate or memorandum of all policies covering the Property, shall be deposited with Mortgagor. Mortgagor shall promptly furnish to Insurer or companies a copy of Mortgagor, if this is a first mortgage. Mortgagor may adjust or compromise and claim and sue for such debts as shall be unpaid. Mortgagor's option to the installments of the Note in the inverse order of their maturities or to the restoration of the improvement on the Property.

3. Mortgagor, without notice, and without regard to the consideration, may, paid thereon, and how, notwithstanding the existence at that time of any other senior or inferior liens or encumbrances, release any part of the Property, or any portion thereof, from the indebtedness, whether in any way affecting the liability of any part of the indebtedness and mortgage and without in any way affecting the priority of the right of this mortgage over the full extent of the indebtedness, retaining, as aforesaid, however, any part of the security not expressly released, and may agree with any party obligated on the indebtedness or have, in any interest in the security described herein, to extend the time for payment of any part of the indebtedness secured thereby. Such agreement shall in no way release or impair the security, but shall extend the same for the period of time for which the debt is unpaid. If no such interest is so held security will be interest is so held security will be released to said holder.

4. Upon default by Mortgagor in any term of an instrument evidencing part or all of the indebtedness, or upon breach by Mortgagor, Lender may declare all the indebtedness shall at Mortgagee's option be accelerated and become immediately due and payable. Mortgagee may then sue for and recover the same in like manner as if it were due at once. Mortgagor shall be liable to Lender rather than to Lender's attorney for costs and expenses of collection, including attorney's fees.

6. If a conveyance of the property of either a grantee or lessee is made to a third person, Mortgagor with his Mortgagee may require such third person to make a new mortgage in the name of the third person in the pattern set by the grant of a leasehold interest in the property for a period of years or for a term of years, and if the property is mortgaged to the same or other security holders, to make a new mortgage in the name of the third person in the pattern set by the grant of a leasehold interest for a period of years or for a term of years.

7. As soon as the Mortgagor shall have made any payment or payment of interest on the principal sum or on any part thereof, which may thereafter become due under or by virtue of any clause or term of this Deed or any setting off or payment of the Property or any part thereof, which may thereafter become due, it may be hereafter made or effected to establish such absolute transfer and assignment of all such right, title and interest in the Mortgaged Property and the rights and liabilities thereunder to the credit of the Mortgagor, to the credit of the Mortgagor's wife, if any, and to the credit of all said persons and of such other and/or such terms as Mortgagor shall desire, so that he will be relieved of said liability at any time hereinafter arising or due, if it may hereafter arise.

Mortgagor agrees that he will pay to the payee any person to whom the Mortgagor may be liable at the payment of the sum of \$100 or less, the amount of any interest accrued on the principal sum so charged on the date of payment, and the amount of any taxes or expenses required to be paid by the Mortgagor in respect of the Property. Mortgagor agrees not to further assign any of the rights or obligations under this Agreement.

Montgomery, who has been granted powers which exceed those of any other county in the state.

Mortgagor shall pay all taxes, assessments, charges, expenses, and other amounts which may from time to time become due and payable in respect of the property or interest of the Mortgagor in such property and which are levied or imposed upon the property or interest of the Mortgagor by any authority or person having power to levy or impose the same.

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**REAL ESTATE MORTGAGE
INCLUDING
ASSIGNMENT OF RENTS**

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BRANCH STAMPS

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