

UNOFFICIAL COPY

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This Indenture, WITNESSETH, That the Mortgagor Darrell M. Kruse and Penelope Kruse, his wife of the City of Northlake County of Cook and State of Illinois

Mortgages and Warrants to BLAZER FINANCIAL SERVICES, INC. 1723 Roosevelt Road, Broadview, Illinois, 60153

FEB 15 1991

a corporation duly organized and doing business

under and by virtue of the laws of the State of Illinois having its offices in the Village of Broadview

County of Cook and State of Illinois to secure the payment of a certain indebtedness evidenced by

a promissory note dated February 13, 1991, in the sum of Eleven Thousand Two Hundred Twenty and 00/100 (\$11,220.00), which is payable as provided in said note, and any additional advances made by the Mortgagee, Blazer Financial Services, Inc., a corporation, to the Mortgagor or his or her successors in title prior to the cancellation of

DEPT. OF RECORDING \$13.29 173333 TRAN 5771 02/15/91 14:02:00 *1870 ÷ C * -91-073860 COOK COUNTY RECORDER

The Following Described Real Estate, to-wit:

LOT 25 IN BLOCK 5 IN SECTION 2 OF COUNTRY CLUB ADDITION TO MIDLAND DEVELOPMENT COMPANY'S NORTHLAKE VILLAGE, A SUBDIVISION IN THE SOUTH WEST 1/4 (EXCEPT THE SOUTH 100 RODS) THE WEST 1/2 OF THE EAST 1/4 (EXCEPT THE SOUTH 100 RODS) AND THE SOUTH 1/2 OF THE NORTH WEST 1/4 AND THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Also Known As: 442 N. Prater, Northlake, Illinois, 60164 Permanent Parcel No. 12-32-107 021

situated in the City of Northlake County of Cook and State of Illinois

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws

of the State of Illinois and all right to retain possession after a breach of any of the covenants herein.

The Mortgagor covenant and agree as follows: (1) to pay said indebtedness, and the interest thereon, as herein and in said notes provided, or according to any agreement extending time of payment; (2) to pay prior to the first day of July in each year, all taxes and assessments against said premises, and on demand, to exhibit receipts thereof; (3) within sixty days after destruction or damage to rebuild or restore all buildings or improvements on said premises that may have been destroyed or damaged; (4) that waste to said premises shall not be committed or suffered; (5) to keep all buildings at any time on said premises insured against loss by fire, in companies to be approved by the said mortgagee to the full insurable value thereof, with the usual mortgage clauses attached, in favor of, and deliver all such policies to said mortgagee; and (6) not to suffer any mechanics or other lien to attach to said premises. In the event of failure so to insure, or pay taxes or assessments, the mortgagee, or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or title effecting said premises, and all money so paid, the mortgagor agrees to repay immediately without demand, and the same, with interest thereon from the date of payment at eight per cent per annum, shall be so much additional indebtedness secured hereby.

In the Event of a breach of any of the aforesaid covenants or agreements, the whole of said indebtedness, including principal and all earned interest, shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon from time of such breach, as provided for in the promissory note secured hereby, shall be recoverable by foreclosure hereof, or by suit at law, or both, the same as if all of said indebtedness had then matured by express terms.

It is Agreed by the mortgagor that all expenses and disbursements, paid or incurred in behalf of complainant in connection with the foreclosure hereof-including reasonable attorney's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title to said premises embracing foreclosure decree-shall be paid by the mortgagor; and the like expenses and disbursements, occasioned by any suit or proceeding wherein the mortgagee, as such, may be a party, shall also be paid by the mortgagor. All such expenses and disbursements shall be an additional lien upon said premises, shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceeding; which proceeding, whether decree of sale shall have been entered or not, shall not be dismissed, nor a release hereof given, until all such expenses and disbursements, and the costs of suit, including a attorney's fees, have been paid. The mortgagor waives all right to the possession of, and income from, said premises, pending such foreclosure proceedings, and until the period of redemption from any sale thereunder expires, and agrees that upon the filing of any bill to foreclose this Mortgage Deed, a Receiver shall and may at once be appointed to take possession or charge of said premises, and collect such income, and the same, less receivership expenditures, including repairs, insurance premiums, taxes, assessments, and his commissions to pay to the person entitled to a deed under the certificate of sale, or in reduction of the redemption money if said premises be redeemed.

And it is Further Mutually Understood and Agreed, by and between the said parties hereto, that the covenants and agreements herein contained or entered into hereby, shall apply to, and, as far as the law allows, be binding upon and be for the benefit of the heirs, executors, administrators and assigns of the said parties respectively.

In Witness Whereof, the said Mortgagor have hereunto set their hands and seal at

this 13th day of February A. D. 19. 91

Document Prepared by: LaVonne Weston 1723 Roosevelt Rd. Broadview, Illinois 60153

Darrell M. Kruse (SEAL)

Penelope Kruse (SEAL)

TRW 132074627

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State of Illinois

County of Cook

I,
ss.

Ronald J. Mitchell, a Notary Public

in and for said County, in the State aforesaid,

DO HEREBY CERTIFY, that Darrell M. Kruse and Penelope Kruse,
his wife

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 right of homestead.

GIVEN under my hand and

seal, this 13th



day of February

A. D. 1991

Ronald J. Mitchell
Ronald J. Mitchell

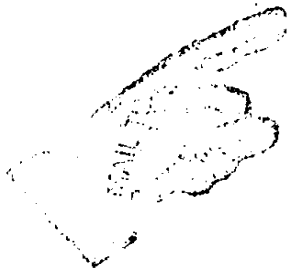
My Commission expires August 16,

1993

Notary Public

Return to:

BLANCK FINANCIAL SERVICES, INC
1733 Rosewood Blvd
Brendonville, IL



0. 91073860

No. _____

MORTGAGE

to

State of _____ ss. No. _____
County, _____

This instrument was filed for record in
the Recorder's office of _____
County aforesaid, on the _____ day
of _____ A. D. 19____, at _____
o'clock _____ M., and recorded in Book _____
of _____ on page _____
Recorder: _____

Property of Cook County Clerk's Office