

# UNOFFICIAL COPY

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This Indenture, WITNESSETH, That the Mortgagor, SOUTH HOLLAND TRUST AND SAVINGS BANK, TRUST #2932  
of the CITY of SOUTH HOLLAND County of COOK and State of ILLINOIS  
Mortgages and Warrants to BLAZER FINANCIAL SERVICES, INC. 734 RIDGE ROAD, HOMELWOOD, ILLINOIS 60430

-91-197962

a corporation duly organized and doing business

under and by virtue of the laws of the State of Illinois having its offices in the CITY of HOMELWOOD

County of COOK and State of Illinois to secure the payment of a certain indebtedness evidenced by  
a promissory note dated APRIL 25, 1991, IN THE SUM OF TEN THOUSAND THREE  
HUNDRED FIFTY FIVE DOLLARS AND SIXTY EIGHT CENTS (\$10,355.68), WHICH IS PAYABLE IN  
SAID NOTE, AND ANY ADDITIONAL ADVANCES MADE BY THE MORTGAGOR, BLAZER FINANCIAL  
SERVICES, INC., TO THE MORTGAGORS, OR THEIR SUCCESSORS IN TITLE, PRIOR TO THE  
CANCELLATION OF THE MORTGAGE.

The Following Described from Estate, to wit:

PARCEL 1: UNIT 1, AREA 13, LOT 3 IN PROVINCETOWN HOMES UNIT 1 IN LING A SUBDIVISION OF PART  
OF THE NORTH EAST 1, SECTION 3, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: MORTGAGOR ALSO GRANTS TO THE MORTGAGEE, ITS SUCCESSORS OR ASSIGNEES AS  
EASEMENTS APPERTAINING TO THE ABOVE DESCRIBED REAL ESTATE DEFINED IN THE DECLARATION  
DATED NOVEMBER 25, 1969, AND RECORDED AS DOCUMENT #216-23-538 AND AS AMENDED IN  
LSTRUMENT DATED FEBRUARY 13, 1970 AND RECORDED AS DOCUMENT #21-680-094 IN COOK  
COUNTY, ILLINOIS.

PRINCIPAL PARCEL NO: 31-03-201-075  
WHICH HAS A COMMON ADDRESS OF: 1133 WILLIAMSBURG, COUNTRY CLUB HILLS, ILLINOIS 60477  
situated in the CITY of COUNTRY CLUB HILLS County of COOK and State of

PUBLIC 18 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 real 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 mortgagor to the full insurable value thereof, with the usual mortgage clauses attached, in favor of, and deliver all such policies to said mortgagor; 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 mortgagor, 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 affecting said premises, and all money so paid, the mortgagor, is agreed, 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 herein, including reasonable attorney's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or compiling 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 mortgagor, B, as such, may be a party, shall also be paid by the mortgagor. All such expenses and disbursements shall be an additional sum 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 thereof given, until all such expenses and disbursements, and the costs of suit, including attorney's fees, have been paid. The mortgagor, B, waive 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 agree, B, 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 ownership 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 hereto, 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, B, have hereunto set their hand and seals at HOMELWOOD, ILLINOIS

this 25th day of APRIL A.D. 1991  
PREPARED BY: CALVIN RUEHL  
BLAZER FINANCIAL SERVICES, INC.  
734 RIDGE ROAD  
HOMELWOOD, ILLINOIS 60430

ATTEST: Willie  
OBM 13 MARCH 1996 Asst. Secretary

*David M Phillips* B  
*Kathy Steege* B  
Att. to Cal. Ruehl  
South Holland Trust & Savings Bank as Trustee  
BY: Murphy B  
Trust Officer

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## MORTGAGE

No. \_\_\_\_\_

State of \_\_\_\_\_ }  
\_\_\_\_\_  
County. } ss. No. \_\_\_\_\_  
  
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 \_\_\_\_\_  
on page \_\_\_\_\_

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734 Ridge Road  
P.O. Box 1217  
Eldonwood DE 18043  
47081-957-3050

My Commission expires

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day of April

A.D. 1991

**GIVEN** under my hand and these

personally known to me to be the same person B 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 client and waiver of the right of homestead.

DO HEREBY CERTIFY, that

in and for said County, in the State aforesaid,

County of GOODING

State of IDAHO 1. RICHLAND DURE	ss. MURRAY BURDIE
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