

This Indenture, WITNESSETH, That the Mortgagor Roger D. Russell and Mary Ellen Russell  
Husband and wife in joint tenancy with rights of survivorship  
of the Village of Steger County of Cook and State of Illinois

Mortgages and Warrants to BLAZER FINANCIAL SERVICES, INC. 734 Ridge Rd, Homewood, ILL 60430

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 Homewood

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

a promissory note dated May 13 19 91, in the sum of seven Thousand

four hundred sixteen dollars (7416.00), which is payable insaid note, and any additional advances made by the mortgagee, Blazer Financial Services, Inc., to the Mortgagors, or their successors in title, prior to the cancellation of this mortgage.

The Following Described Real Estate, to-wit: LOT 44, (EXCEPT SOUTH 12-1/2 FEET THEREOF), LOT 45 AND LOT 46 IN BLOCK 28 IN KEENEY'S FIRST ADDITION TO THE COLUMBIA HEIGHTS, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SECTION 33, IN TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH HAS A COMMON ADDRESS OF: 3303 WALLACE AVE. STEGER, ILL 60475  
PERMANENT PARCELS : 32-33-327-048 & 32-33-327-001

RECORDING ILL 60475  
TRAN 0370 05/15/91 14:30:00  
#7595 # \* -91-231746  
COOK COUNTY RECORDER

91-231746

situated in the Village of Steger 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 mortgagee agree 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 attorney's fees, have been paid. The mortgagor 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 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 Mortgagors have hereunto set their hand and seal at Homewood, Ill.

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

Roger D Russell (SEAL)  
Robert Roger D. Russell

Mary Ellen Russell (SEAL)  
Mary Ellen Russell

1329

UNOFFICIAL COPY

MORTGAGE

No.

to

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  
\_\_\_\_\_ M., and recorded in Book \_\_\_\_\_  
on page \_\_\_\_\_  
Recorder: \_\_\_\_\_

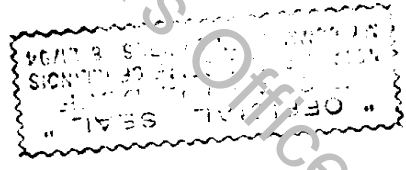
Property of Cook County Clerk's Office



734 Ridge Road  
P.O. Box 1217  
Homewood, IL 60430  
(708) 957-9050



Return to



My Commission expires

19

*[Handwritten Signature]*

day of May 13 A. D. 1991

GIVEN under my hand and seal, this

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

DO HEREBY CERTIFY, that Roger D. Russell and Mary Ellen Russell

in and for said County, in the State aforesaid,  
Richard L. Duff  
ss. Notary Public

State of Illinois  
County of Cook

91201745