

UNOFFICIAL COPY

92425214

THIS INDENTURE, WITNESSETH, That the Mortgagor is **Louise L. Austin & Robin Lee Woods**

of the **CITY** of **CHICAGO** County of **COOK** and State of **ILLINOIS**

MORTGAGES AND WARRANTS to KANSAS STATE BANK, KANSAS, ILL.

a corporation duly organized and doing business under and by virtue of the laws of the State of **ILLINOIS** having its principal office in the **VILLAGE of KANSAS** County of **EDGAR** and State of **ILLINOIS**

to secure the payment of a certain indebtedness evidenced by

ONE CERTAIN PROMISSORY NOTE IN THE PRINCIPAL SUM OF EIGHT THOUSAND THREE HUNDRED
dated **MAY 30, 1992**

THE FOLLOWING DESCRIBED REAL ESTATE to wit:

LOT 1 (EXCEPT NORTH 7 FEET AND EXCEPT SOUTH 10 FEET) IN SUBDIVISION OF LOT 7 IN CONRAD SEIPP'S SUBDIVISION OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 20-25-113-027

7232 East End Ave., Chicago, IL 60649

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DEPT-01 RECORDING \$23.50
T#2222 TRAN 6727 06/15/92 12:29:00
#5076 B # -92-425214
COOK COUNTY RECORDER

situated in the **City** of **Chicago** 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 in 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 and coupons 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 to 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 allowed; (5) to keep all buildings at any time on said premises insured by extended coverage insurance and 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 mechanic or other lien to attach to said premises. In the event of failure 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 affecting said premises, and all money so paid, the mortgagor agree to repay immediately without demand, and the same, with interest thereon from the date of payment at the maximum allowable at law 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 lender hereof, without notice, become immediately due and payable, and with interest thereon from time of such breach, at the maximum allowable by law, shall be recoverable by foreclosure hereof, or by suit at law, or both, the same as if all of said indebtedness had then matured as expressed herein.

IT IS AGREED by the mortgagor that all expenses and disbursement paid or incurred in behalf of complainant in connection with the foreclosure hereof, including (Dollar, solicitor's fee, outlay, 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 mortgagor, and the like expenses and disbursements occasioned by any suit or proceeding wherein the mortgagor, 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 solicitor's fee, 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, a Receiver shall and may at once be appointed to take possession and 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 **Louise L. Austin & Robin Lee Woods** have hereunto set their hand and seal at this **30th** day of **May** A.D. 19 **92**

Louise L. Austin
Robin Lee Woods

SEAL

SEAL

SEAL

2350

UNOFFICIAL COPY

State of Illinois

County of Cook

I, Bessie Ladin
ss. Notary

In and for said County, in the State aforesaid,

DO HEREBY CERTIFY, that Louise L. Austin & Rosie Lee Woods

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 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 Notary seal, this 30th



My Commission expires

19

A. D. 192

Bessie Ladin

92426214

*1st County Clerk
514 N. Dearborn
Chicago, Illinois
60630*

MORTGAGE

No. _____

to

State of _____ ss. No. _____
County, _____

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

Recorder.