

UNOFFICIAL COPY

92684407

This Indenture, WITNESSETH, That the Mortgagor H.C. NOLBOD

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

Mortgages and Warrants to BLAZER FINANCIAL SERVICES, INC. 734 RIDGE ROAD, HOMewood, ILLINOIS 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 SEPTEMBER 11, 1992, IN THE SUM OF THIRTEEN THOUSAND THREE HUNDRED THIRTY ONE DOLLARS AND EIGHTY CENTS, (13,331.65), WHICH IS PAYABLE IN SAID 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.

DEPT-01 RECORDING 23.50
173333 TRAN 4087 09/15/92 14:37:00
40392 09-22-92 684407
COOK COUNTY RECORDER

The Following Described Real Estate, to-wit: UNIT NUMBER 213 IN DORAL'S SOUTH CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTHERLY 1/2 OF LOT XX 118 AND THE NORTHERLY 1/3 OF LOT 120 IN DIVISION 1 OF WESTFALL'S SUBDIVISION OF 208 ACRES BEING EAST 1/2 OF THE SOUTH WEST 1/4 AND THE SOUTH EAST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO LOTS 26 TO 30 IN THE SUBDIVISION OF LOTS 119 AND 121 TO 124 IN DIVISION 1 OF WESTFALL'S SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 2583267 AND AS RESTATED IN DECLARATION RECORDED AS DOCUMENT NO. 26081625 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS. WHICH HAS A COMMON ADDRESS OF 7854 SOUTH SHORE DRIVE UNIT 213 PERMANENT PARCEL NO: 21-30-417-052-117 CHICAGO, ILLINOIS 60649 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 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 affecting 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.

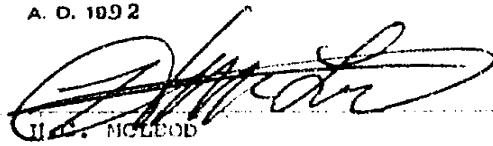
It is Agreed by the mortgagor that all expenses and disbursements, paid or incurred in behalf of complainant in connection with the foreclosure hereof-including reasonable attorney's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole 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 returned.

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 hereunto set his hand and seal at HOMewood, ILLINOIS

this 11TH day of SEPTEMBER A. D. 1992

PREPARED BY: CAROL KUNKEL
BLAZER FINANCIAL SERVICES, INC.
734 RIDGE ROAD
HOMewood, ILLINOIS 60430



(SEAL)
(SEAL)
(SEAL)

2350

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



My Commission expires _____

19 _____

[Signature]
RICHARD DUFFE

day of SEPTEMBER A. D. 19 92

GIVEN under my hand and his seal, this 12th

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

DO HEREBY CERTIFY, that H.C. MCLEOD

in and for said County, in the State aforesaid,

1. RICHARD DUFFE }
ss. NOTARY PUBLIC }

State of ILLINOIS
County of COOK

92684407