

This instrument was prepared by

Name: **COMMERCIAL CREDIT LOANS, INC.**
Address: **869 NORTH GABB AVENUE
ODGEN CASB PLAZA
WESTMONT, IL 60659**

60132-72-6
60132-72-6
ATTN: N. TAKAHASHI/5004-102
Chicago, IL 60659

UNOFFICIAL COPY

92917875

SPACE ABOVE THIS LINE FOR RECORDERS USE

MORTGAGE

The MORTGAGE is made this **24th** day of **September**, **1992**, between **James Keeble & Marsha C. Keeble, His Wife, As Joint Tenants** (herein "Mortgagor"), whose address is **7646 S. Kinston-Chicago, IL 60649**, and **Mid-City Lumber & Supply Co., Inc., 3525 W. Peterson-Chgo, IL 60659** (herein "Mortgagee"), whose address is **3525 W. Peterson Ave-Chicago, IL 60659**.

WHEREAS, **James Keeble & Marsha C. Keeble** is indebted to Mortgagor in the amount, including principal and interest, of **\$18,934.08**, which indebtedness is evidenced by a Retail Installment Contract dated **Sept. 24, 1992**, and extensions and renewals thereof (herein "Contract"), with the balance of the indebtedness, if not sooner paid, due and payable on **12-15-2000**.

IN CONSIDERATION OF, and to secure to Mortgagee the repayment of, the indebtedness evidenced by the Contract, with Finance Charge thereon as set forth in the Contract, to secure the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and to secure the performance of the covenants and agreements of Mortgagor herein contained, Mortgagor does hereby mortgage, grant, and convey to Mortgagee, the following described property located in the County of **Cook**, State of Illinois:

Lot 15 In Block 7 In South Shore Park, a Subdivision of the West Half of the South West Quarter of Section 30, Township 38 North Range 15, East of the Third Principal Meridian, in Cook County, Illinois

COMMONLY KNOWN AS: **7646 S. Kinston, Chicago, IL** DEPT-11 RECORD TOR \$23.50
TAX NUMBER: **21-30-205-023** 801111, TRAN 1802 12/07/92 13120100
\$4397 + A * 92-917875
COOK COUNTY RECORDER

which has the address of **7646 S. Kinston** 92917875 Chicago
Block **60649** (hereinafter "Property Address");

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this Mortgage, and all of the foregoing, together with said property (or the household estate if this Mortgage is on a tenancy) are hereinafter referred to as the "Property".

Mortgagor covenants that Mortgagor is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Mortgagor covenants that Mortgagor warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

Mortgagor and Lender covenant and agree as follows:

- 1. Payment of Indebtedness.** Mortgagor shall promptly pay when due the indebtedness evidenced by the Contract.

2. Taxes, Assessments, and Charges. Mortgagor shall pay or cause to be paid all taxes, assessments and other charges, fees and impositions attributable to the Property which may attain priority over this Mortgage, and household payments or ground rents, if any.

3. Prior Mortgages and Deeds of Trust; Charges; Liens. Mortgagor shall perform all of Mortgagor's obligations under any mortgage, deed of trust or other security agreement with a party which has priority over this Mortgage, including Mortgagor's covenants to make payments when due.

4. Hazard Insurance. Mortgagor shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards as Mortgagor may require and in such amounts and for such periods as Mortgagor may require.

All insurance policies and renewals thereof shall be in form acceptable to Mortgagee and shall include a standard mortgage clause in favor of and in a form acceptable to Mortgagee. Mortgagee shall have the right to hold the policies and renewals thereof, subject to the terms of any extended coverage or deed of trust or other security agreement with a party which has priority over this Mortgage.

In the event of loss, Mortgagor shall give prompt notice to the insurance carrier and to Mortgagee. Mortgagee may pay the cost of loss if not made promptly by Mortgagor.

If the Property is abandoned by Mortgagor, or if Mortgagor fails to respond to Mortgagee within thirty days from the date notice is mailed by Mortgagee to Mortgagor that the insurance carrier refuses to settle a claim for insurance benefits, Mortgagee authorized to collect and apply the insurance proceeds at Mortgagor's option either to restoration or repair of the Property or to the rights secured by this Mortgage.

5. Preservation and Maintenance of Property; Compliance With Regulations. Mortgagor shall keep the Property in good repair and shall not commit waste or permit demolition, impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a unit in a condominium or a planned and developed project. Mortgagor shall perform all of Mortgagor's obligations under the declaration and/or bylaws creating and governing the condominium or planned and developed, the by-laws and regulations of the condominium or planned and development, and any pertinent documents.

6. Protection of Mortgagee's Security. If Mortgagor fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Mortgagor's interest in the Property, then Mortgagee, at Mortgagee's option, upon notice to Mortgagor, may make full application, including reasonable attorney's fees, and take such action as is necessary to protect Mortgagee's interest.

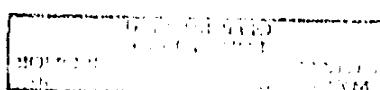
Any amounts disbursed by Mortgagee pursuant to this Paragraph 6, without notice thereto at the Contract rate, shall become additional indebtedness of Mortgagor secured by the Mortgage. Unless Mortgagor and Mortgagee agree in other form, such amounts shall be payable upon notice from Mortgagee to Mortgagor requesting payment thereof. Nothing contained in this Paragraph 6 shall require Mortgagee to incur any expense or take any action hereunder.

7. Inspection. Mortgagee may enter or cause to be made reasonable entries upon and inspections of the Property, provided that Mortgagee shall give Mortgagor notice prior to any such inspection specifying reasonable cause therefor related to Mortgagor's interest in the Property.

8. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Mortgagee, subject to the terms of any mortgage, deed of trust or other security agreement with a party which has priority over this Mortgage.

9. Mortgagor Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sum secured by this Mortgage granted by Mortgagee to any successor in interest of Mortgagor shall not operate to release, in any manner, the liability of the original Mortgagor and Mortgagor's successors in interest. Mortgagee shall not be required to commence proceedings against such successor or return to extend time for payment or otherwise modify amortization of the sum secured by the Mortgage by reason of any demand made by the original Mortgagor and Mortgagor's successors in interest. Any forbearance by Mortgagee in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

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10. Liability of Parties. The covenants, conditions and stipulations contained herein shall bind, and the rights hereunder shall relate to, the respective successors and assigns of Mortgagor and Mortgagee, subject to the provisions of Paragraph 12 hereof. All covenants, agreements and stipulations of Paragraph 12 shall be joint and several. Any Mortgagor who co-signs this Mortgage, but does not execute it, shall not be liable for any obligation under this Mortgage or for any interest in the Property so long as such Mortgagor's interest in the Property is held by the original Mortgagor. Any Mortgagor who signs this Mortgage under the terms of this Mortgage, but does not execute it, shall be liable for any obligation under this Mortgage or for any interest in the Property so long as such Mortgagor's interest in the Property is held by the original Mortgagor or any other Mortgagor. Any Mortgagor who signs this Mortgage, and whose interest in the Property is held by the original Mortgagor, may agree to extend, modify, forgive, or waive any other term or condition of the Mortgage or the Contract without the consent of any other Mortgagor or without releasing that Mortgagor or modifying this Mortgage as to that Mortgagor's interest in the Property. **11. Governing Law; Severability.** The state and local laws applicable to the Mortgage shall be the laws of the jurisdiction in which the credit transaction occurred hereby. The foregoing sentence shall not limit the applicability of federal law to the Mortgage. In the event that any provision of this Mortgage or the Contract conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Contract which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage and the Contract are declared to be severable. As used hereto, "Cost," "expenses," and "commissions" include all sums to the extent not prohibited by applicable law or limited herein.

12. Transfer of the Property. If all or any part of the Property or any interest in it is sold or transferred without Mortgagor's prior written consent, Mortgagor may, at its option, require immediate payment in full of all sums secured by this Mortgage. However, this option shall not be exercised by Mortgagee if exercise is prohibited by federal law as of the date of this Mortgage.

If Mortgagor exercises this option, Mortgagee shall give Mortgagor notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Mortgagor must pay all sums secured by this Mortgage. If Mortgagor fails to pay these sums prior to the expiration of this period, Mortgagee may invoke any remedies permitted by this Mortgage without further notice or demand on Mortgagor.

13. Acceleration; Remedies. Except as provided in paragraph 12 hereof, upon Mortgagor's breach of any covenant or agreement of Mortgagor in the Contract or this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Mortgagor, at Mortgagor's option, may reclaim all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Mortgagee shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorney's fees, and costs of documentary evidence, abstracts and title reports.

14. Mortgagee's Right to Allow Mortgagor to Reinstate. Notwithstanding Mortgagee's acceleration of the sums secured by this Mortgage due to Mortgagor's breach, Mortgagor may in Mortgagor's total discretion, discontinue any proceedings begun by Mortgagee to enforce the Mortgage at any time prior to entry of a judgment enforcing this Mortgage if: (a) Mortgagor pays Mortgagee all sums which would be due under this Mortgage and the Contract had no acceleration occurred, (b) Mortgagor cures all breaches of any other covenants or agreements of Mortgagor contained in this Mortgage, (c) Mortgagor pays all reasonable expenses incurred by Mortgagee in enforcing the covenants and agreements of Mortgagor contained in this Mortgage, and in enforcing Mortgagee's remedies as provided in Paragraph 13 hereof, including, but not limited to, the attorney's fees provided for in Paragraph 13, and (d) Mortgagor takes such action as Mortgagee may reasonably require to assure that the title of this Mortgage, Mortgagee's interest in the Property and Mortgagor's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Mortgagor, the Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred. The rights granted in this Paragraph 14 shall in no way be construed as allowing Mortgagor to reinstate at Mortgagor's will, it being understood that such reinstatement is totally within the discretion of the Mortgagee.

15. Assignment of Rents; Appointment of Receiver. As additional security hereunder, Mortgagor hereby assigns to Mortgagee the rents of the Property, provided that Mortgagor shall, prior to acceleration under Paragraph 13 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under Paragraph 13 hereof or abandonment of the Property, Mortgagee shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property, and to collect the rents of the Property including those past due. All rents collected by the receiver shall be applied first to payment of the cost of management of the Property, and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those rents actually received.

16. Release. Upon payment of all sums secured by this Mortgage, Mortgagee shall release this Mortgage without charge to Mortgagor. Mortgagor shall pay all costs of recording, if any.

17. Waiver of Homestead and Exemption Rights. To the extent permitted by law, Mortgagor hereby waives and transfers to Mortgagee any homestead or other exemption rights granted under applicable state or federal law with respect to the Property.

REQUEST FOR NOTICE OF DEFAULT AND FORECLOSURE UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST

Mortgagor and Mortgagee request the holder of any mortgage, deed of trust, deed to secure debt, or other encumbrance with a lien which has priority over this Mortgage to give notice to Assignee, Commercial Credit Loans, Inc., c/o the office address of the registered agent of Assignee on file with the Illinois Secretary of State, Corporation Division, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Mortgagor has executed this Mortgage on the date first above-mentioned.

Witness

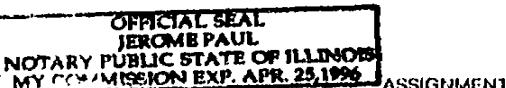
Witness

STATE OF ILLINOIS, Cook County SB:

I, Jerome Paul, personally known to me to be the same person(s) whose name(s) Marsha C Keeble and James Keeble subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as their free voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24 day of September, 1992.

My Commission expires



ASSIGNMENT

Notary Public in and for said county and

Notary Public

STATE OF ILLINOIS, Cook County SB:

I, Jerome Paul, the holder (Mortgagor) of the foregoing Mortgage, in consideration of the sum of Ten Thousand Dollars (\$10,000.00), received from Commercial Credit Loans, Inc. ("Assignee") on this 14 day of December, 1992, abandoned all of its right, title, and interest in and to said Mortgage and the Note and debt described therein to Assignee.

Signed, sealed and delivered in the presence of:

Mortgagor

By

By

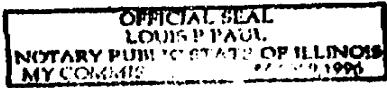
ACKNOWLEDGEMENT FOR CORPORATION

STATE OF ILLINOIS, Cook County SB:

The foregoing ASSIGNMENT was acknowledged before me this 24 day of September, 1992, by Jerome Paul.

of Mid City Hunter Supply Co. a LLC entity corporation, on behalf of the corporation.

My Commission Expires



ACKNOWLEDGEMENT FOR INDIVIDUAL(S)

STATE OF ILLINOIS, _____ County SB:

I, _____ Notary Public in and for said county and state, do hereby certify that _____ personally known to me to be the same person(s) whose name(s) _____ subscribed to the foregoing ASSIGNMENT, appeared before me this day in person, and acknowledged that _____ signed and delivered the said ASSIGNMENT as _____ free voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19 day of September, 1992.

My Commission Expires

(SEAL)

(SEAL)

Notary Public