

## PEAL ESTATE MORTGAGE,

10127

, 1993

THIS MORTGAGE made thinith day chuc Mongagogi, GEORGE LOUNG, A SINGLE MAN day chugust

, whose address is

10241-43-45 SOUTHWESTERN

IL 60643 \_\_CHICAGO

, (herein "Mortgagor"), and the

Mortgages, BANC ONE FINANCIAL SERVICES, INC., an Indiana Corporation, whose address is

WHEELING IL 60090

(herein "Mortgagee").

7 HUNTINGTON LANE

, between the

WHEREAS, Mortgagor is indebted to Mortgagee in the principal sum of \$ 27777.78 indebtedness is evidenced by Mortgagor's note or other debt instrument datedAUGUST 11

1993

due and payable on SEPTEMBER 01 .... . .1998

(herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid,

TO SECURE to Mortgagee the repayment of the Indebtedness evidenced by the Note, with interest thereon, logether with any renewals, modifications or extensions thereof, either in whole or in part, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Mortgagor herein contained, Mortgagor does hereby mortgage, grant, convey and warrant to Mortgagee the following described property located .......... , State of illinois: in the County of CCOK

LOT 14 AND LOT 15 IN BLOCK 6 IN WILLIAM E. HARMON'S BEVERLY HILLS ADDITION, BEING A SUBDITION OF BLOCKS 1 TO 6 (EXCEPT LOTS 5 AND 6 IN BLOCK 2) IN TRACEY HEIGHTS. A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSTIF 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COCY COUNTY, ILLINOIS.

PIN: 25-07-323-014

93693292

DEPT-01 RECORDINGS

\$23,00

T\$7777 TRAN 5035 08/13/93 16:23:00 \$7887 \$ \times -93-643292 CODK COUNTY RECORDER

LOXCOOK COUNTY C Query March Broken Care 11/ATE 1/4/19 - 54 anarao in the arms of reginted by About Committee Co. Co. अ**स्ट १**३ हे इ**न्छा हा है** उन्हार कर है ।

(herein "Property Address"); 10241-43-45 SOUTHWESDERN AVE, CHICAGO ILLINOIS 60645.

TOGETHER with all rights, privileges, interests, easements, hereditaments, appurtenances, fixtures and improvements now or hereafter belonging, appertaining, attached to, or used in connection therewith (all of which together with said property is hereinafter referred to as the "Mortgaged Premises"), and all the rents, issues, income and prufits thereof.

Mortgagor covenants that Mortgagor is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Mortgaged Premises, that the Mortgaged Premises are unencumbered (except as has been previously disclosed to Mortgagee). and that Mortgagor will warrant and defend generally the title to the Mortgaged Premises against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Mortgagee's Interest in the Mortgaged Premises.

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(Continued on Reverse Side)

Mortgagor, covenants and agrees with Mortgagee that: 1. Mondagor will pay the light strings as regarded provided fictualing provided in the property insured against lost or our age of fire and such other risks customarily covered by the and extended coverage insurance in amounts as may be required from time to time by Mortgages and procured from an insurance company chosen by Mortgagor and acceptable to Mortgagee; observe and perform all covenants, terms and conditions of any prior mortgage or any lease if this Mortgage is on a leasehold; keep the Mortgaged Premises in good repair; promptly pay all taxes, assessments, and legal charges against said property, insurance premiums, installments of principal and interest on any prior mortgage, and, to the extent permitted by law, reasonable attorney's fees and court costs which actually are expended in the enforcement or defense of the terms of this Mortgage or the lien hereof or of any other instrument evidencing or securing the loan plus fees paid public officers for filing, recording and releasing this Mortgage or any other instrument securing this loan, and in the event of default in any payment the Mortgages may pay the same and the Mortgagor shall repay the Mortgagee the amount so paid together with interest at the highest rate provided for in the Note secured hereby not to exceed the highest amount permitted by law, and all sums so paid will be secured by this Mortgage; no improvements shall be removed or destroyed without the written consent of the Mortgagee; the Mortgagee shall be entitled to the appointment of a receiver in any action to foreclose; upon default being made in the payment of any of the installments heratofore specified on the due date thereof, or upon default in any of the terms, covenants or conditions of this Mortgage or of the Note secured hereby, or in the event Mortgagor shall abandon the Mortgaged Premises, die, become bankrupt or insolvent, or make an assignment for the benefit of creditors, or in the event of sale or transfer of the premises by the Mortgagor without the consent in writing of the Mortgages, or if waste shall be committed or permitted, or should any action or proceedings be filed in any court to enforce any lien on, claim against, or interest in the above described real estate, then the entire unpaid balance shall immediately become due and payable at the option of the Mortgagee.

2. All policies of insurance shall contain proper clauses making all sums recoverable upon such policies payable to Mortgagee and to Mortgagor as their respective interests may appear, and shall not be subject to cancellation without thirty (30) days' prior written notice to Mortgagee. Writgagor authorizes Mortgagee to endorse on Mortgagor's behalf drafts reflecting such insurance proceeds, and the proceeds of any condemnation or eminent domain proceedings which are hereby assigned to Mortgagee, provided that Mortgagee shall remit to Mortgagor's ch surplus, if any, as remains after the insurance or condemnation proceeds have been applied, at Mortgagee's sole discretion, to the restoration of the Mortgaged Premises or to the satisfaction of all indebtedness secured by this Mortgagee's request, be delivered to and retained by Mortgagee until the indebtedness secured hereby is fully paid.

3. Any forbearance by Mortguge in exercising any right or remedy hereunder, under the Note or otherwise afforded by applicable law, shall not be a waiver of or preciure the subsequent exercise of any such right or remedy. The procurement of insurance or the payment of taxes or other liens or charges by Mortgagee shall not be a waiver of Mortgagee's right to accelerate the maturity of the

indebtedness secured by this Mortgage.

4. All remedies provided in this Mortgago are distinct and cumulative to any other right or remedy under this Mortgage or afforded by law or equity, and may be exercised concurrently, it dependently or successively. Each provision of this Mortgage shall be construed to the fullest extent possible to be in conformity with and valid and enforceable under all applicable law, but the invalidity or unenforceability of any particular provision of this Mortgage shall not affect or impair the validity or enforceability of any other provision of this Mortgage.

5. Mortgagor waives all right of Homestead Exerription in the mortgaged property described herein.

6. Mortgagor includes each person executing this instrument if more than one, his heirs, successors and assigns and Mortgagee includes its successors, assigns and attorneys.

IN WITNESS WHEREOF, Morningor, and each of them, has	executed his Mortgage this 11th day of	ugust 1993
WITNESS: / Alles	Witness Sion Roung	Mortgagor
,	Witness	Mortgagor
STATE OF ILLINOIS    SS:   COUNTY OF   COOK	11th day of AUGUST	1993
by GEORGE LOUNG, A SINGLE MAN	usy of	A HIS/HER/THEIR Free and
Voluntary Act, for the uses and purposes therein set forth, inc	cluding the release and waiver of the Right of	
"OFFICIAL SEAL"	TRACEY L. MCCORMIC	NOTIFIED Notary Public
TRACEY L. McCORMICK Notary Public, State of Illinois My Commission Expires 12-18-96	COOK State of ILLINOI	County
Some of the second seco	My Commission Expires:	12-18-96
This Instrument prepared by BANC ONE FINANCIAL	7 HUNTINGTON LANE	WHEELING IL 60090
Form No. 42 2/91 illinois	(Name) Page 2 of 2	(Address)

THIS SPACE RESERVED FOR RECORDER'S USE