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MORTGAGE

NAME AND ADDRESS OF MORTGAGOR MICHAEL P. DONOVAN and DEBBIE A. DONOVAN husband and wife 8236 Carlisle Hanover Park, Illinois 60103		NAME AND ADDRESS OF MORTGAGEE Aetra Finance Company, d/b/a ITT Financial Services 1510 E. West 75th Street Downers Grove, Illinois 60516	
DATE OF MORTGAGE 10/27/93	MATURITY DATE 11/02/00	AMOUNT OF MORTGAGE \$22,523.00	FUTURE ADVANCE AMOUNT \$0.00

WITNESSETH That mortgagor, in consideration of a loan from mortgagee evidenced by a Note bearing even date herewith in the amount shown above together with interest thereon, does by these presents mortgage and warrant unto mortgagee, forever, the following described real estate located in Cook County, State of Illinois, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of Illinois, to wit:

Lot 8 in Block 63 in Hanover Highlands Unit Number 9, a Subdivision in the Northeast 1/4 of Section 30, Township 41 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded May 1, 1969 as Document 20828255, in Cook County, Illinois.

PERMANENT PARCEL INDEX NO.: 07-30-209-008

DEPT-01 RECORDING \$25.50
 143333 TRAN 5486 10/29/93 12:16:00
 1967 * -93-876832
 COOK COUNTY RECORDER

I 002378

This mortgage shall also secure advances by the Mortgagee in an amount not to exceed the amount shown above as Future Advance Amount. Together with all buildings and improvements now or hereafter erected thereon and the rents issues and profits thereof and all screens awnings shades storms sash and blinds and all heating lighting plumbing gas electric ventilating refrigerating and air conditioning equipment used in connection therewith, all of which for the purpose of this mortgage shall be deemed fixtures and subject to the lien hereof and the hereditaments and appurtenances pertaining to the property above described all of which is referred to hereinafter as the premises or the mortgaged premises.

TO HAVE AND TO HOLD the premises unto mortgagee, its successors and assigns, forever, for the purposes, and upon the conditions and uses hereinafter set forth.

The mortgagor hereby covenants that the mortgagor is and is of a good title to the mortgaged premises in fee simple, free and clear of all liens and incumbrances, except as follows:

SEE EXHIBIT "A" ATTACHED

and the mortgagor will forever warrant and defend the same to the mortgagee against all claims whatsoever PROVIDED ALWAYS, and these presents are upon this express condition, that the mortgagor shall pay or cause to be paid to the mortgagee the indebtedness as expressed in the above described Note secured hereby according to the terms thereof and all renewals and extensions of the same and all other present and future indebtedness of mortgagor to mortgagee (except subsequent to the date of this mortgage) and direct loans made pursuant to the Illinois Consumer Finance Act, all of such indebtedness being herein collectively referred to as the indebtedness hereby secured; and shall make all other payments and perform all other terms, conditions, covenants, warranties and promises hereinafter contained that these presents shall cease and be void.

The mortgagor covenants with the mortgagee that the interests of the mortgagor and of the mortgagee in the premises shall be assessed for taxation and taxed together without separate valuation, and to pay before they become delinquent all taxes and assessments now or hereafter assessed or levied against this mortgage or the indebtedness hereby secured and on the premises described in this mortgage, including every mortgage interest which this mortgage may have or be deemed to have in such premises by reason of this mortgage, and to deliver to the mortgagee or the mortgagee's representative on demand receipts showing the due payment thereof, hereby warning and releasing all rights of offset or deduction against the indebtedness secured by this mortgage because of the payment of such taxes or assessments.

The mortgagor further covenants with the mortgagee to keep the mortgaged premises insured for fire and extended coverage for the full insurable value thereof, to pay the premiums thereon when due and to comply with all insurance provisions of any insurable companies approved by the mortgagee with loss payable to the mortgagee as its interest may appear. All policies covering the mortgaged premises shall be deposited with and held by the mortgagee. Loss proceeds, less expenses of collection, shall at the mortgagee's option be applied on the indebtedness hereby secured whether or not to the restoration of the mortgaged premises.

The mortgagor further covenants with the mortgagee (1) to pay the indebtedness hereby secured (2) to keep the mortgaged premises in good repairable condition and repair (3) to keep the mortgaged premises free from liens superior to the lien of this mortgage (4) not to commit any waste nor suffer waste to be committed on the mortgaged premises, and (5) not to do any act which shall impair the value of the mortgage premises.

In case any such taxes or assessments remain unpaid after they become delinquent or in case of failure to keep the mortgaged premises so insured the approved policies deposited, or the insurance premiums paid or to keep the same in good condition and repair free from liens and waste the mortgagee may on its part cure such defaults and all sums advanced for that purpose shall immediately be repaid to the mortgagee and shall unless so repaid be added to and deemed part of the indebtedness hereby secured which shall bear interest at the maximum legal rate allowed by Illinois statute and form then upon the real estate described herein.

Upon breach or non-performance of any of the terms, conditions, covenants, warranties, or promises by the mortgagor contained herein in said Note or any other evidence of an indebtedness secured hereby, said Note and all indebtedness hereby secured shall, at the option of the mortgagee and without further notice or demand, become immediately due and payable.

Mortgagor hereby waives all rights to possession of and income from the mortgaged premises for the period following commencement of any action to foreclose this mortgage through expiration of any redemption period. Mortgagor further agrees that upon commencement of an action to foreclose this mortgage the court may appoint a receiver of the mortgaged premises, including homestead interest, and may empower the receiver to preserve and maintain the mortgaged premises and to collect the rents, issues and profits of said premises during the pendency of said action and until expiration of any redemption period, and may order such rents, issues and profits when so collected, be applied first to the receiver's expenses, including expenses incurred for necessary repairs for the payment of insurance premiums, taxes and assessments, and for commissions due the receiver, with the balance thereof being paid to the person entitled to a deed under the certificate of sale, or in reduction of the redemption money if said premises be redeemed as prescribed by law.

Mortgagor agrees to pay all expenses and disbursements paid or incurred in behalf of mortgagee in connection with the foreclosure hereof, including without limitation, reasonable attorney's fees, abstracting or title insurance fees, outlays for documentary evidence and all other expenses and disbursements. All such expenses and disbursements shall be an additional lien upon the mortgaged premises, shall be taxes and costs and included in any decree that may be rendered in such foreclosure proceeding.

If mortgagor is an Illinois corporation or a foreign corporation licensed to do business in the State of Illinois, mortgagor hereby waives any and all rights of redemption from sale under any order or decree of foreclosure of this mortgage, fully, on behalf of the mortgagor and to the extent permitted by law, on behalf of every person or party acquiring any interest in or title to the mortgaged premises subsequent to the date of this mortgage.

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All terms, conditions, covenants, warranties and promises herein shall be binding on the heirs, legal representatives, successors, and assigns of the mortgagor and shall inure to the benefit of the mortgagee, the mortgagee's successors, and assigns. Any provision hereof which is prohibited by law shall be ineffective only to the extent of such prohibition without invalidating the remaining provisions hereof.

The mortgage shall be subrogated to the lien of any and all prior incumbrances, liens or charges paid and discharged from the proceeds of the indebtedness hereby secured, and even though said prior liens have been released of record, the repayment of the indebtedness hereby secured shall be secured by such liens on the portions of said premises affected thereby to the extent of such payments, respectively.

Any award of damages under condemnation for injury to, or taking of any part of said mortgaged premises is hereby assigned to mortgagee with authority to apply or release the moneys received, as above provided for insurance loss proceeds.

IN WITNESS WHEREOF, the mortgage has been executed and delivered this 27TH day of OCTOBER, 1993

Signed and sealed in the presence of

[Signatures]

MORTGAGOR(S):

X *[Signature]* (See)

MICHAEL P. DONOVAN
(Type name)

X *[Signature]* (See)

DEBBIE A. DONOVAN
(Type name)

(See)

(See)

(See)

(See)

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF ILLINOIS)
County of DeKalb) ss.

Personally came before me this 27th day of October, 1993, the above named Michael P. Donovan and Debbie A. Donovan, his wife to me known to be the persons who executed the foregoing instrument and acknowledged the same as his (her or their) free and voluntary act for the uses and purposes therein set forth.



[Signature]
Notary Public, _____ County, Illinois
My Commission expires 6-22-97

CORPORATE ACKNOWLEDGEMENT

STATE OF ILLINOIS)
County of _____) ss.

Personally came before me this _____ day of _____, 19____, _____ President and _____ Secretary of the above named corporation, to be known to be such persons and officers who executed the foregoing instrument and acknowledged that they executed the same as such officers as the free and voluntary deed of such corporation, by its authority, for the uses and purposes therein set forth.

Notary Public, _____ County, Illinois
My Commission expires _____

THIS INSTRUMENT WAS DRAFTED BY Jay M. Reese, 284 West Fullerton, Addison, Illinois 60101-3783

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No. _____ MORTGAGE _____ to _____) ss. No. _____ (County) _____ This instrument was filed for record in the _____ order's office of _____ county aforesaid, on the _____ day of _____ A.D. 19____, _____ o'clock _____ M., and recorded in _____ of _____ on page _____ Recorder.

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EXHIBIT "A"

Manufacturers Hanover Mortgage Corporation, dated 11-19-85, filed 12-2-85, Document Number 85303902;

Wells Fargo Credit Corporation, dated 12-19-88, filed 12-27-88, Document Number 88592582.

Trust Deed from South Central Bank and Trust Company, as Trustee, dated 8-18-89, filed 10-19-89, Document Number 89496154.

First National Bank of Lake Zurich, dated 11-22-91, filed 12-3-91, Document Number 91631944.

Real estate taxes for 1993 and subsequent years.

Property of Cook County Clerk's Office

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