

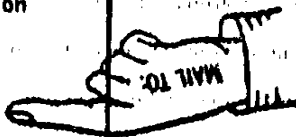
UNOFFICIAL COPY

JR. MORTGAGE

94613456

First National Bank of Wheaton
Mortgage (Individual)

RETURN RECORDED DOCUMENT TO
FIRST NATIONAL BANK OF WHEATON
1151 E. BUTTERFIELD ROAD
WHEATON, IL 60187



DEPT-01 RECORDING 023.50
740000 TRAN 8595 07/14/94 09:47:00
00010 C.J. 94-613456
COOK COUNTY RECORDER

The above space for RECORDER'S USE ONLY

THIS INDENTURE made JULY 11, 19 94

Witnesseth, that the undersigned BENJAMIN REYES AND SILMA B. REYES, HIS WIFE
hereinafter referred to as Mortgagors, does hereby Convey and Mortgage to First National Bank of Wheaton, a National Banking
Association, having an office and place of business in Wheaton, Illinois, hereinafter referred to as the Mortgagee, the following real estate
situated in the County of CLIX, State of Illinois, to wit:

LOT 26 IN BLOCK 1 IN THOMAS H. HALBERT'S EDISON PARK AT DEVON SUBDIVISION OF THE NW 1/4 OF SECTION 1, TOWNSHIP
40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAN THEREOF RECORDED 10-23-1923
AS DOCUMENT #8155362, IN CLIX COUNTY, ILLINOIS.

P.I.N. 12-01-107-026

LEGAL ADDRESS: 7636 W. TORRENCE AVE - CHICAGO, IL

TOGETHER with all the buildings and improvements now or hereafter erected thereon and all appurtenances, apparatus and fixtures and
the rents, issues and profits thereof, of every name, nature and kind.

TO HAVE AND TO HOLD the said property unto said Mortgagee forever, for the uses and purposes herein set forth, free from all rights and
benefits under the Homestead Exemption laws of the State of Illinois, which said rights and benefits said Mortgagors do hereby release and
waive.

This mortgage is given to secure: (1) The payment of a certain indebtedness payable to the order of the mortgagee, evidenced by the
Mortgagors Note of even date herewith in the Principal sum of SEVEN THOUSAND DOLLARS AND NO/100THS

Dollars (\$ 50,000.00) with a final payment due on DEMAND JANUARY 30, 1998 together with interest as follows, and
all renewals, extensions, or modifications thereof;

Interest on the principal balance remaining from time to time unpaid shall be payable prior to maturity at the rate of _____

per cent per annum and after maturity at the rate of _____ per cent per annum. BASE

Interest on the principal balance remaining from time to time unpaid shall be payable prior to maturity at the BASE lending rate

of FIRST NATIONAL BANK OF WHEATON (or its successors) plus 2.00% per cent per

annum over the said BASE lending rate, and after maturity at the said BASE lending rate plus 7.00% per cent per annum

over the said BASE lending rate, provided however, that said interest rate in no event shall be less than 9.75% per cent per

annum. Any increase or decrease of the rate of interest shall be effective as of the date of the BASE lending rate change.

(2) Future Advances. Upon request of Mortgagors, Lender, at Lender's option prior to release of this Mortgage, may make Future
Advances to Mortgagors. Such Future Advances, with interest thereon, shall be secured by this Mortgage when evidenced by promissory
notes stating that said notes are secured hereby. At no time shall the principal amount of the indebtedness secured by this Mortgage, no
including sums advanced in accordance herewith to protect the security of this mortgage, exceed the original amount of the Note plus

US \$ 0.00

This mortgage consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this
Mortgage) are incorporated herein by reference and are part hereof and shall be binding on the Mortgagors, their heirs, successors
and assigns.

IN WITNESS WHEREOF, the undersigned, has caused these presents to be signed and their seal to be hereunto affixed and attested to,
the day and year first above written.

STATE OF ILLINOIS } ss
COUNTY OF _____

BENJAMIN REYES (Seal)
SILMA B. REYES (Seal)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that

the above BENJAMIN & SILMA REYES personally known to me to be, appeared before me this day in person and
acknowledged that they signed and delivered the said instrument as their own free and voluntary act for
the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 11th July 1994

[Signature]
Notary Public



FOR THE RECORDER'S INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY

Reference: _____

COOK COUNTY RECORDER'S OFFICE
No. _____
This document prepared by FRANCES E. SCARIOTO

MAILED TO
FIRST NATIONAL BANK OF WHEATON
c/o First National Bank of Wheaton, 1275 Butterfield Road, Wheaton, Illinois 60187

23.50
DFC FORM NO. 148719

1279277
87-622

94613456

UNOFFICIAL COPY

The more serious hereby.

17. This mortgage and all persons herein, shall extend to and be binding upon Mortgagees and all persons claiming under or through Mortgagees, and the word "Mortgagees" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the note or this mortgage. The word "Mortgagees" when used herein shall include the successors, heirs, assigns, and assigns of the Mortgagees herein, and their heirs, from time to time, of the more serious hereby.

18. Mortgagee shall release this mortgage and lien thereon by recording this mortgage and lien thereon in the public records, and shall be bound to do so upon payment and discharge of all indebtedness secured hereby and payment of a reasonable fee to Mortgagee for the recording of such release.

19. If the payment of said indebtedness or any part thereof be extended or varied or if any part of the security be released, all persons now or at any time hereafter liable thereon, or interested in said premises, shall be held to account to such persons being expressly released by the Mortgagee, notwithstanding such extension, variation or release.

20. The Mortgagee shall periodically deposit with the Mortgagee such sums as the Mortgagee may reasonably require for payment of taxes and assessments on the premises. No such deposit shall bear any interest.

21. The Mortgagee shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

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SEE PAGE 1