

MORTGAGE

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CITIBANK

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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S-94/3637-40

This instrument was prepared by:
FAYE PALMER
CITIBANK, FEDERAL SAVINGS BANK
300 W. MADISON STREET
CHICAGO, IL 60661

THIS MORTGAGE is made this 20th day of May 1994 between the Mortgagor, **MICHAEL P. KELLY AND WIFE GAIL L. KELLY, AS JOINT TENANTS** (herein "Borrower"), and the Mortgagee, **Citibank, Federal Savings Bank**, a corporation organized and existing under the laws of the United States, whose address is **500 WEST MADISON STREET, CHICAGO, IL 60661** (herein "Lender").

WHEREAS, **MICHAEL P. KELLY AND GAIL L. KELLY** is (are) indebted to Lender in the principal sum of U.S. \$ **100,000.00** which indebtedness is evidenced by Borrower's note dated May 20, 1994 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on **DEMAND**

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon, 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 Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of **COOK**, State of Illinois:

LOT 233 IN GLEN GROVE TERRACE, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MAIN TOWNSHIP, IN COOK COUNTY, ILLINOIS.

COOK County Clerk's Office

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P.L.N. No. **09-13-113-006-0000**

which has the address of **7701 MAPLE ST.** **MORTON GROVE**
(Street) (City)
Illinois (Zip Code) (herein "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 leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property."

Borrower covenants that Borrower 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. Borrower covenants that Borrower warrants and will defend generally the title of the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.

2. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraph 1 hereof shall be applied by Lender first to interest payable on the Note, and then to the principal of the Note.

3. Prior Mortgages and Deeds of Trust; Charges; Liens. Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.

BOX 333-CTI

ILLINOIS—HOME IMPROVEMENT—1/80—F/M/A/F/H/M/C UNIFORM INSTRUMENT

Citibank, Federal Savings Bank

FORM 101 (REV. 11/89) PAGE 1 OF 1 INSTRUMENT

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