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1/1/2025

Property of Cook County Clerk's Office

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MORTGAGE

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FHA FORM NO. 2116 M
Rev. 9/70

THIS INDENTURE, Made this 16th day of NOVEMBER, 1971 between
JOSEPH J. HENDERSON & MARY L. HENDERSON, HIS WIFE, Mortgagor, and

A.L. GROOTEMAAT & SONS, INC.

a corporation organized and existing under the laws of STATE OF WISCONSIN
Mortgagee.

WITNESSETH: That whereas the Mortgagor is justly indebted to the Mortgagee, as is evidenced by a certain promissory note bearing even date herewith, in the principal sum of EIGHTEEN THOUSAND SIX HUNDRED FIFTY AND NO/100 ----- Dollars (\$8,650.00 -----) payable with interest at the rate of SEVEN per centum (7%) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in MILWAUKEE, WISCONSIN, or at such other place as the holder may designate in writing, and delivered; the said principal and interest being payable in monthly installments of ONE HUNDRED TWENTY-FOUR AND 21/100 ----- Dollars (\$124.21 -----) on the first day of JANUARY, 1972, and a like sum on the first day of each and every month thereafter until the note is fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of DECEMBER, 2001.

NOW, THEREFORE, the said Mortgagor, for the better securing of the payment of the said principal sum of money and interest and the performance of the covenants and agreements herein contained, does by these presents MORTGAGE and WARRANT unto the Mortgagee, its successors or assigns, the following described Real Estate situate, lying, and being in the county of COOK and the State of Illinois, to wit:

THE SOUTH TEN (10) FEET OF LOT ONE (1) AND THE NORTH THIRTY (30) FEET OF LOT TWO (2) IN THE RESUBDIVISION OF LOT FOUR (4) IN BLOCK TWO (2) IN JOSEPH W. WAYNE'S ADDITION TO FULLMAN, A SUBDIVISION OF THE EAST HALF OF THE NORTH EAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION TWENTY-ONE (21), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS A PURCHASE MONEY MORTGAGE.

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TOGETHER with all and singular the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues, and profits thereof; and all apparatus and fixtures of every kind for the purpose of supplying or distributing heat, light, water, or power, and all plumbing and other fixtures in, or that may be placed in, any building now or hereafter standing on said land, and also all the estate, right, title, and interest of the said Mortgagor in and to said premises.

TO HAVE AND TO HOLD the above-described premises, with the appurtenances and fixtures, unto the said Mortgagee, its successors and assigns, forever, for the purposes and uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the said Mortgagor does hereby expressly release and waive.

AND SAID MORTGAGOR covenants and agrees:

To keep said premises in good repair, and not to do, or permit to be done, upon said premises, anything that may impair the value thereof, or of the security intended to be effected by virtue of this instrument; not to suffer any lien of mechanics men or material men to attach to said premises; to pay to the Mortgagee, as hereinafter provided, until said note is fully paid, (1) a sum sufficient to pay all taxes and assessments on said premises, or any tax or assessment that may be levied by authority of the State of Illinois, or of the county, town, village, or city in which the said land is situate, upon the Mortgagor on account of the ownership thereof; (2) a sum sufficient to keep all buildings that may at any time be on said premises, during the continuance of said indebtedness, insured for the benefit of the Mortgagee in such forms of insurance, and in such amounts, as may be required by the Mortgagee.

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