

UNOFFICIAL COPY

THE MORTGAGOR Edward L. Navarro *married*  
of the City of Chicago in the County of Cook and  
State of Illinois, Mortgage S and Warrant S to Arlynn R. Grimm

of the Village of Glen Ellyn County of DuPage and  
State of Illinois, to secure the payment of a certain promissory  
note, executed by Edward L. Navarro for Jetty Navarro  
bearing even date herewith, payable to the order of

ARLYNN R. GRIMM: at 21 W 661 Dorchester Court  
Glen Ellyn, Illinois 60137

DEPT-01 RECORDING 23.50  
T60014 TRAN 1294 04/05/94 14400100  
45421 \$ \* -94-304709  
COOK COUNTY RECORDER

pursuant to this document and secured by property located in Cook County, Illinois and legally described as:

LOT 9 IN BLOCK 3 IN GUNN'S SUBDIVISION OF THE WEST ONE HALF (W. 1/2) OF  
THE SOUTHWEST QUARTER (N.E. 4) OF THE NORTHEAST QUARTER (SW 1/4) OF  
SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

and more commonly known as: 4322 West McLean Avenue, Chicago, IL 60639

PERMANENT PARCEL NO. 13-34-225-035

situated in the county of Cook, in the state of Illinois, hereby releasing and waiving all rights under and by virtue  
of the HOMESTEAD EXEMPTION LAWS of this state

Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special assessments, water charges,  
sewer service charges and other charges against the premises when due and shall upon written request, furnish to the  
mortgagee duplicate receipts thereafter. Mortgagee may, at mortgagee's option, obtain coverage to protect mortgagee's  
interest in the property at mortgagors expense if mortgagee is of the information and belief that mortgagee's interest  
is not sufficiently protected by adequate insurance.

Mortgagors shall keep all buildings and improvements now or hereafter on said premises insured against loss or damage  
by fire, lightning and windstorm under policies providing for payment by the insurance companies of moneys sufficient  
either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in  
companies satisfactory to the mortgagee, under insurance policies payable, in case of loss or damage to mortgagee, such  
rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies,  
including additional and renewal policies, to mortgagee, and in case of insurance about to expire, shall deliver renewal  
policies not less than ten (10) days prior to the respective dates of expiration.

The indebtedness evidenced by this Note is secured by the following collateral, and reference is made  
to the documents evidencing the same for additional rights as to acceleration of the indebtedness evidenced by this Note.

FIRST MORTGAGE bearing even date herewith from EDWARD L. NAVARRO (Mortgagor in this document), on real  
estate located in Cook County, Chicago, Illinois.

Except as hereinafter permitted, any sale, conveyance, or transfer of any right, title, or interest, including  
the equity of redemption, in the premises described in the Mortgage which secure the indebtedness evidenced hereby or  
any portion thereof, without the prior written approval of the Note Holder, shall constitute a default hereunder on  
account of which the Note Holder may declare the entire indebtedness evidenced by this Note to be immediately due and  
payable. The foregoing notwithstanding, the following shall be permitted:

- (a). The creation of lien encumbrance securing any subsequent indebtedness so long as such subsequent partial assignment is subordinate to the security of this Note.
- (b). The creation of a purchase money security interest for appliances or tenant fixtures.
- (c). A transfer by devise, descent, or by operation of law upon the death of a joint beneficiary, or
- (d). The grant of any leasehold interest of three (3) years or less not containing an option to purchase.

If the Note Holder exercises such option to accelerate, they shall mail to EDWARD L. NAVARRO notice of  
acceleration which shall provide a period of not less than ninety (90) days from the date notice is mailed within which  
EDWARD L. NAVARRO may pay the sums declared due. If EDWARD L. NAVARRO fail to pay such sums prior to the expiration  
of such period, the GRIMM may, without further notice or demand on EDWARD L. NAVARRO, invoke any remedies permitted  
hereunder and in the documents evidencing the collateral securing this indebtedness.

Dated this 5 day of April 1994

Edward L. Navarro (SEAL)  
Edward L. Navarro

This instrument was prepared by G. L. Trapp, Trapp & Associates Ltd. (SEAL)

1275 E. Butterfield Rd., Suite 110 (SEAL)  
(NAME AND ADDRESS) Wheaton, IL 50187

15003  
TIA 5-1031

94304709

23.50

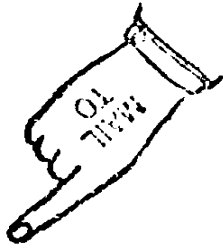
UNOFFICIAL COPY

Box \_\_\_\_\_

Real Estate Mortgage

Statutory Form:

TO \_\_\_\_\_

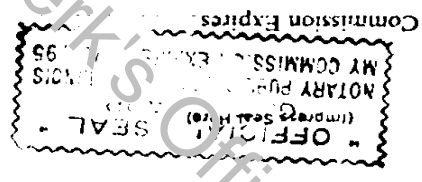


MAIL TO:

1225 E. Butterfield Rd., Suite 110  
Wheaton, IL 60187

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office



Given under my hand and notarial seal this 5th day of April 19 94  
Notary Public

waiver of the right of homestead.

instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and

appeared before me this day in person and acknowledged that he signed, sealed and delivered the said

personally known to me to be the same person whose name subscribed to the foregoing instrument;

State aforesaid, DO HEREBY CERTIFY that Edward L. Navarro

The Undersigned, a Notary Public in and for said County, in the

STATE OF Illinois }  
COUNTY OF DuPage }  
ss.

6217356