

UNOFFICIAL COPY

. DEPT-01 RECORDING \$25.00
 . T#0001 TRAN 9200 08/09/95 11:46:00
 . #3472 ÷ CG *-95-525433
 . COOK COUNTY RECORDER

MAIL TO → BOX 352

158518



Bank One Financial Services, Inc.

REAL ESTATE MORTGAGE

Account No. 11723

THIS MORTGAGE made this 02nd day of AUGUST, 1995, between the
 Mortgagor, **DUMANNA L. WALL** an UNMARRIED WOMAN
 whose address is **5740 N SHERIDAN ROAD #10C**
CHICAGO IL 60660 (herein "Mortgagor"), and the

Mortgagee, **BANC ONE FINANCIAL SERVICES, INC.**, an Indiana Corporation, whose address is
1300 WOODFIELD DRIVE SCHAUMBURG IL 60173 (herein "Mortgagee").

WHEREAS, Mortgagor is indebted to Mortgagee in the principal sum of \$ **8247.42** which
 indebtedness is evidenced by Mortgagor's note or other debt instrument dated **AUGUST 02, 1995**
 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid,
 due and payable on **AUGUST 15, 2000**

TO SECURE to Mortgagee the repayment of the indebtedness evidenced by the Note, with interest thereon, together with any
 renewals, modifications or extensions thereof, either in whole or in part, 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 Mortgagor
 herein contained, Mortgagor does hereby mortgage, grant, convey and warrant to Mortgagee the following described property located
 in the County of **COOK**, State of Illinois:

SEE ATTACHED

PIN: 14-05-106-022-1038

which has the address of **5740 N SHERIDAN ROAD #10C, CHICAGO, ILLINOIS 60660**, Illinois.
 (herein "Property Address"); (Address) (City)

TOGETHER with all rights, privileges, interests, easements, hereditaments, appurtenances, fixtures and improvements now or hereafter
 belonging, appertaining, attached to, or used in connection therewith (all of which together with said property is hereinafter referred to as
 the "Mortgaged Premises"), and all the rents, issues, income and profits thereof.

Mortgagor covenants that Mortgagor is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey
 the Mortgaged Premises, that the Mortgaged Premises are unencumbered (except as has been previously disclosed to Mortgagee), and
 that Mortgagor will warrant and defend generally the title to the Mortgaged Premises against all claims and demands, subject to any declarations,
 easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Mortgagee's interest in the Mortgaged
 Premises.

2500
PA

UNOFFICIAL COPY

Mortgagor covenants and agrees with Mortgagee that:

1. Mortgagor will pay the indebtedness as hereinbefore provided including paying any deficiency hereunder; keep the improvements on the property insured against loss or damage by fire and such other risks customarily covered by fire and extended coverage insurance in amounts as may be required from time to time by Mortgagee and procured from an insurance company chosen by Mortgagor and acceptable to Mortgagee; observe and perform all covenants, terms and conditions of any prior mortgage or any lease if this Mortgage is on a leasehold; keep the Mortgaged Premises in good repair; promptly pay all taxes, assessments, and legal charges against said property, insurance premiums, installments of principal and interest on any prior mortgage, and, to the extent permitted by law, reasonable attorney's fees and court costs which actually are expended in the enforcement or defense of the terms of this Mortgage or the lien hereof or of any other instrument evidencing or securing the loan plus fees paid public officers for filing, recording and releasing this Mortgage or any other instrument securing this loan, and in the event of default in any payment the Mortgagee may pay the same and the Mortgagor shall repay the Mortgagee the amount so paid together with interest at the highest rate provided for in the Note secured hereby not to exceed the highest amount permitted by law, and all sums so paid will be secured by this Mortgage; no improvements shall be removed or destroyed without the written consent of the Mortgagee; the Mortgagee shall be entitled to the appointment of a receiver in any action to foreclose, upon default being made in the payment of any of the installments heretofore specified on the due date thereof, or upon default in any of the terms, covenants or conditions of this Mortgage or of the Note secured hereby, or in the event Mortgagor shall abandon the Mortgaged Premises, die, become bankrupt or insolvent, or make an assignment for the benefit of creditors, or in the event of sale or transfer of the premises by the Mortgagor without the consent in writing of the Mortgagee, or if waste shall be committed or permitted, or should any action or proceedings be filed in any court to enforce any lien on, claim against, or interest in the above described real estate, then the entire unpaid balance shall immediately become due and payable at the option of the Mortgagee.
2. All policies of insurance shall contain proper clauses making all sums recoverable upon such policies payable to Mortgagee and to Mortgagor as their respective interests may appear, and shall not be subject to cancellation without thirty (30) days' prior written notice to Mortgagee. Mortgagor authorizes Mortgagee to endorse on Mortgagor's benefit drafts reflecting such insurance proceeds, and the proceeds of any condemnation or eminent domain proceedings which are hereby assigned to Mortgagee, provided that Mortgagee shall remit to Mortgagor such surplus, if any, as remains after the insurance or condemnation proceeds have been applied, at Mortgagee's sole discretion, to the restoration of the Mortgaged Premises or to the satisfaction of all indebtedness secured by this Mortgage. All such policies of insurance and all abstracts of title or title insurance policies covering the Mortgaged Premises shall, at Mortgagee's request, be delivered to and retained by Mortgagee until the indebtedness secured hereby is fully paid.
3. Any forbearance by Mortgagee in exercising any right or remedy hereunder, under the Note or otherwise afforded by applicable law, shall not be a waiver of or preclude the subsequent exercise of any such right or remedy. The procurement of insurance or the payment of taxes or other liens or charges by Mortgagee shall not be a waiver of Mortgagee's right to accelerate the maturity of the indebtedness secured by this Mortgage.
4. All remedies provided in this Mortgage are distinct and cumulative to any other right or remedy under this Mortgage or afforded by law or equity, and may be exercised concurrently, independently or successively. Each provision of this Mortgage shall be construed to the fullest extent possible to be in conformity with and valid and enforceable under all applicable law, but the invalidity or unenforceability of any particular provision of this Mortgage shall not affect or impair the validity or enforceability of any other provision of this Mortgage.
5. Mortgagor waives all right of Homestead Exemption in the mortgaged property described herein.
6. Mortgagor includes each person executing this instrument if more than one, his heirs, successors and assigns and Mortgagee includes its successors, assigns and attorneys.

IN WITNESS WHEREOF, Mortgagor, and each of them, has executed this Mortgage this 02nd day of AUGUST, 1995

WITNESS:

2025 AUG 10 10:53 AM

Duanna L. Wall

Witness

Duanna L. Wall
DUWANNA L. WALL

Mortgagor

Witness

Mortgagor

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 02nd day of AUGUST, 1995

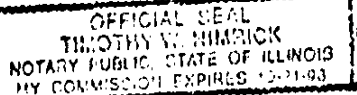
by DUWANNA L. WALL AN UNMARRIED WOMAN

As HIS/HER/THEIR Free and Voluntary Act, for the uses and purposes therein set forth, including the release and waiver of the Right of Homestead.

Timothy W. Nimrick
TIMOTHY W. NIMRICK
State of ILLINOIS

Notary Public, COOK County

My Commission Expires: 10-21-98



This Instrument prepared by TRACY BARTELL 1300 WOODFIELD DRIVE SCHAUMBURG IL 60173
Name Address

UNOFFICIAL COPY

Unit 10C as delineated on the survey of the following described parcel of real estate: the South 25 feet of Lot 4 and all of Lots 5 and 6 in Block 6 in Cochran's addition to Edgewater, in Section 5, Township 40 North, Range 14 East of the Third Principal Meridian, (hereinafter referred to as Parcel), in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium made by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee under Trust Agreement dated August 25, 1977 and known as Trust Number 41091, recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document Number 24231378; together with an undivided 62 percent interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey), in Cook County, Illinois.

Commonly known as Unit 10C at the Sheridan Shores Condominium, 5740 North Sheridan Road, Chicago, Illinois.

RECEIVED IN BAD CONDITION
Office

95000103

UNOFFICIAL COPY

Property of Cook County Clerk's Office

9555 133