

95378525

UNOFFICIAL COPY

REAL ESTATE MORTGAGE

\$ 7955.00 Total of Payments

The Mortgagors, ~~Zechariah Thomas, Jr. and Phyllis Ann Thomas~~ ~~husband and wife~~, joint tenants mortgage and warrant to Norwest Financial Illinois, Inc., Mortgagee, the following described real estate situated in the County of Cook, State of Illinois, to wit:

Lot 59 in Block 7 in Canterbury Gardens Unit No. 3, a Resubdivision of Part of Canterbury Gardens Unit 2, a Subdivision of the West 1/2 of the East 1/2 and Part of the Northwest 1/4 of Section 24, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN NO.: 28-24-107-012

to secure the repayment of a promissory note of even date, payable to Mortgagee in monthly installments, the last payment to fall due on June 30, 1998, and also to secure the repayment of any and all future advances and sums of money which may from time to time hereafter be advanced or loaned to Mortgagors by Mortgagee; provided however that the principal amount of the outstanding indebtedness owing to Mortgagee by Mortgagors at any one time shall not exceed the sum of \$200,000.00.

Mortgagors are hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this state. Mortgagors expressly agree to keep all legal taxes, assessments, and prior liens against said property paid, to keep the buildings and improvements thereon in good repair, to commit no waste thereon, and to keep the buildings and improvements thereon insured for the benefit of the Mortgagee as its interest may appear; and upon failure of Mortgagors to do so, Mortgagee may pay such taxes, assessments, and prior liens, and cause said property to be repaired, and cause said property to be insured, and the amount so paid shall become a part of the indebtedness secured by this mortgage as permitted by law. Mortgagors also agree not to sell, convey or otherwise transfer the mortgaged property or any portion thereof without Mortgagee's prior written consent and any such sale, conveyance or transfer without Mortgagee's prior written consent shall constitute a default under the terms hereof. A default hereunder or under the terms of the above described note, at Mortgagee's option, without notice or demand, shall render the entire unpaid balance of said note at once due and payable.

Dated this 24th day of May, 1995.

Zechariah Thomas, Jr. (SEAL)
Zechariah Thomas, Jr.
STATE OF ILLINOIS)
) ss

COUNTY OF Cook)

The foregoing instrument was acknowledged before me this 24th day of May, 1995, by Norwest Financial of Il. Inc.

(SEAL)

" OFFICIAL SEAL "
BARBARA J. SPADONI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/1/96

My Commission expires 12/1/96

I hereby acknowledge that all parties obligated on the loan secured by this mortgage have received written notice of the right to rescind the loan.

Barbara J. Spadoni
Notary Public

(Borrower's Signature)

This instrument was prepared by Norwest Financial of Il., 9632 S Roberts Rd, Hickory Hls, Il. 60457

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DEPT-01 RECORDING 123.50
T#0008 TRAN 5256 06/12/95 12:13:00
#8142 + SK *-95-378525
COOK COUNTY RECORDER

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H. F. F.
McCormick-Paloz Square
9632 S. Roberts Rd.
Hickory Hills, IL 60457

Property of Cook County Clerk's Office

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