# COLLAR COUNTIES TITLE PLANT # 1000 978 500 975

# UNOFFIÇIAL COPY

MORTGAGE (ILLINOIS)

96727673

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	ade AUGUST 9TH 19 96, between	
DALE S. MITCH	RELL.	, ottober effektiv
	ORIVE DOLTON, IL 60419 OSTIGET) (STATE)	
	Mortgagors," and	
PACIFIC CITIES		
18002 IRVINE B		
		Above Space For Recorder's Use Only
AUGUST 9T ***TWENTY FIV 65 25000 pay the said Amount F Rengi Installment Con interest after maturity of the contract may, in	In gagee witnesseth.  A the Mortgagors are justly indebted to the Mortgagoe upon the Reference of the Mortgagoe upon the Reference of the Mortgagoe upon the Reference of the Mortgagoe upon the Amount Fire Tribusance of the Mortgagoe of the Principal balance of the Mortgagoe of the Mortgag	AUGUST 13 W201 6together with indibutedness is made payable at such place as the holders bintment, then at the office of the holder at
mortgage, and the per AND WARRANT unto interest therein, situat	ORE, the Mortgagors to secure the payment of the said sum in accromance of the covenarts ray egreements berein contained, by the the Mortgagee, and Mortgagee's successors and assigns, the following, lying and being in the CITY GC DOLTON	Mortgagors to be performed, do by these presents CONVEYing described iteal Estate and all their estate, right, title and COUNTY OF
COOK	AND STATE OF ILLINOIS, to w	
LEGAL DESCRIP	PTION ATTACHED HERETO AND MADE A PART HE	REOF
	4	- 25°X (A)
	T COUNTY	
		X 1 ( )
		$A = A / (x^2)^2$
	Y/).	
DEDATABLANDATE DE ALTO	STATE INDEX NUMBER	
	ES 1003 BLOWIN DRIVE, DOLTON, IL 60419	
PREPARED BY: CHAR	RLES TORSTVET, 18002 IRVINE BLVO. #108,	TUSTI V CA 92680
		4,
		1,0
TOGETHER w thereof for so long aut and not secondarify) a light, power, refriger window shades, storm part of said real estate in the premises by Mo TO HAVE AND uses nerein set forth, t and benefits the Morty	rry hereinafter described, is referred to herein as the "premises," ith all improvements, tenements, easements, fixtures, and appurted during all such times as Nortgagors may be emitted thereto (which and all apparatus, equipment or articles now or hereafter therein and ation. (whether single units or centrally controlled.), and ventilation doors, and windows, floor coverings, inador beds, awnings, stoves a whether physically attached thereto or not, and it is agreed that all tigagors or their successors or assigns small be considered as constituted (HOLD the premises unto the Mortgagee, and the Mortgagee's surfere from all rights and benefits under and by virtue of the Homestee agors do hereby expressly release and waive.  d owner is DALE S. MITCHELL.	o are pledged primarily a ad or A parity with said real estate I thereon used to supply heat, get, air conditioning, water, in, including ( without restricting the foregoing ), screens, and water heaters. All of the foregoing are declared to be a 1-similar apparatus, equipment of arocles hereafter placed uting part of the real estate.  ceessors and assigns, forever, for the purpose and upon the d Exemption Laws of the State of Illinois, which said rights
This mortgage a incorporated herein by	consists of two pages. The covenants, conditions and provisions app y reference and are a part hereof and shall be binding on Mortgagors advands of of Mortgagors the day and yo <del>n the galaxy written</del>	s, their heirs, successors and assigns.
PLEASE	DALE S. MITCHELL (Seal)	(Seal)
PRINT OR	DALE 3. WITCHELL	
TYPE NAME(S) BELOW	(Seal)	(Seal)
SIGNATURE(S)		
State of Illinois, Count	y of COOK ss.	I, the undersigned, a Notary Public in and for said County
	in the State aforesaid, DO HEREBY CERTIFY that DALE S.	MITCHELL
IMPRESS	personally known to me to be the same person whose name is sub-	scribed to the foregoing instrument annuaried believe
SEAL me this day in person, and acknowledge that Me signed, scaled and delivered the said instrument is Me free to the me the signed scale instrument is Me free to the me the signed scale instrument is Me free to the me that it is the signed scale in the signed scal		
TOTAL E	and religious of the first and purposes therein set forth, inc	duding the release and waiver of the fight of homestead.
Given under my hand	and of Dentseo Kib Kracik 7+ 1	Topost 10%
Commision expires 1	Totary Public, State of Himois 3 19 (June 19 Commission Exp. 06/12/2000)	Notary Public

Property of Cook County Clark's Office

2. Mortgagors shall pay before any penohy attaches all general taxes and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall upon written request, furnish to Mortgagor or to holder of the contract duplicate receipts therefor. To prevent default bereunder Mortgagors shall pay in full under protest, in the manner provinced by statute, any tax or assessment which Mortgagers may desire to contest

 Mortgagors shall keep all buildings and improvements now and hereafter situated on said premises insured against loss or damage by fire, lightning and windstorm under policies providing for payment by insurance companies of moneys sufficient either to pay the cost of repairing the same or to pay in full the indebtedness secured beteby, all in companies satisfactory to the holder of the contract, 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 including additional and renewal policies to holder of the contract and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the tespective dates of expiration.

4. In case of default therein, Mortgagee or the holder of the contract may, but need not, make any payment or perform any act hereinbefore required of Mortgagors in any form and manaer deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture, affecting, aid premises or contest any tax or assessment. All moneys paid for any of these purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' lees, and any other moneys advanced by Mortgagee or the holders of the contract to protect the mortgaged premises and the lien hereot, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice. Inaction of Mortgagee or holders of the contract shall never be considered as a waiver of any right accruing to them on account of any default begennder on the part of the Morigagors

5. The Mortgagee or the hold it of the contract hereby secured making any payment hereby authorized relating to taxes and assessments, may do so according to any bill, statem at the immune procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tasks assessment, sale, forteiture, tax lien or title or claim thereof.

6. Mortgagors shall pay each item of and bredness herein mentioned, when due according to the terms hereof. At the option of the holder of the contract, and without notice to the Mortgagory, all unpaid indebtedness secured by the Mortgage shall, notwithstanding anything in the contract or in this Mortgage to the contrary, become due an payable (a) immediately in the case of default in making payment of any installment on the contract, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained

7. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, Mortgagee shall have the right to foreclose the lien hereot. In any suit to foreclose the lien hereot, there shall be allowed and included as additional indebtedness in the dicree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Mortgagee or holder of the contract for autorneys' fees, appraiser's fees, expenditures and expenses which may be paid or incurred by of an behalf of Mortgagee or holder of the contract for attorneys' fees, appraiser's fees, analysis for documentary and expert evidence, stenograph as 'charges, publication costs and costs. (which may be estimated as to items to be expended after entry of the decree.) of procuring all such abstracts of oils, in the searches and examinations, guarantee policies. Torrens certificates and similar data and assurances with respect to title as Mortgagee or holder of the contract may deem to be reasonable necessary either to prosecute such suit or to evidence to bidders at ansiste which may be had pursuant to such decret the true condition of the title to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall be one so much additional indebtedness secured hereby and immediately due and payable, when paid or incurred by Mortgagee or holder of the contract in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which either of them shall be a party, either as plaintiff, claf and or defendant, by reason of this Mortgage or any indebtedness hereby secured; or (b) preparations for the commencement of any suit for the force own, hereof after accrual of such tight to forcelose whether or not actually recommenced or (c) preparations for the defense of any threatened suit or proceeding which might affect the premises or the security hereof whether or commenced or (c) preparations for the defense of any threatened suit or pro-ending which might affect the premises, or the security hereof whether or not actually commenced.

8. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items at a re-pentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional to the videnced by the contract; third, all other indebtedness, if any, remaining unpaid on the contract; fourth, any overplus to Mortgagors, their fields, it gal representatives or assigns as their may appear.

9. Upon or at any time after the filing of a bill to toreclose this mortgage the court in which such bill is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale without notice, without regard to the sol ency or insolvency of Mortgagors at the time of application for such receiver and without regard to the then value of the premises or whether the same hall be then occupied as a homestead or not and the Mortgagore hereunder may be appointed as such receiver. Such receiver shall have power to colocit the rents, issues and profits of said premises during the pendency of such foreclosure suit and in case of a sale and a deficiency during the full stantary period of redemption, whether there be redemption or not, as well as during any further times when Mortgagors, except for the intervention of each receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the profession, possession, control, management and operation of the premises during the whole of said period. The court from time to time may authorize in receiver to apply the net income in his hands in payment in whole or in part of;(1) The indebtedness secured hereby; or by any decree foreclosing this Mo orage or any tax, special assessment other lien which may be or become superior to the lien hereot or of such decree, provided such application is mile prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency

10. No action for the enforcement of the lien or any provision hereof shalf be subject to any defense which would not be groot and available to the party interposing same in an action at law upon the contract hereby secured

11. Mortgagee or the holder of the contract shall have the right to inspect the premises at all reasonable times, and access, the regionally be permitted

(2. If Montgagors shall sell, assign or transfer any right, title or interest in said premises, or any portion thereof, without the write; consent of the holder of the contract secured bereby, holder shall have the tight, at holder's option, to declare all unpaid indebtedness secured by this mortgage to be immediately due and payable, anything in said contract or this mortgage to the contrary notwithstanding.

### ASSIGNMENT

FOR VALUABLE CONSIDERATION, Mortgagee hereby sells, assigns and transfer the within mortgage to

STATEWIDE MORTGAGE COMPANY

Date AUGUST 13, 1996

PACIFIC CITIES MORTGAGE CORP. Morniagee dba GLOBAL MORTGAGE COMPANY

DANIEL MODER, PRESIDENT

FOR RECORDERS INDEX PUPOSES INSERT STREET ADDRUSS OF ABOVE DECRIBED PROPERTY HERE

υ NAME E

PACIFIC CITIES MORTGAGE

18002 IRVINE BLVD, #108

**TUSTIN, CA 92680** 

DOLTON, 1L 60419

1003 BLOWIN DRIVE

CHARLES TORSTVET

18002 IRVINE BLVD. #108, TUSTIN, CA 92680

(HP-411 4/94)

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MSTRUCTIONS

STREET

CIP

OR

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That part of Lot 23, lying Southwesterly of a line, 50 feet Northwesterly, (as measured at right angles), and parallel with the Southeasterly line of Lot 23, in the 1st Addition to Almar Meadows, being a subdivision of part of Lots 4 and 5, in the partition of that part of the West 1/2 of Section 14, Township 36 North, Range 14 East of the Third Principal Meridian, lying North of the river, and the East 1/2 of the Southwest 1/4 of Section 11, Township 36 North, Range 13 East of the Third Principal Meridian, (except railroad land), all in Gook County, Iffinois

Note. For information purposes only, the land is known as 1003 Blowin, Datton, IL 60419 PIN 29-14-300-032

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