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96782191

REAL ESTATE MORTGAGE

PREPARED BY: (PRINT SIGNER'S NAME BELOW SIGNATURE)

Old Republic IEA Corp.

4902 W. Irving Park Rd.

Chicago, IL 60641

MAIL TO [Handwritten signature]

This Mortgage is made and dated September 23, 1996

Parties

Between Silas James & Evelyn E. Dollar, as Joint with an address of 7214 S. Ashland, Chicago, IL, S.R. Tenants. (the "Borrower") and OLD REPUBLIC INSURED FINANCIAL ACCEPTANCE CORPORATION with an address of 4902 WEST IRVING PARK ROAD, CHICAGO, ILLINOIS 60641 (the "Lender")

Borrower promises and agrees as follows:

Definitions

1. In this Mortgage, the term "Borrower" shall mean all borrowers under this Mortgage. The term "Lender" shall mean the Lender named above, all lenders under this Mortgage and any other holder or taker of this Mortgage and the Promissory Note described below by transfer. The terms "Lender" and "Borrower" shall also include the heirs, executors, administrators, successors and assigns of each of them.

Transfer of Note and Mortgage Underlying debt, future advances

2. Lender may transfer this Mortgage and the Promissory Note without notice to Borrower.
3. This Mortgage is made to secure a Debt of the Borrower to the Lender for (\$ 35,826.00) dollars payable with interest according to a Bond or Note having the same date as this Mortgage. The Lender may make advances in the future to the Borrower or future owners of the Property. In addition to the above Debt the Bond or Note and this Mortgage are intended to secure any more debts now or in the future owed by the Borrower to the Lender. The maximum amount of debt secured by the Bond or Note and this Mortgage shall not be greater than the Debt stated above. Lender is not obligated to make future advances.

Terms of Note Incorporated Transfer of rights building and improvements streets

4. The terms of the Note are incorporated in and made part of this Mortgage.
5. The Property mortgaged (the "Property") is 7214 S. Ashland, Chicago, IL,
(a) All land described on Schedule "A" annexed hereto and made part hereof.
(b) Together with the buildings and improvements on the Property.
(c) Together with all the Borrower's right, title and interest in the streets next to the property to their center lines.
(d) Together with all condemnation awards for any taking by a government or agency of the whole or part of the real Property or any easement in connection with the Property. This includes awards for changes of grades of streets.

awards

Payment Insurance

6. Borrower shall repay the Loan in accordance with the terms of the Note.
7. Borrower will keep the buildings on the Property insured against loss by fire and other risks included in the standard form of extended coverage insurance. The amount of insurance coverage shall be approved by Lender but shall not exceed the full replacement value of the buildings and improvements. Borrower shall pay premiums for all insurance policies when due. Borrower shall

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2550 [Handwritten initials]

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Lender's rights, no waiver

19. Lender's delay or failure to exercise any right or remedy granted to Lender in this Mortgage or by applicable law shall not be a waiver of or prevent the later exercise by Lender of any such right or remedy. Lender may exercise any one or more rights or remedies available to Lender at any time.

Notices

20. Notices, demands or requests shall be in writing and shall be personally delivered or mailed certified mail to Borrower or mailed by certified mail to Lender at the address set forth in this Mortgage or such other address as may be designated in writing.

Changes must be in writing

21. This Mortgage may not be changed or terminated except by an agreement in writing signed by both Lender and Borrower.

Governing law

22. This Mortgage shall be governed by the laws of the State of Illinois and any applicable federal law. In the event of a conflict between any provision of the Mortgage and any federal or Illinois statute, law or regulation in effect as of the date of this Mortgage, the statute, law or regulation shall control to the extent of such conflict and the conflicting provision contained in this Mortgage shall be without effect. All other provisions of this Mortgage shall remain fully effective and enforceable.

IN WITNESS WHEREOF, Borrower has signed this Mortgage this 23rd day of September, 1996

Borrower has received a true copy of this Mortgage without charge.

WITNESS
Lorraine Bereta
(Signature)

BORROWER
X Silas James
(Signature)

Lorraine Bereta
(Typed or Printed)

Silas James
(Typed or Printed)

(Signature)

X EVELYN E. DOLLAR SR
(Signature)

(Typed or Printed)

Evelyn E. Dollar
(Typed or Printed)

STATE OF ILLINOIS)
(ss:
COUNTY OF Cook)

On this 23rd day of September, 1996, before me personally came Silas James & Evelyn E. Dollar, described in and who executed the foregoing instrument, and acknowledged to me that he executed the same.

OFFICIAL SEAL
Jennie R. Seydlitz
Notary Public, State of Illinois
My Commission Expires 1/26/97

Jennie R. Seydlitz
(NOTARY PUBLIC)

MORTGAGE

FROM _____ TO _____

Dated: _____ 1996

State of Illinois
County of _____, Recorded on the _____
day of _____, 1996, at _____
o'clock _____ M.

in Book _____ of Mortgages at page _____

Block _____
Lot _____
County _____

Record and Return to: OLD REPUBLIC INSURED FINANCIAL ACCEPTANCE CORPORATION
4902 WEST IRVING PARK ROAD, CHICAGO, ILLINOIS 60641

To the County Recording Officer of _____ County:

This Mortgage is fully paid. I authorize you to cancel it of record.

Dated _____, 1996 _____ (Seal)

I certify that the signature of the Lender is genuine. Lender

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Legal Description

- Lot 30 (except that part taken for widening of Ashland Ave) in Dewey and Cunninghams Subdivision of the North 3/4 of the East 1/2 of the Northeast 1/4 of Section 30, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Perm Tax No. 20-30-215-030

Address- 7214 S.Ashland,Chicago,Il,

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