

UNOFFICIAL COPY

96112140

Return to:
Empire Funding Corp.,
5000 Plaza on the Lake #100,
Austin, Texas 78746

ILLINOIS MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned ANDREW L. HOLLIDAY
and DONNA R. HOLLIDAY spouse
(hereinafter referred to as "Mortgagor" whether singular or plural) for
and in consideration of the sum of One and No/100 Dollars (\$1.00)
together with other good and valuable considerations, cash in hand
paid by MEEDER INDUSTRIES INC
(hereinafter referred to as "Mortgagee"), receipt of which consideration
is hereby acknowledged, do hereby grant, bargain, sell, convey and
warrant unto Mortgagee and unto its successors and assigns forever,
the following properties, situated in the County of COOK
State of Illinois, to-wit:

LOT 6 AND THE NORTH HALF OF LOT 7 IN LEVI G. HEITZEL'S ADDITION TO BELLWOOD IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD MERIDIAN, IN COOK COUNTY, ILLINOIS. PIN#15-09-320-081 & 15-09-320-007

DEPT-01 RECORDING \$23.50
T#0004 TRAN 4006 02/09/96 11:11:00
#0616 LF *-96-112140
COOK COUNTY RECORDER

Address of property 736 BELLWOOD
BELLWOOD IL 60107

To have and to hold the same unto Mortgagee and unto its successors and assigns forever, together with all appurtenances thereunto belonging, and all fixtures and equipment used or useful in connection with said property, Mortgagor hereby covenants by and with Mortgagee that Mortgagor will forever warrant and defend the title to said properties against any and all claims of any nature or kind whatsoever.

And we, the Mortgagor for and in consideration of the considerations hereinbefore recited, do and hereby release and relinquish unto Mortgagee all our rights of dower, curtesy and homestead in and to the above-described lands.

This grant of Mortgage is on the condition that whereas Mortgagor is justly indebted unto Mortgagee in the sum of ELEVEN THOUSAND Dollars (\$ 11,000.00), evidenced by one retail installment contract (the "Contract") of even execution date, in the sum of \$ 11,000.00, bearing interest from date until due as provided in the Contract, payable in 87 equal successive monthly installments of \$ 203.11 each, except the final installment, which shall be the balance then due on the Contract.

This instrument shall also secure the payment of any and all renewals and/or extensions of said indebtedness, or any portion hereof together with any and all amounts that the Mortgagor now owes or may owe the Mortgagee, either direct or by endorsement, at any time between this date and the satisfaction of record of the lien of this instrument, including any and all future advances that may by Mortgagee be made to the Mortgagor jointly and/or severally, either direct or by endorsement.

Mortgagor and Mortgagee acknowledge and represent that a material part of the consideration for the indebtedness owed by Mortgagors to Mortgagee is that the entire unpaid balance of principal and accrued interest due on said indebtedness shall be paid prior to the sale, transfer, encumbrance, contract of sale, contract to transfer or contract to encumber all or any part of or interest in the mortgaged property. In the event of the sale, transfer, encumbrance, contract of sale, contract to transfer or contract to encumber all or any part of the property herein described, without the prior written approval of Mortgagee, which approval may be withheld in the sole and absolute discretion of Mortgagee, such sale, transfer, encumbrance, contract of sale, contract to transfer or contract to encumber shall constitute a default under the Mortgage and the indebtedness evidenced by the Contract hereinabove described shall be immediately due and payable on the election of Mortgagee regardless of the financial position (net worth) of the proposed transferee.

Mortgagor hereby agrees and covenants to pay any and all taxes both general and special as same may be assessed and become due and payable and if required by Mortgagee to keep all buildings located upon the premises insured against loss or damage from fire, tornado and extended coverage insurance in a company and amount acceptable to Mortgagee, with standard mortgage clause in favor of Mortgagee as its interest appears, and with adequate flood coverage under the National Flood Insurance Program, and pay the premiums thereon. If



23.50 gm

