DEPT-01 RECORDING

\$6795 \$ RH ★-96-242641 CODK COUNTY RECORDER

THE ABOVE SPACE FOR RECOR	DER'S USE ONLY
MORTGA	GE )(
THIS INDENTURE W IN ESSETH That the undersigned, ALBERTA County of COOK, State of Illinois, hereafter referre	B. WOODS, A WIDOW S. BISROP, CHICAGO, IL. 60620 d to as "Mortgagors," do hereby convey and warrant to
	NEFICIAL MORTGAGE CO. OF ILLINOIS,
a Delaware corporation qualified to do business in Illinois, having an SUITE 115. OAK BROOK. IL. 60521 hereafter situate in the County of COOK , State of I	referred to as "Mortgagee," the inhowing real property.
See Schedule A attached for legal de cription, wh	ich is incorportated in the mortgage.
TOGETHER with all the buildings and improvements now or becafter and fixtures and the rents, issues and profits of the Property of every	name, nature and kind,
☐ If this box is checked, this Mortgage is subject to a prior moltgr go Mortgagors to	And the second s
as mortgages, which prior mortgage secures payment of a promissory	note in the principal amount of S.  19 with the Register of Deeds of cf Moneyces at page.
TO HAVE AND TO HOLD the Property unto Mortgagee forever, for the benefits under the Homestead Exemption laws of the State of Illinois, wh waive.	uses and p urposes herein set forth, free from all rights and ich rights and remelles Mortgagors do hereby releuse and
This Mortgage is given to secure: (1) The payment of a certain Indebte Mortgagors' Loan Agreement ("Agreement") of even date herewis 33,000.00, together with interest on unpaid Charge set forth in the Agreement, together with interest on unpaid balar the Agreement and (2) any additional advances made by Mortgagee to cancellation of this Mortgage and the payment of any subsequent Agree	balances of the Actual Amount of Loan at the Rate of the Actual Amount of Loan at the Rate of the Actual Amount of Loan at the rate set forth in o Mortgagors or their successors in title, prior to the
It is the intention hereof to secure the payment of the total Indebtedness therein whether the entire amount shall have been advanced to Mortgage advances so made shall be liens and shall be secured by this Mortgage advanced on the security of this Mortgage, and it is expressly agreed that	of Mortgagors to Mortgagee within the orals prescribed ors at the date hereof or at a later date. All such future equally and to the same extent as the amount originally
of the date hereof.  MORTGAGORS' COVENAN'IS: The term "Indebtedness" shall include Mortgagors or their successors in title, either under the terms of the amended by any subsequent agreement or under the terms of this Mortgagor to Mortgagor the Indebtedness secured by this Mortgagor whether such sure at any time hereafter; (2) pay when due all taxes and assessments levied receipts for such payments to Mortgagor promptly upon demand; (3) tropers continually insured against fire and such other hazards in such as the loss payable to Mortgagor as its interest may appear; (4) not commit	Agreement as originally executed or as modified and to or any supplement thereto. Mortgagors shall (1) repay ms shall have been paid or advanced at the date hereof or against the Property or any part thereof and to deliver keep the buildings and improvements situated on the mount and with such carrier as Mortgagoe shall approve.
Bor 4 IL-13-5-24-75 CC, Ed. Mar. '95 Page 1 of 4	96-2042
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Nations Title Agency 246 E. Janata Blvd. Ste. 300 Lombard, IL 60148

of ail or any part of the Property and maintain the Property in good condition and repair; (5) comply with all applicable laws, ordinances, rules and regulations of any nation, state or municipality and neither to use nor to permit the Property to be med for any unlawful purpose; (6) keep the mortgaged Property free from liens superior to the lien of this Mortgage, except as listed above, and pay when due, any indebtedness which may be secured by a lien or charges on the Property superior to the lien of this Mortgage; (7) not to sell or convey the Property without the prior written consent of Mortgagee; time being of the essence of this Mortgage and the Agreement; (8) consider any waiver of any right or obligation under this Mortgage or the Agreement as a waiver of the terms of this Mortgage or of the Agreement, the lien of this Mortgage remaining in full force and effect during any postponement or extension of the time of payment of all or part of the Indebtedness and (9) if ownership of any part of the Property becomes vested in a person or persons other than Mortgagors, deal without notice to Mortgagors with such successor or successors in interest with reference to this Mortgage and the Indebtedness in the same manner as with Mortgagors.

Mortgagor, warrants that (1) the Property has not been used in the past and is not presently used for hazardous and/or toxic waste; (2) Property complies with all federal, state and local environmental laws regarding hazardous and/or toxic waste; (3) asbestos has not been used as a building material on any building creeted on the Property in the past; (4) the Property is not presently used for asbestos storage and (5) the Mortgagor complies with all federal, state, and local laws, as well as regulations, regarding the use and storage of asbestos. Mortgagor covenants and agrees to comply with all federal, state, and local environmental laws in the maintenance and use of the Property. Mortgagor warrants that neither the Property nor the loan proceeds were or will be used in illegal drug activity, and the Property is not subject to seizure by any governmental authority because of any illegal drug activity. Mortgagee may make or cause to be made reasonable entries upon and inspections of the Property, provided that Mortgagee shall give Mortgagor notice prior to any such inspection specifying reasonable cause therefore related to the Mortgagee's interest in the Property.

If Mortgagors fail to pay, when due, the monthly instalments on the Indebtedness in accordance with the terms of the Agreement. Mortgagee, at its option, may declare the unpaid balance of the Indebtedness immediately due and payable.

Mortgagors herein expressly covered, and agree to pay and keep current the monthly instalments on any prior mortgage and to prevent any default thereunder. Mortgagors furth at gree that should any default be made in the payment of any instalment of principal or any interest on the prior mortgage, or should any suit be commenced or other action taken to foreclose the prior mortgage, then the amount secured by this Mortgage shall become and by our and payable in full at any time thereafter, at the option of Mortgagee and in accordance with the Agreement. Mortgagee, at he option, may pay the scheduled monthly instalments on the prior mortgage and, to the extent of the amount so paid, become subrogated to the rights of the mortgagee identified on the prior mortgage. All payments made on the prior mortgage by Mortgagee shall bear interest at the Late of Charge until paid in full.

Upon the commencement of any foreclosure proceeding under this Mortgage, the court in which such suit is filed may at any time, either before or after sale and without notice to Mortgagors, appoint a receiver with power to manage, rent and collect the rents, issues and profits of the Property during the pendency of such foreclosure suit; and the statutory period of redemption, and such rents, issues and profits, when collected either before or after any foreclosure suit; and the statutory period of redemption, and such rents, issues and profits, when collected either before or after any foreclosure suit; and the statutory period of redemption, and such rents, issues and profits, when collected either before or after any foreclosure suit; and the statutory period of redemption, and such rents, issues and profits, when collected either before or after any foreclosure suit; and the statutory period of redemption, and such rents, issues and profits, when collected either before or after any foreclosure and sale of the projection and preservation of the Property, including the expenses of such receivership. Upon foreclosure and sale of the Property, and entire the proceeds of such such such sale are somethed for court costs, any taxes or other liens or assessments, title costs, master's lees and costs of procuring or completing an abstract of title, title guaranty policy or Torrens Certificate showing the complete title of the Property, including the foreclosure decree and Certificate of Sale. There shall next be paid the Indebtedness secured hereby, and fine by the overplus, if any, shall be returned to Mortgagors. The purchaser at the sale shall have no duty to see to the application of the purchase money.

If Mortgagors voluntarily shall sell or convey the Property, in whole or in part, or any interest in that Property or by some act or means divest themselves of title to the Property without obtaining the written consent of Mortgagee, then Mortgagee, at its option, may declare the unpaid balance of the Indebtedness immediately due and payable. This option shall not apply if (1) the sale of the Property is permitted because the purchaser's creditworthiness is satisfactory to Mortgagee and (2) that purchaser, prior to the sale, has executed a written assumption agreement containing terms prescribed by Mortgagee including, if required, an increase in the rate of interest payable under the Agreement.

If there be only one mortgagor, all plural words herein referring to Mortgagors shall be construed in the singular.

		KALLSO DO DE	7.05(Si
		ALBERTA B. WOODS	(Sc
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rate of Illinois	)		·
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PSETZ641

#### SCHEDULE A

"Description of Property"

LOT TWENTY TWO IN BLOCK THIRTEEN IN THE FIRST ADDITION TO AUBURN HIGHLANDS BEING HARIS SUBDIVISION OF BLOCKS ELEVEN AND TWELVE AND THE EAST ONE HALF OF BLOCKS THREE, SIX AND TEN IN THE CIRCUIT COURT PARTITION OF THE NORTH WEST ONE QUARTER OF SECTION THIRTY-TWO, TOWNSHIP THIRTY-EIGHT NORTH, RANGE FOURTEEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

20-32-119-015 · PTN: Droporty of Cook County Clerk's Office

Page 4 of 4

#### ACKNOWLEDGMENT

I, a Notary Public, in and i		the second second	MARCODIIIV KIIAWII III I	ne in de nie same beisei	·
name IS is/are subscrib- signed, sealed and delivered including the release and w	d the instrument a	IS HER OWN	free and voluntary act for t	he uses and purposes the	erein set forth,
Given under my hand and l	Notarial Seal this	28th_day	of MARCH	+ 0 1 4	
graph (1947), etc. Progeniero			HINDIFER A. RAN	T	

OFFICIAL SEAL" JENNIFER A. KANT NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 9/13/99 Deptivor Cook County Clerk's Office

96242641

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ATTA LOAN AND EYTE	INDED POLICY STATEMENT
	2 hala
Commitment Non 96000042	Dute: 3/20/96
With respect to the land described in the above commitme	ant number, all signatories herein make the following
statements for the purpose if inducing Nations Title Insura	ance Company to issue the subject title policy.
STATEMENT OF THE SE	ller(5) and purchaser(5)
The seller(s)/purchaser(s)/buyers(s) certify that to the best	t of their knowledge and belief,
No contracts for the furnishing of any labor or material	to the land of the improvements thereon, and no security
agreements of leases in respect to any goods or chalicle	i that have of are outstanding that have not been fully
wasformed and entirelied	
No unrecorded leases to which the land may be subject	to are for more than a three year term or contain an
option to price of a right of renewal or other musual pr	mineron
option to bit case, right of tenewar of other mustar by	there or onlines effecting the subject
That there are no unrecorded contracts, deeds, morigng	C' (CECC) of change effecting me against
property, except is follows;	•
100	
. That the only occupants of the subject property are the	selier(s)/buyer(s)/purchaser(s) (if other than, please
give names and interest held).	
	HE MORTGAGOR(S)
therwise dispose of the same freely at any time, and to instaction by the mortgager or the mortgager's heirs, personal	representative of assigns.  INDIVIDUAL RENEFICIARIES OF TRUST
ndividual/beneficiaries GF Trust	
Sellar(s)	Moi igagor(s)/Purchases(s)
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(\$98)	NOVE WE COMPANY
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the state of the state of her fire	has caused these presents to be signed by its
caused these presents to be signed by its  President and attented by its	Procident and afficient by its
Secretary under its corporations soal on the	Secretary under its corporation seal on the
above date.	above date.
President	<u>BV</u>
Secretary	Attest Secretary
3656221	
Lender's disburs	ement statement
te undersigned hereby certifies that the proceeds of the los	m secured by the mortgage to be insured under the loan
real to be imped assessed of the shope committed and 2017b	SEL MISTE LUTTA DISCUSSED TO DE OU DIS OLOSSE EN PRESIDENCE.
and to the best of my knowles	dge and belief the undersigned, the proceeds are not to be
ed to finance the making of future improvements or repair	son land
Ett fr Dittatice the trivalish or some a pulsa service	/
- 7.17021CaTa	Signature Signature

Property of Coot County Clerk's Office