

MORTGAGE
With Provision For Receiver
(ILLINOIS)

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RECORDED 8/3/96

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DEPT-01 RECORDING	\$23.50
112222 TRAN 8874 05/03/96 10:46:00	
44052 4 1218 11-25-95 266.4	
COOK COUNTY RECORDER	
DEPT-10 PENALTY	\$20.00

THE MORTGAGOR _____, Building Partners, Ltd.
of the County of Cook and State of Illinois
MORTGAGE \$ _____ and WARRANT \$ _____ TO MORTGAGEE _____

Shirley Ellis
of the County of Cook and State of Illinois
to secure the payment of _____ certain promissory note _____
executed by mortgagor _____, bearing even date herewith, payable
to the order of Shirley Ellis

Above Space For Recorder's Use Only

the following described real estate, to wit:

Lot 7 In Leonhardt's Subdivision of part of the Northwest 1/4 of the
Northwest 1/4 of Section 18, Township 41 North, Range 14 East of the
Third Principal Meridian, in Cook County, Illinois

2212
2000
PES

situated in the County of Cook in the State of Illinois, together with all the rents, issues and
profits thereof, and all appurtenances to said real estate, and all improvements thereon, hereby releasing and waiving all
rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 11-18-100-021 (Vol. 057) **96337663**
Address(es) of real estate: 1229 Leon Place, Evanston, Illinois 60201

If default be made in the payment of the said promissory note _____ or of any part thereof, or the interest thereon, or any
part thereof, at the time and in the manner above specified for the payment thereof, or in case of waste or non-payment of
taxes or assessments on said premises, or of a breach of any of the covenants or agreements herein contained, then and in
such case the whole of said principal sum and interest, secured by the said promissory note _____ in this mortgage mentioned,
shall thereupon, at the option of the said mortgagee _____ her _____ heirs, executors, administrators, attorneys or assigns,
become immediately due and payable; and this mortgage may be immediately foreclosed to pay the same by said
mortgagee _____, her _____ heirs, executors, administrators, attorneys or assigns, and it shall be lawful for the said
mortgagee _____, her _____ heirs, executors, administrators, attorneys or assigns, to enter into and upon the premises
hereby granted, or any part thereof, and to receive and collect all rents, issues and profits thereof.

Upon the filing of any complaint to foreclose this mortgage in any Court having jurisdiction thereof, such Court may
appoint _____ or any proper person receiver,
with power to collect the rents, issues and profits arising out of said premises during the pendency of such foreclosure suit,
and until the time to redeem the same from any sale that may be made under any decree foreclosing this mortgage shall
expire; and such rents, issues and profits when collected may be applied toward the payment of the indebtedness and
expenses and advances herein mentioned and described. And upon the foreclosure and sale of said premises, there shall
be first paid out of the proceeds of such sale all expenses of advertisement, selling and conveying said premises,
ascertaining the necessary parties to the foreclosure action, and \$1,000.00 dollars attorneys' fees, to be
included in the decree, and all moneys advanced for taxes, assessments and other liens; then there shall be paid the
principal of said note _____ whether due and payable by the terms thereof or by acceleration, and the interest thereon.

If any provision of this mortgage shall be prohibited by or invalid under applicable law, such provision shall be
ineffective to the extent of such prohibition or invalidity, without invalidating or affecting the remainder of such provision
or the remaining provisions of this mortgage.

Dated this 1st day of May, 19 96

Building Partners, Ltd. (SEAL)

By: Shirley Ellis (SEAL)
Its: President

(SEAL)

This instrument was prepared by James A. Larson, Esq., 11 S. LaSalle, Chicago, IL 60603
(NAME AND ADDRESS)

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STATE OF Illinois)
COUNTY OF Cook) ss.

I, Barbara G. Stewart, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Cameron Ellis

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 1st day of May, 19 96.

(Impress Seal Here)

"OFFICIAL SEAL"
BARBARA G. STEWART
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9/8/97

Barbara G. Stewart
Notary Public

Commission Expires

960337663

Real Estate Mortgage

Buildering Partners, Ltd.

TO

Shirley Ellis

MAIL TO: James A. Larson, Esq.
11 S. LaSalle - Suite 2500
Chicago, IL 60603

GEORGE E. COLE*
LEGAL FORMS