

# UNOFFICIAL COPY

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DEPT-01 RECORDING \$27.50  
T40088 TRAN 8890 06/19/97 11:35:00  
#3148 : RJ \* -97-439184  
COOK COUNTY RECORDER

## RELEASE OF MORTGAGE

In consideration of the payment and full satisfaction of the debt secured by the mortgage executed by: Robert A. Baker and Irma J. Baker, his wife, (Mortgagor), property address located at 400 East 109th St. Chicago, IL 60628 recorded on April 14, 1972, as Doc.# 21867104 Book NA, Page NA, and Assignment of Rents as Doc# 21867105, Pin# 25-15-407-04, in the office of records of Deeds of Cook County, Illinois, the undersigned hereby releases said Mortgage which formally encumbered the described real property:

See exhibit "A" attached and made a part hereof.

Dated: May 12, 1997

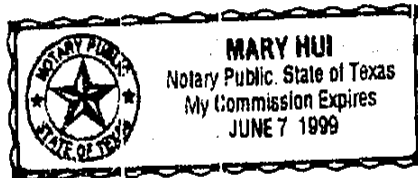
Beal Bank, SSB,  
BY: [Signature]  
Bobbie G. Cope  
ITS: Asst. Vice President

### CORPORATE ACKNOWLEDGMENT

STATE OF TEXAS }  
COUNTY OF DALLAS }

This instrument was acknowledged before me on the 12th day of May, 1997, by Bobbie G. Cope, Asst. Vice-President of Beal Bank, SSB, a Texas corporation, on behalf of said corporation.

[Signature]  
Notary Public, State of Texas  
Notary's Printed Name: Mary Hui  
Notary Expiration date: 6-7-99



*[Handwritten initials]*

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APR 1970

Property of Cook County Clerk's Office

APR 1970

APR 1970

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FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO

ONE SOUTH DEARBORN STREET • CHICAGO, ILLINOIS 60603 • TELEPHONE (312) FI 6-3500

## MORTGAGE

THIS INDENTURE WITNESSETH: That the undersigned,  
ROBERT A. BAKER and IRMA J. BAKER, HIS WIFE

of the CITY of CHICAGO

County of COOK

State of Illinois,

hereinafter referred to as the Mortgagor does hereby Mortgage and Warrant to

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO

a corporation organized and existing under the laws of the United States, hereinafter referred to as the Mortgagee, the following real estate,  
situated in the County of COOK in the State of Illinois, to wit:

\*\*Lot 2501 and the West 3 feet 4 inches of Lot 2502 in Frederick H. Bartletts Greater Chicago Subdivision No. 5, being a Subdivision of that part lying West of row of Illinois Central Railroad Company of the East 3/4 of the South half of the North half and the Northwest quarter of the Southeast quarter of Section 15, Township 37 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.\*\*

PAID IN FULL

TOGETHER with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon, including all apparatus, equipment, fixtures or articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation or other services and any other thing now or hereafter installed therein or thereon, including, but not limited to, screens, window shades, storm doors and windows, floor coverings, screen doors, in-a-door beds, awnings, stoves, built in ovens, water heaters, washers, dryers and disposal units all of which are declared to be a part of said real estate whether physically attached thereto or not.

TOGETHER with the rents, issues and profits thereof which are hereby assigned, transferred and set over unto the Mortgagee, whether now due or which may hereafter become due under or by virtue of any lease whether written or verbal, or any agreement for the use or occupancy of said property, or any part or parts thereof, which may have been heretofore, or may be hereafter made or agreed to, or which may be made and agreed to by the Mortgagee under the power herein granted to it; it being the intention hereby to establish an absolute transfer and assignment to the Mortgagee of all such leases and agreements and all the avails thereunder, together with the right on the part of the Mortgagee to collect all of said avails, rents, issues and profits arising or accruing at any time hereafter and all now due or that may hereafter become due under each and every of the leases or agreements existing or to hereafter exist for said premises, and to use such measures, legal or equitable, as in its discretion may be deemed proper or necessary to enforce the payment or security of such avails, rents, issues and profits, or to secure and maintain possession of said premises, or any portion thereof, and to fill any and all vacancies and to rent, lease or let any portion of said premises to any party or parties, at its discretion, with power to use and apply said avails, issues and profits to the payment of all expenses, care and management of said premises, including taxes and assessments, and to the payment of any indebtedness secured hereby or incurred hereunder.

TO HAVE AND TO HOLD the said property, with said appurtenances, apparatus and fixtures, unto said Mortgagee forever, for the uses herein set forth, free from all rights and benefits under any statute of limitations and under the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the said Mortgagor does hereby release and waive.

Upon payment of the obligation hereby secured, and performance of all obligations under this mortgage and the note secured by it, said note shall be marked paid and delivered to the maker or his assignee, together with his mortgage duly cancelled. A reasonable fee shall be paid for cancellation and release.

### TO SECURE:

1. The payment of a note and the performance of the obligation therein contained executed and delivered concurrently herewith by the Mortgagor to the Mortgagee in the sum of FORTY SIX THOUSAND FOUR HUNDRED and NO/HUNDREDTHS-----

(\$ 46,400.00 ) Dollars, which is payable as provided in said note until said indebtedness is paid in full.

2. Any additional advances made by the Mortgagee to the Mortgagor, or his successors in title, prior to the cancellation of this mortgage, provided that this mortgage shall not at any time secure more than FORTY SIX THOUSAND FOUR HUNDRED and NO/HUNDREDTHS----- (\$ 46,400.00 ) Dollars, plus any advance necessary for the protection of the security, interest and cost; and

3. All of the covenants and agreements in said note (which is made a part of this mortgage contract) and this mortgage.

### A. THE MORTGAGOR COVENANTS:

(1) To pay a pro-rata portion of all taxes, assessments, hazard insurance premiums and other charges in accordance with the terms of the note of even date herewith; (2) To keep the improvements now or hereafter upon said premises insured against damage by fire and wind-

APR 14 61-16-385

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2011/11/11