

# UNOFFICIAL COPY

97639432

## MORTGAGE (ILLINOIS)

DEPT-01 RECORDING \$23.50  
 T#5555 TRAN 5951 08/29/97 15:37:00  
 #0916 + J.J. #97-639432  
 COOK COUNTY RECORDER

Above Space for Recorder's Use Only

THIS INDENTURE, made July 19 1997, between \_\_\_\_\_

Mae M. Brown

12120 S. Normal

(NO. AND STREET)

Chicago

(CITY)

IL 60628

(STATE)

herein referred to as "Mortgagors" and \_\_\_\_\_

LEVCO FINANCIAL SERVICES, INC.

5225 W. Touhy Ave., #216

(NO. AND STREET)

Skokie

(CITY)

IL 60077

(STATE)

herein referred to as "Mortgagee," witnesseth:

THAT WHEREAS the Mortgagors are justly indebted to the Mortgagee pursuant to a Retail Installment Contract of even date herewith, in the Amount Financed of Five Thousand Three Hundred and Forty DOLLARS (\$ 5,340.00 ), payable to the order of and delivered to the Mortgagee, in and by which contract the Mortgagors promise to pay the said Amount Financed together with a Finance Charge on the principal balance of the Amount Financed at the Annual Percentage Rate of 16% in accordance with the terms of the Retail Installment Contract from time to time unpaid in 83 monthly installments of \$ 106.05 each, beginning September 25, 1997 and on the same day of each month thereafter, with a final installment of \$ 106.05, together with interest after maturity at the Annual Percentage Rate of 16% as stated in the contract, and all of said indebtedness is made payable at such place as the holders of the contract may, from time to time, in writing appoint, and in the absence of such appointment, then at the office of the holder at LEVCO FINANCIAL SERVICES, INC.

NOW, THEREFORE, the Mortgagors, to secure the payment of the said sum in accordance with the terms, provisions and limitations of that Retail Installment Contract and this Mortgage, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, do by these presents CONVEY AND WARRANT unto the Mortgagee, and the Mortgagee's successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the City of Chicago, COUNTY (OF COOK AND STATE OF ILLINOIS, to wit:

Lot 9 and the South half of Lot 8 in Block 31 in West Pullman, a Subdivision in the Northwest quarter and the West half of the Northeast quarter of Section 28, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

PERMANENT REAL ESTATE INDEX NUMBER: 25-28-121-023

ADDRESS OF PREMISES: 12120 S. Normal Chicago, IL 60628

which, with the property hereinafter described, is referred to herein as the "premises,"

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits  
 8/P-IND 1 OF 3 12/94

*23.50*  
*[Signature]*

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8. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the contract; third, all other indebtedness, if any, remaining unpaid on the contract; fourth, any overplus to Mortgagors, their heirs, legal representatives or assigns as their rights may appear.

9. Upon, or at any time after the filing of a bill to foreclose this mortgage the court in which such bill is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale without notice, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the then value of the premises or whether the same shall be then occupied as a homestead or not and the Mortgagee hereunder may be appointed as such receiver. Such receiver shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency during the full statutory period of redemption, whether there be redemption or not, as well as during any further times when Mortgagors, except for the intervention of such receiver, should be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) The indebtedness secured hereby, or by any decree foreclosing this Mortgage or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.

10. No action for the enforcement of the lien or any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the contract hereby secured.

11. Mortgagee or the holder of the contract shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

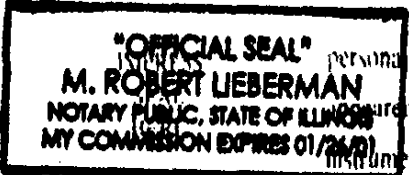
12. If Mortgagors shall sell, assign or transfer any right, title or interest in said premises, or any portion thereof, without the written consent of the holder of the contract secured hereby, holder shall have the right, at holder's option, to declare all unpaid indebtedness secured by this mortgage to be immediately due and payable, anything in said contract or this mortgage to the contrary notwithstanding.

WITNESS the hand... and seal... of Mortgagors the day and year first above written.

*Mae M. Brown* (Seal) \_\_\_\_\_ (Seal)  
Mae M. Brown \_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)

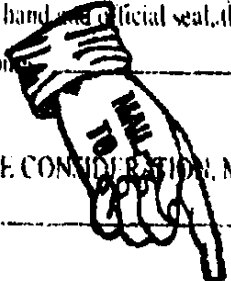
PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

State of Illinois County of Cook I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Mae M. Brown



personally known to me to be the same person whose name S subscribed to the foregoing instrument, and before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 19 day of July, 1997  
Commission expires 19 M. Robert Lieberman Notary Public



### ASSIGNMENT

FOR VALUABLE CONSIDERATION, Mortgagee hereby sells, assigns and transfers of the within mortgage to \_\_\_\_\_

Date \_\_\_\_\_ Mortgagee \_\_\_\_\_  
By \_\_\_\_\_

NAME: LEVCO FINANCIAL SERVICES, INC.  
STREET: 5225 W. Touhy Ave., #216  
CITY: Skokie, IL 60077  
INSTRUCTIONS OR

FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE  
12120 S. Normal Chicago, IL  
This Instrument Was Prepared By  
R.J. Levinson 5225 W. Touhy Ave. #216  
(Name) (Address)  
S/R-IND 3 OF 3 12/94

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