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MORTGAGE

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The MORTGAGOR, RHONDA ROBINSON of Chicago, Illinois MORTGAGES and WARRANTS to the MORTGAGEE, ~~REBECCA~~ ~~REBECCA~~ of Chicago, Illinois, to secure the payment of a certain Secured Note executed by the Mortgagor on November 5, 1996, payable to the order of the Mortgagee in the sum of ~~Six~~ Thousand and 00/100 Dollars (\$6,000.00) the following described real estate, to wit:

* JACYNA E. ...

THE EAST 10 FEET OF LOT 27 AND LOT 28 EXCEPT THE EAST 5 FEET THEREOF) IN BLOCK FOUR IN MANCHESTER LAND INVESTMENT CO'S SUBDIVISION OF BLOCKS 1,4 AND 6 IN G.G. STREET'S SUBDIVISION OF THE WEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, AND OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

DEPT-01 RECORDING \$25.00
 T8010 TEAM 7070 01/22/97 12:27:00
 42919 CJ *-97-045947
 COOK COUNTY RECORDER

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hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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PERMANENT REAL ESTATE INDEX NUMBERS: 25-17-403-086-0000

ADDRESS OF REAL ESTATE: 1052 West 108th Street, Chicago, Illinois 60643

THE MORTGAGOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said Secured Note provided, or according to any agreement extending time of payment; (2) to pay when due in each year, all taxes and assessments against said premises, and on demand to exhibit receipts therefor; (3) within sixty days after destruction or damage to rebuild or restore all buildings or improvements on said premises that may have been destroyed or damaged; (4) that waste to said premises shall not be committed or suffered; (5) to keep all buildings now or at any time on said premises insured in companies acceptable to the Mortgagee herein, who is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, with loss clause attached payable first, to the first Mortgagee, and second, to the Mortgagee herein, as their interests may appear, which policies shall be left and remain with the said Mortgagees until the indebtedness is fully paid; (6) to pay all prior encumbrances, and the interest thereon, at the time or times when the same shall become due and payable.

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"This Mortgage is subordinate to a certain mortgage dated Nov. 5, 1996 and recorded as Document Number _____ by Rhonda Robinson to _____ a note in the amount of \$ 64,000.00."

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IN THE EVENT of failure so to insure, or pay taxes or assessments, or the prior encumbrances or the interest thereon when due, the Mortgagee or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments or discharge or purchase any tax lien or title affecting said premises or pay all prior encumbrance and the interest thereon from time to time; and all money so paid, the Mortgagor agrees to repay immediately without demand, and the same with interest thereon from the date of payment at the highest rate permitted pursuant to Illinois Law shall be so much additional indebtedness secured hereby.

IN THE EVENT of a breach of any of the aforesaid covenants or agreements the whole said indebtedness, including principal and all earned interest, shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest from time of such breach at the highest rate permitted pursuant to Illinois law, shall be recoverable by foreclosure thereof, or by suit at law, or both, the same as if all of said indebtedness had then matured by express terms.

IT IS AGREED by the Mortgagor that all expenses and disbursements paid or incurred in behalf of plaintiff in connection with the foreclosure hereof including reasonable attorney's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises embracing foreclosure decree shall be paid by the Mortgagors; and the like expenses and disbursements, occasioned by any suit or proceeding wherein the Mortgagee or any holder of an part of said indebtedness, as such, may be party, shall also be paid by the Mortgagors. All such expenses and disbursements shall be an additional lien upon said premises, shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings; which proceeding, whether decree of sale shall have been entered or not, shall not be dismissed, nor release hereof given until all such expenses and disbursements, and the costs of suit, including attorney's fees, have been paid.

THE MORTGAGOR for the Mortgagor and for the executors, administrators, agents and assigns of the Mortgagor waives all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agrees that upon the filing of any complaint to foreclose this Mortgage, the court in which such complaint is filed, may at once and without notice to the Mortgagor, or to any party claiming under the Mortgagor, appoint a receiver to take possession or charge of said premises with power to collect the rents, issues and profits of the said premises.

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