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DEPT-01 RECORDING 129.50
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 16888 + BK # -97-130172
 COOK COUNTY RECORDER

GT 15 14 090 (9/94)

<p>Jo Ann Molnar, Married, and Peter A Molnar, Married,</p> <p>621 Beach AV La Grange IL 60525</p> <p>MORTGAGOR</p> <p>"I" includes each mortgagor above</p>	<p>15172886</p> <p>This instrument was prepared by Green Tree Financial Servicing Corporation 332 Minnesota St., Suite 610, St. Paul MN</p> <hr/> <p>THERMO SHIELD CO.</p> <p>160 LEXINGTON, UNIT D BUFFALO GROVE IL 60089</p> <p>MORTGAGEE</p> <p>"You" means the mortgagee, its successors and assigns.</p>
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REAL ESTATE MORTGAGE: For value received, I, Jo Ann Molnar, Married, and Peter A Molnar, Married, mortgage and warrant to you to secure the payment of the secured debt described below, on _____, the real estate described below and all rights, easements, appurtenances, rents, leases and existing and future improvements and fixtures (all called the "property").

PROPERTY ADDRESS: 621 Beach AV, La Grange, Illinois 60525 (City) (Street) (Zip Code)

LEGAL DESCRIPTION: Parcel ID#
 All of the property located at 621 Beach AV, in the city/town/village of La Grange, county of COOK, state of Illinois, in which the Borrower/Owner has an ownership, leasehold or other legal interest. This property is more particularly described on the schedule titled "Additional Property Description" which is attached hereto as "Exhibit A"
 The Mortgagor/Borrower does hereby authorize the Mortgagee/Beneficiary/Lender or its assigns to obtain a more detailed property description after the Mortgagor/Borrower has signed the Mortgage/Deed of Trust, and to attach Exhibit A after the Mortgagor/Borrower has signed the Mortgage/Deed of Trust.

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located in COOK County, Illinois.
TITLE: I covenant and warrant title to the property, except for encumbrances of record, municipal and zoning ordinances, current taxes and assessments not yet due and no other exceptions

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5. Expenses. I agree to pay all your expenses, including reasonable attorneys' fees if I break any covenants in this mortgage or in any obligation secured by this mortgage. Attorneys' fees include those awarded by an appellate court. I will pay these amounts to you as provided in Covenant 10 of this mortgage.

6. Default and Acceleration. If I fail to make any payment when due or break any covenants under this mortgage, any prior mortgage or any obligation secured by this mortgage, you may accelerate the maturity of the secured debt and demand immediate payment and exercise any other remedy available to you. You may foreclose this mortgage in the manner provided by law.

7. Assignment of Rents and Profits. I assign to you the rents and profits of the property. Unless we have agreed otherwise in writing, I may collect and retain the rents as long as I am not in default. If I default, you, your agent, or a court appointed receiver may take possession and manage the property and collect the rents. Any rents you collect shall be applied first to the costs of managing the property, including court costs and attorneys' fees, commissions to rental agents, and any other necessary related expenses. The remaining amount of rents will then apply to payments on the secured debt as provided in Covenant 1.

8. Waiver of Homestead I hereby waive all right of homestead exemption in the property.

9. Leaseholds; Condominiums; Planned Unit Developments. I agree to comply with the provisions of any lease if this mortgage is on a leasehold. If this mortgage is on a unit in a condominium or a planned unit development, I will perform all of my duties under the covenants, by-laws, or regulations of the condominium or planned unit development.

10. Authority of Mortgagee to Perform for Mortgagor. If I fail to perform any of my duties under this mortgage, you may perform the duties or cause them to be performed. You may sign my name or pay any amount if necessary for performance. If any construction on the property is discontinued or not carried on in a reasonable manner, you may do whatever is necessary to protect your security interest in the property. This may include completing the construction.

Your failure to perform will not preclude you from exercising any of your other rights under the law or this mortgage.

Any amounts paid by you to protect your security interest will be secured by this mortgage. Such amounts will be due on demand and will bear interest from the date of the payment until paid in full at the interest rate in effect on the secured debt.

11. Inspection. You may enter the property to inspect if you give me notice beforehand. The notice must state the reasonable cause for your inspection.

12. Condemnation. I assign to you the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the property. Such proceeds will be applied as provided in Covenant 1. This assignment is subject to the terms of any prior security agreement.

13. Waiver. By exercising any remedy available to you, you do not give up your rights to later use any other remedy. By not exercising any remedy, if I default, you do not waive your right to later consider the event a default if it happens again.

14. Joint and Several Liability; Co-signers; Successors and Assigns Bound. All duties under this mortgage are joint and several. If I co-sign this mortgage but do not co-sign the underlying debt I do so only to mortgage my interest in the property under the terms of this mortgage. I also agree that you and any party to this mortgage may extend, modify or make any other changes in the terms of this mortgage or the secured debt without my consent. Such a change will not release me from the terms of this mortgage.

The duties and benefits of this mortgage shall bind and benefit the successors and assigns of either or both of us.

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15. Notice. Unless otherwise required by law, any notice to me shall be given by delivering it or by mailing it by certified mail addressed to me at the Property Address or any other address that I tell you. I will give any notice to you by certified mail to your address on page 1 of this mortgage, or to any other address which you have designated.

Any notice shall be deemed to have been given to either of us when given in the manner stated above.

16. Transfer of the Property or a Beneficial Interest in the Mortgagor. If all or any part of the property or any interest in it is sold or transferred without your prior written consent, you may demand immediate payment of the secured debt. You may also demand immediate payment if the mortgagor is not a natural person and a beneficial interest in the mortgagor is sold or transferred. However, you may not demand payment in the above situations if it is prohibited by federal law as of the date of this mortgage.

17. Release. When I have paid the secured debt, you will discharge this mortgage without charge to me. I agree to pay all costs to record this mortgage.

TERMS AND COVENANTS: I agree to the terms and covenants contained in this mortgage and in any riders described below and signed by me.

N/A Commercial N/A Construction N/A _____

SIGNATURES:

[Signature]
To/Jo Ann Molnar

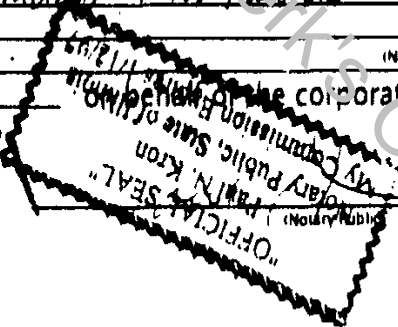
[Signature]
To/ Peter A Molnar

ACKNOWLEDGMENT: STATE OF ILLINOIS, 1st County ss:
The foregoing instrument was acknowledged before me this 1st day of May 1997 by Jo Ann Molnar Peter A Molnar

Corporate or Partnership Acknowledgment

of _____ (Name of Corporation or Partnership)
a _____ of the corporation or partnership.

My commission expires: 1/12/97
(Date)



Paul N. Kron

97130172

*** LEGAL DESCRIPTION ***

COMMONLY KNOWN AS: 621 BEACH AV
 LA GRANGE, IL
 PERMANENT INDEX NUMBER: 15-33-405-005-0000

LOT 13 IN BLOCK 22 IN H.O. STONE AND CO.'S ADDITION TO LA GRANGE PARK,
 BEING A SUBDIVISION IN THE EAST HALF OF THE NORTH EAST QUARTER AND THE
 NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 33, TOWNSHIP
 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE
 RIGHT OF WAY AND THE LANDS CONVEYED TO THE CHICAGO AND WEST TOWN RAILROAD COMPANY AND THE INDIANA HARBOR
 RAILROAD, CHICAGO AND WEST TOWN RAILROAD COMPANY AND THE INDIANA HARBOR
 BELT RAILROAD COMPANY) IN COOK COUNTY, ILLINOIS.

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 LA GRANGE, IL
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