

ACCOMMODATION

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1904910 2022  
L. T. WALSH

MORTGAGE

THIS INDENTURE WITNESSETH, that Laurel Teamer (hereinafter called the Borrower,) of 3124 Melrose Court, Wilmette, Illinois for and in consideration of the sum of One-Hundred Thousand Dollars (\$100,000.00) in hand paid, CONVEYS AND WARRANTS to Cecilia C. Carlson and William L. Walsh of 605 Illinois Road, Wilmette, Illinois

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as Lender, the following described real estate, with the improvements thereon, including all heating, air-conditioning, gas and plumbing apparatus and fixtures, and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated in the County of Cook and State of Illinois, to-wit:

LOT 15 IN CRANSTON FIRST ADDITION, A SUBDIVISION OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 05-30-407-011

Address(es) of premises: 3124 Melrose Court, Wilmette, Illinois

for the purpose of securing performance of the covenants and agreements herein.

WHEREAS, The Borrower is justly indebted upon a principal promissory note dated April 30, 1997, payable monthly, with the full debt, if not paid earlier, due and payable on May 1, 2027.

THE BORROWER covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said note or notes 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 of 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 to be selected by the grantee herein, with loss clause attached payable to the Lender herein as their interest may

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appear, which policies shall be left and remain with the said Mortgagee until the indebtedness is fully paid; (6) to pay all prior incumbrances, and the interest thereon, at the time or times when the same shall become due and payable.

IN THE EVENT of failure so to insure, or pay taxes or assessments, or prior incumbrances or the interest thereon when due, the grantee 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 incumbrances and the interest thereon from time to time, and all money so paid, the Borrower agrees to repay immediately without demand, and the same with interest thereon from the date of payment at eight per cent per annum shall be so much additional indebtedness secured hereby.

IN THE EVENT of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all earned interest, shall, at the option of the legal holder hereof, without notice, become immediately due and payable, and with interest thereon from time of such breach at fifteen percent per annum, 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 Borrower 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 Borrower, and the like expenses and disbursements, occasioned by any suit or proceeding wherein the grantee or any holder, of any part of said indebtedness, as such, may be a party, shall also be paid by the Borrower. 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 Borrower for the Borrower and for the heirs, executors, administrators and assigns of the Borrower 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 Borrower, or to any party claiming under the Borrower, appoint a receiver to take possession or charge of said premises with power to collect the rents, issues and profits of the said premises.

Laurel Teamer  
Laurel Teamer

Subscribed and sworn to before  
me this 3<sup>rd</sup> day of April, 1997.

Daniel E. Fajerstein  
Notary Public



This instrument was prepared by Daniel E. Fajerstein, 555 Skokie Boulevard, Suite 500, Northbrook, Illinois 60062.

Mail to: Daniel E. Fajerstein, 555 Skokie Boulevard, Suite 500, Northbrook, Illinois 60062.

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