

UNOFFICIAL COPY 99007113

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Cook County Recorder 23.50



99007113

MORTGAGE

THIS INDENTURE WITNESSETH, that SHEILA MURPHY, (hereinafter called the mortgagor) for and in consideration of the sum of FIFTEEN THOUSAND Dollars (\$ 15000.00) in hand paid, CONVEYS AND WARRANTS to Kavita A. Mavalankar (hereinafter called the Mortgagee) of P.O. BOX 701, Wilmette Illinois 60091 as Mortgagee the following describe real estate with all fixtures, rents and profits whose legal description is enclosed below and which is commonly known as : 12917 SOUTH GREEN STREET, CHICAGO 60643, SITUATED IN COOK COUNTY, ILLINOIS, to wit:

LOT 30 IN BLOCK E IN NEW ROSELAND SUBDIVISION NUMBER 2, BEING A SUBDIVISION IN THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. #25-32-213-017-0000

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

WHEREAS, The Mortgagor is justly indebted upon a principal promissory note dated AUGUST 27, 1998 payable monthly, with the full debt, if not paid earlier, due and payable on OCTOBER 26, 1998.

THE MORTGAGOR 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 Mortgagee herein as their interest may appear, which policies shall be left and remain with the said Mortgagee until the indebtedness is fully paid.

2 Pg 2 R 2

IN THE EVENT of failure so to insure, or pay taxes or assessments, 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 encumbrances and the interest thereon from time to time, and all money so paid, the Mortgagor agrees to repay immediately without demands, and the same with interest thereon from the date of payment at ten per cent per annum shall be so much additional indebtedness secured hereby.

IN THE EVENT of 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 thereof, without notice, become immediately due and payable after such default has continued for 15 days, and with interest thereon from time of such breach at ten 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 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 charge, cost of procuring or completing abstract showing the whole title of said premises embracing foreclosure decree- shall be paid by the Mortgagor; and the like expenses and disbursements, occasioned by any suit or proceeding wherein the grantee or any holder of any parts of said indebtedness, as such, may be a party, shall also be paid by the Mortgagor. All such expenses and disbursements shall be an additional lien upon said premises, 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 heirs, executors, administrators 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.

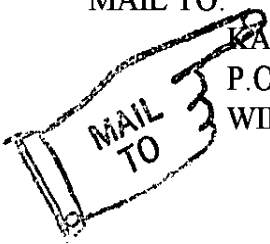
Sheila Murphy
SHEILA MURPHY

Subscribed and sworn to before
me this _____ day of _____ 1998.
Benjamin D. Esteve
Notary Public



This instrument was prepared by Kavita A. Mavalankar.
MAIL TO:

KAVITA A. MAVALANKAR
P.O. BOX 701
WILMETTE IL 60091-0701



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