

No Abstract
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UNOFFICIAL COPY

99277820

1999-03-23 10:13:28
Cook County Recorder 23.00



99277820

When recorded return to:

Richard + Patricia Bellis
1009 S. Carpenter Ct.
Elk Grove VLB, IL 60007

**SATISFACTION/
DISCHARGE OF MORTGAGE**

The undersigned certifies that it is the present owner of a mortgage made by **RICHARD S BELLIS AND PATRICIA ANN BELLIS** to **NORTH WEST FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO** bearing the date 05/03/72 and recorded in the Recorder or Registrar of Titles of **COOK** County, in the State of Illinois in Book _____ Page _____ as Document Number 21900695. The above described mortgage is, with the note accompanying it, fully paid, satisfied, and discharged. The recorder of said county is authorized to enter this satisfaction/discharge of record. To the property therein described as situated in the County of **COOK**, State of Illinois as follows, to wit:

②
aw

SEE EXHIBIT A ATTACHED

commonly known as: 1009 S CARPENTER CT
ELK GROVE VILLA, IL 60007 pin#07362080080000

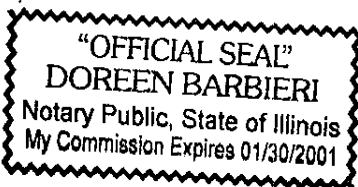
The undersigned hereby warrants that it has full right and authority to Release said mortgage either as original mortgagee, as successor in interest to the original mortgagee, or as attorney-in-fact under a duly recorded power of attorney.

dated 02/25/99
LASALLE BANK, FSB

By: James M. Dolan
James M. Dolan Asst. Vice President

STATE OF ILLINOIS COUNTY OF COOK
The foregoing instrument was acknowledged before me on 02/25/99 by James M. Dolan the Asst. Vice President of LASALLE BANK, FSB on behalf of said CORPORATION.

Doreen Barbieri
Doreen Barbieri Notary Public/Commis expires 01/30/2001
LASL1 AW 409AW



BOX 333-CT1

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Property of Cook County Clerk's Office



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99277820

THIS INDENTURE WITNESSETH: That the undersigned,

RICHARD S. BELLIS AND PATRICIA ANN BELLIS, HIS WIFE

of the City of Chicago County of Cook State of Illinois, hereinafter referred to as the Mortgagor, does hereby Mortgage and Warrant to

North West Federal Savings and Loan Association of Chicago

a corporation organized and existing under the laws of the United States, hereinafter referred to as the Mortgagee, the following real estate, situated in the County of Cook in the State of Illinois, to-wit:

Lot No. 5064 in Elk Grove Village Section 17, Being a Subdivision in Sections 25 and 36, Township 41 North, Range 10, East of the Third Principal Meridian in Elk Grove Village Illinois, according to the plat thereof recorded in the Office of the Recorder of Deeds on November 14, 1969 as Document No. 21-313-138, in Cook County, Illinois.



TOGETHER with all the buildings and improvements now or hereafter erected thereon, including all gas and electric fixtures, plumbing apparatus, motors, boilers, furnaces, ranges, refrigerators, and all apparatus and fixtures of every kind, whether used for the purpose of supplying or distributing heat, refrigeration, light, water, air, power or otherwise, now in or which hereafter may be placed in any building or improvement now or hereafter upon said property; together with the rents, issues and profits thereof which are hereby assigned, transferred and set over unto the Mortgagee, whether now due or which may hereafter become due under or by virtue of any lease whether written or verbal, or any agreement for the use or occupancy of said property, or any part or parts thereof, which may have been heretofore, or may be hereafter made or agreed to, or which may be made and agreed to by the Mortgagee under the power herein granted to it; it being the intention hereby to establish an absolute transfer and assignment to the Mortgagee of all such leases and agreements and all the avails thereunder, together with the right on the part of the Mortgagee to collect all of said avails, rents, issues and profits arising or accruing at any time hereafter and all now due or that may hereafter become due under each and every of the leases or agreements existing or to hereafter exist for said premises, and to use such measures, legal or equitable, as in its discretion may be deemed proper or necessary to enforce the payment or security of such avails, rents, issues and profits, or to secure and maintain possession of said premises, or any portion thereof, and to fill any and all vacancies and to rent, lease or let any portion of said premises to any party or parties, at its discretion, with power to use and apply said avails, issues and profits to the payment of all expenses, care and management of said premises, including taxes and assessments, and to the payment of any indebtedness secured hereby or incurred hereunder.

TO HAVE AND TO HOLD the said property, with said appurtenances, apparatus and fixtures, unto said Mortgagee forever, for the uses herein set forth, free from all rights and benefits under the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the said Mortgagor does hereby release and waive.

TO SECURE the payment of a certain indebtedness from the Mortgagor to the Mortgagee in the principal sum of TWENTY FOUR THOUSAND FIVE HUNDRED AND 00/100----- Dollars (\$24,500.00), together with interest thereon as provided by a note of even date herewith made by the Mortgagor in favor of the Mortgagee evidencing said indebtedness, said principal and interest being payable in monthly installments on the 1st day of each month, commencing with July 1, 1972 until the entire sum is paid, as provided in the note hereinafter mentioned. Also to secure any additional advances made by the Mortgagee to the Mortgagor, his heirs or assigns at any time while this mortgage is in force. And to secure the performance of the Mortgagor's covenants herein contained.

A. THE MORTGAGOR COVENANTS:

(1) To either pay immediately when due and payable all general taxes, special assessments and other taxes levied or assessed upon said property or any part thereof and to promptly deliver receipts therefor to the Mortgagee upon demand; or pay such items in accordance with the terms of the note of even date herewith; (2) To keep the improvements now or hereafter upon said premises insured against damage by fire, windstorm and such other hazards or liability as the Mortgagee may require to be insured against, until said indebtedness is fully paid, or in case of foreclosure, until expiration of the period of redemption, for the full insurable value thereof, by such companies and in such form as shall be satisfactory to the Mortgagee; such insurance policies shall remain with the Mortgagee during said period or periods, and contain the usual clause making them payable to the Mortgagee, and in case of foreclosure sale payable to the owner of the certificate of sale; and in case of loss, the Mortgagee is authorized to adjust, collect and compromise, in its discretion, all claims under such policies, and the Mortgagor agrees to sign, upon demand, all receipts, vouchers and releases required of him by the insurance companies; The Mortgagee is authorized in its discretion to apply the proceeds of any such insurance to the discharge of any obligation insured against, to a restoration of the property or to the indebtedness of the mortgagor and any application to the indebtedness shall not relieve the mortgagor from making monthly payments until the debt is paid in full. (3) To apply for, secure, assign to said Association, and carry such disability insurance and life insurance as may be required by said Association in companies acceptable to said Association, and in a form acceptable to it, and such disability insurance may be required in an amount not in excess of payments necessary to pay the sums secured by this mortgage and such life insurance may be required in an amount not in excess of the unpaid balance of the debt secured by this mortgage; (4) Not to commit or suffer any waste of such property, and to maintain the same in good condition and repair; (5) To promptly pay all bills for such repairs and all other expenses incident to the ownership of said property in order that no lien of mechanics or materialmen shall attach to said property; (6) Not to suffer or permit any unlawful use of or any nuisance to exist upon said property; (7) Not to diminish or impair the value of said property or the security intended to be effected by virtue of this mortgage by any act or omission to act; (8) To appear in and defend any proceeding which in the opinion of the Mortgagee affects its security hereunder, and to pay all costs, expenses and attorney's fees incurred or paid by the Mortgagee in any proceeding in which it may be made a party defendant by reason of this mortgage; (9) Not to suffer or permit without the written permission or consent of the Mortgagee being first had and obtained (a) any use of said property for a purpose other than that for which the same is now used; (b) any alterations, additions to, demolition or removal of any of the improvements, apparatus, fixtures or equipment now or hereafter upon said property; (c) a purchase upon conditional sale, lease or agreement under which title is reserved in the vendor, of any apparatus, fixtures or equipment to be placed in or upon any building or improvement upon said property; (d) a sale, assignment, or transfer of any right, title or interest in and to said property or any portion thereof, or any of the improvements, apparatus, fixtures or equipment which may be found in or upon said property.

B. THE MORTGAGOR FURTHER COVENANTS:

(1) That in case of his failure to perform any of his covenants herein, the Mortgagee may do on his behalf everything so covenanted; that said Mortgagee may also do any act it may deem necessary to protect the lien of this mortgage, and that he will immediately repay any moneys paid or disbursed by the mortgagee for any of the above purposes, and such moneys together with interest thereon at the highest rate for which it is then lawful to contract shall become so much additional indebtedness secured by this mortgage.