

UNOFFICIAL COPY

3789538

MORTGAGE

THIS INDENTURE WITNESSETH: That the undersigned

----Michael G. Jensen and Laura L. Jensen, his wife-----

Village of Oak Lawn Cook

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

----George Washington Savings & Loan Association-----

a corporation organized and existing under the laws of the State of Illinois hereinafter

referred to as the Mortgagee, the following real estate, situated in the County of Cook
in the State of Illinois, to wit:

LOTS 30 AND 31 IN BLOCK 40 IN MINNICK'S OAK LAWN SUBDIVISION OF THE
NORTHWEST 1/4 AND THE WEST 20 ACRES OF THE NORTHEAST 1/4 OF SECTION 9,
TOWNSHIP 37 NORTH, RANGE 13, (EXCEPT THE NORTH 699.94 FEET OF THE
EAST 696 FEET THEREOF) LYING EAST OF THE THIRD PRINCIPAL MERIDIAN IN
COOK COUNTY, ILLINOIS.

3789538

24-09-157-314
635

TOGETHER with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon, including
all apparatus, equipment, fixtures or articles, whether in single units or centrally controlled, used to supply heat, gas,
air conditioning, water, light, power, refrigeration, ventilation or otherwise and any other thing now or hereafter therein or
thereon the furnishing of which by lease to lessee is customary or appropriate, including stoves, window shades, storm
doors and windows, floor coverings, screen doors, venetian blinds, in-a-door beds, awnings, doors and water heaters (all of
which are declared to be a part of said real estate whether physically attached thereto or not); and also together with all
equipment and the rents, issues and profits of said premises which are hereby pledged, assigned, transferred and set over
unto the Mortgagee.

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

TO SECURE the payment of a certain indebtedness from the Mortgagor to the Mortgagee evidenced by a note made
by the Mortgagor in favor of the Mortgagee, bearing even date herewith, the sum of ten Thousand & no/100
00/100 Dollars (\$10,000.00), which was
together with interest thereon as provided by said note, is payable in monthly installments of Two Hundred Sixty
Three & 34/100's 00/100 DOLLARS (\$263.34)
on the 18th day of each month, commencing with June 18, 1989 until the entire sum is paid.

FILE IDENTIFIED

To secure performance of the other agreements in said note, which are hereby incorporated herein and made a part
hereof, and which provide, among other things, for an additional monthly payment of one-twelfth (1/12th) of the estimated
annual taxes, assessments, insurance premiums and other charges upon the mortgaged premises. And to secure possible future
advances as hereinafter provided and to secure the performance of the Mortgagor's covenants herein contained.

A. THE MORTGAGOR COVENANTS:

(1) To pay immediately when due and payable all general taxes, special taxes, special assessments, water charges,
sewer service charges and other taxes and charges against said property, including those heretofore due (the monthly pay-
ments provided by said note in anticipation of such taxes and charges to be applied thereto), and to furnish the Mortgagee,
upon request, with the original or duplicate receipts therefor.

(2) To keep the improvements now or hereafter situated upon said premises insured against loss or damage by fire,
lightning, windstorm and such other hazards, including liability under laws existing in insuring liquor and including
hazards not now contemplated, as the Mortgagee may reasonably require to be insured against, under policies payable
for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same
or to pay in full the indebtedness secured hereby, in such companies, through such agents or brokers, and in such form
as shall be satisfactory to the Mortgagee. Such insurance policies, including additional and renewal policies shall be delivered
to and kept by the Mortgagee and shall contain a clause satisfactory to the Mortgagee making them payable to the Mortgagee
as its interest may appear.

(3) To promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which
may become damaged or destroyed; to keep said premises in good condition and repair, and free from any mechanic's or
other lien or claim of lien not expressly subordinated to the lien hereof; not to suffer or permit any, unlawful use of or
any nuisance to exist on said property nor to diminish nor impair its value by any act or omission to act; to comply with
all requirements of law with respect to the mortgaged premises and the use thereof;

(4) That if the Mortgagor shall procure contracts of insurance upon his life and disability insurance for loss of time
by accidental injury or sickness, or either such contract, making the Mortgagee assignee thereunder, the Mortgagee may
pay the premiums for such insurance and add said payments to the principal indebtedness secured by this mortgage to
be repaid in the same manner and without changing the amount of the monthly payments, unless such change is by
mutual consent.

UNOFFICIAL COPY

1214554
Box 109
MORTGAGE

MORTGAGE

2799538

Address
City
State
County

Deliver court to TO

Pay to

Date of duplicate Trust

Pay to

Loan No.

3799538

GM L

County of Cook
City of Chicago
State of Illinois
Notary Public

NOTARY PUBLIC
OFFICIAL SEAL

My Commission Expires

GIVEN under my hand and Notarial Seal, this
of the right of homestead
before me this day in person or acknowledged that the said
personally known to me to be the same person(s) whose names(s) appear
DO HEREBY CERTIFY that

the undersigned
a Notary Public in and for the State of Illinois
County of Cook
STATE OF ILLINOIS
day of May
A. D. 19

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this
4th
day of May
A. D. 19
per annum,
decree of sale all expenses and interest thereon at the rate of
which may be paid or turned by or on behalf of the Mortgagee to be reasonably necessary
either to prosecute such suit or to provide to bidders at any sale held pursuant to such decree the fee title to or years
of said premises all of which amount together with interest as herein provided shall be immediately due and
payable by the Mortgagee in connection with (a) any proceeding including probate or bankruptcy proceedings to which
other party hereto shall be a party by reason of this mortgage or the note hereby secured; or (b) proceedings for the
commencement of any suit for the enforcement of the right to foreclosure, whether or not actually commenced or
contemplated; or (c) preparation for the defense of an intervention in any suit or proceeding or any threatened or pending
placed suit or proceeding which might affect the interest in the premises, whether or not actually commenced or
the event of a foreclosure suit of said premises their shall first be paid out of the proceeds due to all of the aforesaid items.
(4) That upon the commencement of any foreclosure proceeding hereunder, the court in which such bill is filed may
at any time, and without notice to the Mortgagee, or any party claiming under him, appoint a receiver with power to
manage and rent and collect the rents, issues and profits of said premises during the pendency of such foreclosure suit
and the statutory powers of redemption, and such rents, issues and profits, when collected, may be applied before as well
protection and preservation of the property including the expenses of such receivership, or on any deficiency decree
whether there be a deficiency or not, such receiver may direct to terminate any lease included as an additional indebtedness in the
decree of sale all expenses and interest thereon at the rate of
and upon foreclosure of said premises, there shall be allowed and included as an additional indebtedness in the
proceeds of sale all expenses and interest thereon at the rate of
which may be paid or turned by or on behalf of the Mortgagee to be reasonably necessary
either to prosecute such suit or to provide to bidders at any sale held pursuant to such decree the fee title to or years
of said premises all of which amount together with interest as herein provided shall be immediately due and
payable by the Mortgagee in connection with (a) any proceeding including probate or bankruptcy proceedings to which
other party hereto shall be a party by reason of this mortgage or the note hereby secured; or (b) proceedings for the
commencement of any suit for the enforcement of the right to foreclosure, whether or not actually commenced or
contemplated; or (c) preparation for the defense of an intervention in any suit or proceeding or any threatened or pending
placed suit or proceeding which might affect the interest in the premises, whether or not actually commenced or
the event of a foreclosure suit of said premises their shall first be paid out of the proceeds due to all of the aforesaid items.
(2) That it is the intent hereof to secure payment of said note whether the entire amount shall have been advanced
to the Mortgagee at the date hereof or at a later date, or having been advanced, shall have been repaid in part and further
advances made at a later date, which advances shall in no event operate to make the principal sum of the indebtedness
greater than the original principal amount plus any amount of amount that may be added to the mortgage indebtedness
under the terms of this mortgage for the purpose of protecting the security and for the purpose of paying premiums
(3) That time is of the essence hereof, and if default be made in performance of any covenant herein contained
or in making any payment under said note or obligation or any extension or renewal thereof, or if proceedings be insti-
tuted to enforce any other lien or charge upon any of said property, or upon the filing of a proceeding in bankruptcy by
against the Mortgagee, or if the Mortgagee shall make an assignment for the benefit of his creditors or if his property
be placed under control of or in custody of any court or officer of the government, or if the Mortgagee abandon any of
said property, then and in any of said events, the Mortgagee is hereby authorized and empowered, at its option, and with-
out affecting the lien hereby created or the priority of said lien or any right of the Mortgagee hereunder, to declare,
out affect, the lien hereby created or the priority of said lien or any right of the Mortgagee hereunder, to declare,
without notice all sums secured hereby immediately due and payable, whether or not such default be mediated by Mort-
gagee, and apply toward the payment of said mortgage indebtedness any indebtedness of the Mortgagee to the Mortgagee,
and said Mortgagee may also immediately proceed to foreclose this mortgage, and in any foreclosure a sale may be made
of the premises embraced without affecting the several parts separately;
(1) That in the case of failure to perform any of the covenants herein, the Mortgagee may do on the Mortgagee's
behalf everything so covenanted; that the Mortgagee may also do any act it may deem necessary to protect the lien hereof;
and such monies together with interest thereon at the highest rate for which it is then lawful to contract shall become
due and payable to the Mortgagee; that the Mortgagee shall not be obligated to advance any monies upon the Mort-
gagee to inquire into the validity of any lien, encumbrance, or claim in advancing monies as above authorized, but nothing
herein contained shall be construed as requiring the Mortgagee to advance any monies for any purpose nor to do any act
hereunder; and that Mortgagee shall not incur any personal liability because of anything it may do or omit to do here-
under;

B. MORTGAGOR FURTHER COVENANTS: