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REGISTERED
No.
REGISTERED OF TOWNSHIP
CAROL MOSELEY BRAUN
TIDOR

CAROL MOSELEY BRAUN
REGISTERED OF TOWNSHIP

50 MAR 21 PM 2:56

775932

03-867749

3-21-90

RESULT OF SEARCH:

INTENDED GRANTEEES OR ASSIGNEES:

RESULT OF SEARCH:

PRESENT PARTIES IN INTEREST:

Carroll K. Block

STATUTORY FEDERAL TAX LIEN SEARCH

DATE OF SEARCH:

DOCUMENT NO.

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and the Indebtedness in the same manner as with Mortgages.

other than Mortgages, deal without notice to Mortgages or successors in interest with reference to this Mortgage or of the Note/Agreement, the lien of this Mortgage remaining in full force and effect during any postponement or extension of the time of the Note/Agreement, the lien of this Mortgage or the Note/Agreement as a waiver of any right or obligation under this Mortgage and the Note/Agreement; (8) consider any waiver of any right or obligation under this Mortgage and the Note/Agreement; (9) keep the mortgaged Property free from liens superior to the lien of this Mortgage, except as listed above, and pay when due, any regulations of any nation, state or municipality and neither to use nor to permit the Property to be used for any unlawful purpose; of the Property and maintain the Property in good condition and repair; (5) comply with all applicable laws, ordinances, rules and receipts for such payments to Mortgage promptly upon demand; (3) keep the buildings and improvements situated on the Property continuously insured against fire and such other hazards in such amount and with such carrier as Mortgagees shall approve, with loss payable to Mortgagee as its interest may appear; (4) not commit nor suffer any strip, waste, impairment or deterioration of all or any part hereof or at any time hereafter; (2) pay when due all taxes and assessments levied against the Property or any part thereof and to deliver Mortgages or their successors in title, either under the terms of the Note/Agreement as originally executed or as modified and amended by any subsequent note/agreement or under the terms of this Mortgage or any supplement thereto. Mortgagees shall (1) repay to Mortgagee the Indebtedness secured by this Mortgage whether such sum shall have been paid or advanced at the date whether the entire amount shall have been advanced to Mortgagees at the date hereof or at a later date. All such future advances so made shall be liens and shall be secured by this Mortgage equally and to the same extent as the amount originally advanced on the security of this Mortgage, and it is expressly agreed that all such future advances shall be liens on the Property as of the date hereof.

MORTGAGORS' COVENANTS: The term "Indebtedness" shall include all sums owed or agreed to be paid by Mortgagees by Mortgagees or their successors in title, either under the terms of the Note/Agreement as originally executed or as modified and amended by any subsequent note/agreement or under the terms of this Mortgage or any supplement thereto. Mortgagees shall (1) repay to Mortgagee the Indebtedness secured by this Mortgage whether such sum shall have been paid or advanced at the date hereof or at a later date. All such future advances so made shall be liens and shall be secured by this Mortgage equally and to the same extent as the amount originally advanced on the security of this Mortgage, and it is expressly agreed that all such future advances shall be liens on the Property as of the date hereof.

It is the intention hereof to secure the payment of the total Indebtedness of Mortgagees to Mortgagees within the limits prescribed herein thousand dollars (\$200,000.00) plus advances that may be made for the protection of the security as herein contained.

hereof; provided, however, that this Mortgage shall not at any time secure outstanding principal obligations for more than two hundred in the Note/Agreement and; (2) any additional advances made by Mortgagees to Mortgagees or their successors in title, prior to the cancellation of this Mortgage, and the payment of any subsequent Note/Agreement evidencing the same, in accordance with the terms together with interest on unpaid balances of the actual amount of Loan at the rate set forth \$ 23,800.00

This Mortgage is given to secure: (1) The payment of a certain Indebtedness payable to the order of Mortgagee, evidenced by Mortgagees promissory note or Loan Agreement (Note/Agreement) of even date herewith in the actual amount of Loan of Mortgagees with interest on unpaid balances of the actual amount of Loan at the rate set forth

TO HAVE AND TO HOLD the Property unto Mortgagee forever, for the uses and purposes herein set forth, free from all rights and benefits under the Homestead Exemption laws of the State of Illinois, which rights and benefits Mortgagees do hereby release and waive;

TOGETHER with all the buildings and improvements, now or hereafter erected on the Property and all appurtenances, apparatus and fixtures and the rents, issues and profits of the Property of every name, nature and kind.

IF this box is checked, this Mortgage is subject to a prior mortgage dated August 31st, 1989, executed by Mortgagees to Citicorp Savings as mortgagee, which prior mortgage secures payment of a promissory note in the principal amount of \$ 29,600.00 that prior mortgage was recorded on August 31st, 1989 with the Register of Deeds of Cook County, Illinois in Book 387,627 of Mortgages at page 1989

Beneficial Illinois, Inc. d/b/a BENEFICIAL MORTGAGE CO. OF ILLINOIS
 Beneficial Illinois, Inc. (The box checked above identifies the Mortgagee)

Beneficial Illinois, Inc. d/b/a Beneficial Mortgage Co. of Illinois, having an office and place of business at 1010 Jorte Blvd, Oak Brook, Illinois, hereafter referred to as "Mortgagee", the following real property situate in the County of Cook, State of Illinois, hereafter referred to as the "Property", to-wit:

1010 Jorte Blvd, Oak Brook, Illinois

Beneficial Illinois, Inc. d/b/a Beneficial Mortgage Co. of Illinois, hereafter referred to as "Mortgagee", do hereby convey and warrant to Beneficial Illinois, Inc. d/b/a Beneficial Mortgage Co. of Illinois, hereafter referred to as "Mortgagee", the following real property situate in the County of Cook, State of Illinois, hereafter referred to as the "Property", to-wit:

1010 Jorte Blvd, Oak Brook, Illinois

Beneficial Illinois, Inc. d/b/a Beneficial Mortgage Co. of Illinois, hereafter referred to as "Mortgagee", do hereby convey and warrant to Beneficial Illinois, Inc. d/b/a Beneficial Mortgage Co. of Illinois, hereafter referred to as "Mortgagee", the following real property situate in the County of Cook, State of Illinois, hereafter referred to as the "Property", to-wit:

1010 Jorte Blvd, Oak Brook, Illinois

THIS INDENTURE WITNESSETH that the undersigned, Cassandra K. Block, divorced and not since remarried hereafter referred to as "Mortgagee", do hereby convey and warrant to Beneficial Illinois, Inc. d/b/a Beneficial Mortgage Co. of Illinois, hereafter referred to as "Mortgagee", the following real property situate in the County of Cook, State of Illinois, hereafter referred to as the "Property", to-wit:

1010 Jorte Blvd, Oak Brook, Illinois

Beneficial Illinois, Inc. d/b/a Beneficial Mortgage Co. of Illinois, hereafter referred to as "Mortgagee", do hereby convey and warrant to Beneficial Illinois, Inc. d/b/a Beneficial Mortgage Co. of Illinois, hereafter referred to as "Mortgagee", the following real property situate in the County of Cook, State of Illinois, hereafter referred to as the "Property", to-wit:

1010 Jorte Blvd, Oak Brook, Illinois

Beneficial Illinois, Inc. d/b/a Beneficial Mortgage Co. of Illinois, hereafter referred to as "Mortgagee", do hereby convey and warrant to Beneficial Illinois, Inc. d/b/a Beneficial Mortgage Co. of Illinois, hereafter referred to as "Mortgagee", the following real property situate in the County of Cook, State of Illinois, hereafter referred to as the "Property", to-wit:

1010 Jorte Blvd, Oak Brook, Illinois

3867749

IC02359

3867749

MORTGAGE

NOTE IDENTIFIED

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3867749
MORTGAGE
3867749

Beneficial Illinois Inc. dba BENEFICIAL MORTGAGE CO. OF ILLINOIS
BENEFICIAL ILLINOIS INC.

BENEFICIAL MORTGAGE CO

P.O. BOX 3351

04KBFCOK, IL 60522

Submitted

990 MAR 21 PM 3:30
AROL MOSELEY GRANT
REGISTRAR OF TITL

Address: 3867749

MAIL TO:

Beneficial Illinois Inc. dba BENEFICIAL MORTGAGE CO. OF ILLINOIS

BENEFICIAL MORTGAGE CO

PO BOX 3351

04KBFCOK, IL 60522

Ticor

OFFICIAL SEAL
RANDY L. LARSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/18/91

Notary Public
Randy L. Larson
19th day of March, 1990

I, a Notary Public in and for the county in the state aforesaid do hereby certify that Cassandra K. Block, whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that she signed, sealed and delivered the instrument as her own free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

ACKNOWLEDGMENT

STATE OF ILLINOIS
COUNTY OF DuPage
ss:)
)

Cassandra K. Block
(Seal)
(Seal)
(Seal)

IN WITNESS WHEREOF Mortgagors have hereunto set their hands and seals this 19th day of March, 1990

Upon the commencement of any foreclosure proceeding under this Mortgage, the court in which such suit is filed may at any time, either before or after sale and without notice to Mortgagors, appoint a receiver with power to manage and collect the rents, issues and profits of the Property during the pendency of such foreclosure suit; and the statutory period of redemption, and such rents, issues and profits, when collected either before or after any foreclosure sale, may be applied toward the payment of the Indebtedness or any deficiency decree, costs, taxes, insurance or other items necessary for the protection and preservation of the Property, including the expenses of such receivership. Upon foreclosure and sale of the Property, there shall first be paid out of the proceeds of such sale a reasonable sum for plaintiff's attorney's fees; all expenses of advertising, selling and conveying the Property; and all sums advanced for court costs, any taxes or other liens or assessments, title costs, master's fees and costs of procuring or completing an abstract of title, title guaranty policy or Torrens Certificate showing the complete title of the Property, including the foreclosure decree and Certificate of Sale. There shall next be paid the Indebtedness secured hereby, and finally the surplus, if any, shall be returned to Mortgagors. The purchaser at the sale shall have no duty to see to the application of the purchase money.

If Mortgagors voluntarily shall sell or convey the Property, in whole or in part, or any interest in that Property or by some act or means divest themselves of title to the Property without obtaining the written consent of Mortgagors, then Mortgagors, at its option, may declare the unpaid balance of the Indebtedness immediately due and payable. This option shall not apply if (1) the sale of the Property is permitted because the purchaser's creditworthiness is satisfactory to Mortgagors and (2) that purchaser, prior to the sale, has executed a written assumption agreement containing terms prescribed by Mortgagors including, if required, an increase in the rate of interest payable under the Note/Agreement.

If there be only one mortgagor, all plural words herein referring to Mortgagors shall be construed in the singular.

In the event of the death of one of the Mortgagors, Mortgagors, at its option, may declare the unpaid balance of the Indebtedness immediately due and payable.

Property of DuPage County Clerk