

UNOFFICIAL COPY

FORM 4111

445

DOCUMENT NO.

STATUTORY FEDERAL TAX LIEN SEARCH

1158778

PRESENT PARTIES IN INTEREST:

DATE OF SEARCH:

RESULT OF SEARCH:

none
none

8/9/95

798737

INTENDED GRANTEEES OR ASSIGNEES:

RESULT OF SEARCH:

CAROL MOSELEY BRAUN
REGISTRAR OF DEEDS
AND CLERK OF RECORDS

50 AUG '99 PM 1:56

IDENTIFIED
No.
Registrar of Deeds
CAROL MOSELEY BRAUN
R.E.I. MARTINEZ

Property of Cook County Clerk's Office

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Customer # _____ Filing Date 5/9/75

Torrens _____

Ctl. # 1158778 C.F. Date _____

Grantor Willie F. Meeks

S.S.# _____

Grantor Lula R. Meeks

S.S.# _____

Grantee _____

S.S.# _____

Grantee _____

S.S.# _____

P.I.N.# 16-11-115-019 Tax # 17665389

Fed Lien Search 79873752

Title Officer _____

Title Company REI

Trust Dept. Approval _____ Survey Dept. Approval _____

Ref. and _____

Type of Document	Number
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Total No. Docs. 1

Logged _____ Microfilm _____

To Tax Dept. _____ Re'd _____

Reviewer _____ Date _____

Typist _____ Date _____

Revisor _____ Date _____

New Ctl. # _____ Date _____

Delivery _____ Date _____

Customer Signature _____

FORM NO. 300

Federal Tax Lien

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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0 3 9 0 3

INOLD HARMLESS AFFIDAVIT FOR LATE FILING

I W. Donald Gordon, being first duly sworn

on oath as authorized by Madison National Bank to make this Affidavit.

That the filing could not be made on a timely basis because of staff shortage

That the present Marital Status is the same and unchanged from that shown in the loan instrument

That there is a current balance due on the Note and Loan Instrument.

That the loan instrument and Note has not been sold or Assigned except as evidenced by a proper Assignment being registered concurrent with this Filing.

That there is no pending legal action regarding these Instruments.

Affecting the following described real estate, registered in Cook County, Illinois on Certificate of Title 115877B.

- All of Lot Twenty Eight.....(28)
- The South Two (2) feet of Lot Twenty Nine.....(29)

In the Subdivision of Block Six (6) in Morton's Subdivision of the East Half (1/2) of the Northwest Quarter (1/4) of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian.

The Corporation shall, therefore hold the Registrar of Titles in Cook County, Illinois, harmless against all costs, charges, damages and expenses, and all claims and demands of every kind and nature, actions, causes of actions, suits and controversies, whether groundless or otherwise arising by reasons of accepting this late Filing.

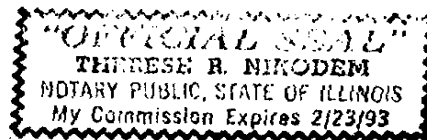
W. Donald Gordon
W. Donald Gordon - Asst. Vice President

I the undersigned a Notary of the public, Do hereby certify that W. Donald Gordon is personally known to me as the Asst. Vice President of the Madison National Bank a corporation, Appeared before me this day in person, and signed, sealed and delivered this affidavit, for the uses and purposes therein set forth:

Subscribed and Sworn to me, on this 5th day of August 1990.

Notary Public

Therese R. Niekodem



RT8-383

1021169

THIS INDENTURE, made October 7 1989, between

Willie F. Meeks and Lula R. Meeks
(married to each other) J
607 N. Ridgeway Chicago Illinois
(NO. AND STREET) (CITY) (STATE)

herein referred to as "Mortgagors," and
Madison National Bank
9190 Golf Rd. Des Plaines Illinois
(NO. AND STREET) (CITY) (STATE)

herein referred to as "Mortgagee," witnesseth:

THAT WHEREAS the Mortgagors are justly indebted to the Mortgagee upon the Retail Installment Contract dated October 7 1989 in the Amount Financed of Eight Thousand Six
Hundred Dollars Even DOLLARS

payable to the order of and delivered to the Mortgagee, in and by which contract the Mortgagors promise to pay the said Amount Financed together with a Finance Charge on the principal balance of the Amount Financed from time to time unpaid in 18 installments of \$355.00 each beginning Feb 16,

1990 and a final installment of \$155.00 1990 together with interest after maturity at the Annual Percentage Rate stated in the contract, and all of said indebtedness is made payable at such place as the holders of the contract may, from time to time, in writing appoint, and in the absence of such appointment, then at the office of the holder at Madison National Bank

NOW, THEREFORE, the Mortgagors to secure the payment of the said sum in accordance with the terms, provisions and limitations of this mortgage, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, do by these presents CONVEY AND WARRANT unto the Mortgagee, and the Mortgagee's successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situated, lying and being in the City of Chicago COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

All of Lot Twenty Eight.....(28)
The South Two (2) feet of Lot Twenty Nine.....(29)

In the Subdivision of Block Six (6) in Morton's Subdivision of the East Half (1/2) of the Northwest Quarter (1/4) of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian.

Address: 607 N. Ridgeway, Chicago, IL.

PIN# 16-11-115-019

which, with the property hereinafter described, is referred to herein as the "premises."

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and in a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing) screens, window shades, storm doors and windows, floor coverings, inador beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by Mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the Mortgagee, and the Mortgagee's successors and assigns (forever, for the purposes, and upon the uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and waive.

The name of a record owner is Willie F. Meeks and Lula R. Meeks
This mortgage consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this mortgage) are incorporated herein by reference and are a part hereof and shall be binding on Mortgagors, their heirs, successors and assigns.
Witness the hand, and seal, of Mortgagors the day and year first above written.

(Seal) Willie F. Meeks (Seal)

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

(Seal) Lula R. Meeks (Seal)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County

in the State aforesaid, DO HEREBY CERTIFY that Willie F. Meeks and Lula R. Meeks, married to each other

personally known to me to be the same persons whose name they subscribed to the foregoing instrument.

appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as

their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver

of the right of homestead.

Given under my hand and official seal, this 7 day of October 1989
Commission expires 6-25-90

OFFICIAL SEAL
E. BAKER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/25/90
Notary Public

NOTARY PUBLIC STATE OF ILLINOIS 3903308

3903308

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ADDITIONAL CONVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON THE REVERSE SIDE OF THIS MORTGAGE AND, INCORPORATED THEREIN BY REFERENCE.

1. Mortgagors shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien hereof; (3) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof and upon request exhibit satisfactory evidence of the discharge of such prior lien to Mortgagee or to holder of the contract; (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (6) make no material alterations in said premises except as required by law or municipal ordinance.

2. Mortgagors shall pay before any penalty attaches all general taxes and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall upon written request, furnish to Mortgagee or to holders of the contract duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagors may desire to contest.

3. Mortgagors shall keep all buildings and improvements now and hereafter situated on said premises insured against loss or damage by fire, lightning and windstorm under policies providing 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, all in companies satisfactory to the holders of the contract, under insurance policies payable, in case of loss or damage, to Mortgagee, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies including additional and renewal policies to holder of the contract and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.

4. In case of default therein, Mortgagee or the holder of the contract may, but need not, make any payment or perform any act hereinbefore required of Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof or redeem from any tax sale or forfeiture, affecting said premises or contest any tax or assessment. All moneys paid for any of these purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other moneys advanced by Mortgagee or the holders of the contract to protect the mortgaged premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice. Inaction of Mortgagee or holders of the contract shall never be considered as a waiver of any right accruing to them on account of any default hereunder on the part of the Mortgagors.

5. The Mortgagee or the holder of the contract hereby secured making any payment hereby authorized relating to taxes and assessments, may do so according to any bill, statement or estimate procured from the appropriate public officer without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.

6. Mortgagors shall pay each item of indebtedness herein mentioned, when due according to the terms hereof. At the option of the holder of the contract, and without notice to the Mortgagors, all unpaid indebtedness secured by the Mortgage shall notwithstanding anything in the contract or in this Mortgage to the contrary, become due and payable immediately in the case of default in making payment of any installment on the contract, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.

7. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, Mortgagee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Mortgagee or holder of the contract for attorneys' fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs which may be estimated as to items to be expended after entry of the decree of procuring all such abstracts of title, title searches and examinations, guarantee policies, Torrens certificates and similar data and assurances with respect to title as Mortgagee or holder of the contract may determine to be reasonable, necessary either to prosecute such suit or to evidence to holders of any sale which may be had pursuant to the decree the true condition of the title to the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall be so much additional indebtedness secured hereby and immediately due and payable, when paid or incurred by Mortgagee or holder of the contract in connection with any proceeding, including probate and bankruptcy proceedings, to which either of them shall be a party, either as plaintiff or defendant, by reason of this Mortgage or any indebtedness hereby secured, or (b) preparations for the commencement of any suit for the foreclosure of such right to foreclose whether or not actually commenced or (c) preparations for the defense of any threatened suit or proceeding which might affect the premises or the security hereof whether or not actually commenced.

8. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the contract; third, all other indebtedness, if any, remaining unpaid on the contract; fourth, any surplus to Mortgagors, their heirs, legal representatives or assigns as their rights may appear.

9. Upon, or at any time after the filing of a bill to foreclose this mortgage the court in which such bill is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale without notice, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the then value of the premises or whether the same shall be then occupied as a homestead or not and the Mortgagor hereunder may be appointed as such receiver. Such receiver shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency during the full statutory period of redemption, whether there be redemption or not, as well as during any further times when Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or at unusual in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of (1) The indebtedness secured hereby, or by any decree foreclosing this Mortgage or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.

10. No action for the enforcement of the lien or any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the contract hereby secured.

11. Mortgagee or the holder of the contract shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

12. If Mortgagors shall sell, assign or transfer any right, title or interest in said premises, or any portion thereof, without the written consent of the holder of the contract secured hereby, holder shall have the right, at holder's option, to declare all unpaid indebtedness secured by this mortgage to be immediately due and payable, anything in said contract or this mortgage to the contrary notwithstanding.

ASSIGNMENT

FOR VALUABLE CONSIDERATION, Mortgagee hereby sells, assigns and transfers the within mortgage to

Form with fields for Date, Name, Street, Address, and other details. Includes handwritten entries like '1880 AUG - 8' and 'MADISON NATIONAL BANK OF DES PLAINES, IL 60018'. Also contains a table with columns for 'Furnished', 'Delivered', etc.

Handwritten signature and notes on the left side of the form.

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REAL ESTATE INDEX GROUP 1820 Ridge Avenue Evanston, IL 60201

Order # K18-383

MOLE IDENTIFIED 3903308