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DOCUMENT NO.

SEARCH

1278785

DATE OF SEARCH:

RESULT OF SEARCH:

INTENDED GRANTEES OR ASSIGNEES:

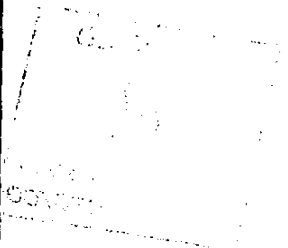
RESULT OF SEARCH:

Property of Cook County Clerk's Office

IDENTIFIED
No. *Eli*
Registrar of Records Titles
CAROL MURLEY BRAUN
C.T. LOROZCO

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Property of Cook County Clerk's Office



UNOFFICIAL COPY**NOTE IDENTIFIED****MORTGAGE**

23922512

THIS INDENTURE WITNESSETH: That the undersigned _____

-----David E. Hatfield and Darlene E. Hatfield, his wife-----

of the Village of Chicago Ridge County of Cook, 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:

LOT 10 IN BLOCK 6 IN WARREN J. PETER'S ADDITION TO RIDGELAND GARDENS,
IN THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 37 NORTH, RANGE
13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF
REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY,
ILLINOIS, AS DOCUMENT NUMBER 1450983.

24-17-304-022

3922512

10854 S. McVicker, Chicago Ridge, Il. 60415

TOGETHER with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon, including all apparatus, equipment, fixtures or articles, whether 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 lessors to lessees is customary or appropriate, including screens, window shades, storm doors and windows, floor coverings, screen doors, venetian blinds, in-a-door beds, awnings, stoves 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 easements 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 Homestead 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 in the sum of Five Thousand & no/100 Dollars (\$5,000.00), which note, together with interest thereon as provided by said note, is payable in monthly installments of Two Hundred Thirty One & 88/100 DOLLARS (\$231.88) on the 18th day of each month, commencing with November 18, 1990 until the entire sum is paid.

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 payments 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 relating to intoxicating liquors and including hazards not now contemplated, as the Mortgagee may reasonably require to be insured against, 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, 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 Mortgagor 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.

984682

UNOFFICIAL COPY

10-18-85

DURBIN Box #309
MORTGAGE

223

TO

Submitted by
9922512
MORTGAGE
CASH FOR SALE
RECORDING

Address
Chicago
Notary Public

THIS INSTRUMENT WAS PREPARED BY
OTL/MOROCCO
GEORGE WASHINGTON BARRIS AND LEAN GARCIA
10210 S. Greenfield, Chicago, IL 60628
OAK LAWN

CHICAGO TITLE INS

OFFICIAL SEAL
CAROL WHITE
Notary Public, State of Illinois
My Commission Expires 3/14/94

My Commission Expires

I, Carol White, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that David E. Hatfield and Darlane E. Hatfield, his wife, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as 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 Notarial Seal, this 10th day of October, A. D. 19 85

STATE OF ILLINOIS
COUNTY OF Cook
I, Carol White
Carol White (SEAL)
David E. Hatfield (SEAL)
Darlane E. Hatfield (SEAL)

day of October A. D. 19 85

IN WITNESS WHEREOF, the undersigned, have hereunto set their hands and seals this 10th

the event of a foreclosure sale of said premises there shall first be paid out of the proceeds thereof all of the aforesaid items, placed suit or proceeding which might affect the premises or the security hereof, whether or not actually commenced. In commenced; or (c) preparations for the commencement of any suit or proceeding or any threatened or contemplated suit or proceeding for the foreclosure hereof after the accrual of the right to foreclose, whether or not actually either party hereto shall be a party to this mortgage or the note hereby secured; or (b) preparations for the payment by the Mortgagor in connection with (a) any proceeding including probate or bankruptcy proceeding to which of said premises; all of which amount together with interest as herein provided shall be immediately due and payable by the Mortgagor or on behalf of the Mortgagor and deemed by the Mortgagee to be reasonably necessary which may be paid or incurred by or on behalf of the Mortgagor at any sale held pursuant to such decree to the true title or value decree of sale all expenditures and expenses together with interest thereon at the rate of per annum, as after the Master of the property, including the payment of the indebtedness, costs, taxes, insurance or other items necessary for the protection and preservation of the property, including the expenses of such receivership, or on any deficiency decree whether there be a decree therefor in personam or not, such receiver may elect to terminate any lease junior to the lien and upon foreclosure of said premises, together shall be allowed and included as an additional indebtedness in the at any time, and without notice to the Mortgagor, or any party claiming under him, appoint a receiver with power to manage and rent and collect to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit (4) That upon the commencement of any foreclosure proceeding hereunder, the court in which such bill is filed may of the premises en masse without offering the several parts separately;

(2) That it is the intent hereof to secure payment of said note whether the entire amount shall have been advanced to the Mortgagor 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 or amounts that may be added to the mortgage indebtedness under Section A(4) above, or for either purpose;

(1) That in the case of failure to perform any of the covenants herein, the Mortgagee may do on the Mortgagor's behalf everything so covenanted; that the Mortgagee may also do any act it may deem necessary to protect the lien hereof; that the Mortgagor will repay upon demand 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 hereby secured and may be included in any decree foreclosing this mortgage and be paid out of the rents or proceeds of sale of said premises if not otherwise paid; that it shall not be obligatory upon the Mortgagor to inquire into the validity of any lien, encumbrance, or claim in advancing moneys as above authorized, but nothing herein contained shall be construed as requiring the Mortgagee to advance any moneys 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 hereunder;

B. MORTGAGOR FURTHER COVENANTS: