

3998513 UNOFFICIAL CC

MORTGAGE

NAME AND ADDRESS OF MORTGAGEE NAME AND ADDRESS OF MORTGAGOR Vardaman Young and Geneva Young, his wife ITT Financial Services 3556 S. Manistee P.O. Box 5277 Chicago, IL 60617 CONTRACTOR STATE Woodridge, IE 60517 **FUTURE ADVANCE AMOUNT** AMOUNT OF MORTGAGE DATE OF MORTGAGE MATURITY DATE N/A 10424.39 9-25-91 10-3-97

WITNESSETH, That mortgagor, in consideration of a loan from mortgages evidenced by a Note bearing even date herewith in the amount shown above, together with interest thereon, does by these presents mortgage and warrant unto mortgages, torever, the following described real estate located in County, State of fillingis, hereby releasing and walving all rights under and by virtue of the homestead exemption laws of

lilinois, to wil:

Lot 19 (except South One (1) Foot thereof) in Louis Rathie's Subdivision of Block 50 (except Locs 43, 44, 45 and 46) in Hill's Addition to South Chicago, being a Subdivision of the South West & of Saction 31, Township 38 North, Range 15, East of the Third Principal Meridien, in Cook County, Illinois.

P.I. No. 21-31-322-037

8556 S. Mandatee, Chicago, IL 60617 "Address:

This mortgage shall also secure advances by he Aragagese in an amount not to exceed the amount shown above as Future Advance Amount. Together with all buildings and improvements now or hereafter erected thereon and the rents, issues and profits thereof, and all screens; awaings; shudes, storms, sash and blinds, and all heating, lighting, plum'ing, gas, electric, ventilating, refrigerating, and air-conditioning equipment used in connection therewith, all of which, for the purpose of this mortgage, shall be deemed fixtures and subject to the lien hereof, and the hereditaments and appurtenances pertaining to the property above described, all of which is refarred to hereinafter as the "premises" or the "mortgaged premises." TO HAVE AND TO HOLD the premises unto mortgagee, its processors and assigns, forever, for the purposes, and upon the conditions and uses herein set

forth.

The mortgagor hereby convenants that the mortgagor is salzed 1 agood title to the mortgaged premises in fee simple, free and clear of all liens and incumbrances, except as follows: Mortgage dated 12-31-70 and recorded 1-10-77 as Document, 2915731 made. by Vardaman Young and Geneva Your to Donald Webber Mortgage Co. Inc. to secure a note for \$26,300.00.

and the mortgagor will forever warrant and defend the same to the mortgaged again at all claims whatsoaver. PROVIDED ALWAYS, and these presents are upon this express condition, that if the portugagor shall pay or cause to be paid to the mortgagor the indebtedness as expressed in the above described Note secured hereby according to the terms thereof and all renewals and extensions thereof, and all other present and future indebtedness of mortgager to mortgages (except subsequent consumer credit sales and direct loans made pursuant to the illinois Consumer Finance Act), all of such indebtedness begin herein collectively referred to as the "incaptedness hereby secured," and shall make all other payments and perform all other terms, conditions, covenants, warranties and promises herein contained, then these presents shall cease and be void.

The mortgagor covenants with the mortgages that the interests of the mortgagor and of the mortgages in the premises shall be assessed for taxation and taxed together without separate valuation, and to pay before they become delinquent all taxes and as is ments now or hereafter assessed or levied against this mortgage or the indebtodness hereby secured and on the premises described in this mortgage, including every mortgage interest which this mortgage may have or be deemed to have in such premises by reason of this mortgage, and to deliver to the mortgage, or the mortgages's representative on demand receipts showing the due payment thereof, hereby waiving and releasing all rights of offset or deduction against the indebtedness secured by this mortgage because of the payment of such linxes or assessments.

The mortgagor further covenants with the mortgages to keep the mortgaged premises insured for fire and axiended enverage for the full insurable value thereof, to pay the premiums thereon when due and to comply with actinguage provisions, if any, in insurance compliants approved by the mortgages, with loss payable to the mortgages as its interest may appear. All policies covering the mortgaged premises shall be deposited, with and held by the mortgages. Loss proceeds, less expenses of collection, shall, at the mortgaged's option, be applied on the indebtedness hereby secured, whether do or not, or to the restoration of the mortgaged premises.

The mortgagor further covenants with the morgages: (1) to pay the indebtedness hereby secured; (2) to keep the mortgager promises in good tenantable condition and repair; (3) to keep the mortgaged premises tree from liens superior to the lien of this mortgage; (4) not to commit with nor suffer waste to be committed on the mortgaged premises; and (5) not to do any act which shall impair the value of the mortgage premises.

In case any such taxes or assessments remain unpaid after they become delinquent, or in case of failure to keep the mortgaged premises so insured, the approved policies deposited, or the insurance premiums paid, or to keep the same in good condition and repair, free from liens and waste, the mortgages may on its particure such defaults and all sums advanced for that purpose shall immediately be repaid to the mortgages and shall, unless so repaid, be added to and deemed part of the indebtedness secured hereby, bear interest at the maximum legal rate allowed by illinois statute and form a flen upon the real estate described herein.

Objective of an indebtedness secured hereby, said Note and all indebtedness herby secured shall, at the option of the mortgages and without further notice or demand, become immediately due and payable.

Mortgagor nereby waives all rights to possetiston of and income from the mortgaged premises for the period following commencement of any action to toreclose this mortgage through expiration of any redemption period. Mortgager further agrees that upon commencement of an action to loreclose this mortgage, the court may appoint a receiver of the mortgage, the court may appoint a receiver of the mortgage including homestead interest, and may empower the receiver to present and maintain the mortgaged premises and to collect the rents, leavies and profits of said premises during the pendency of said action and until expiration of any redemption memortage premises and conserving and provided and provided to the receivership expenses, including expenses incurred for necessary repairs, for the payment of insurance premiums, taxes and assessments, and for commissions due the receiver, with the balance thereof being paid to the person untilled to a deed under the certificate of sale, on in reduction of the redemption monay it said premises be redeemed as prescribed by law.

Mortgager agrees to pay all expenses and disburgements paid or incurred in behalf of mortgager in connection with the foreclosure hereof including.

without limitation, reasonable attorney's fees, abstracting optitie insurance fees, outlays for documentary evidence and all similar expenses or disbursements. All such expenses and disbursements shall be an additional tien upon the mortgaged premises, strait be taxes as costs and included in any decree that may be rendered in such foreclosure proceeding.

It mortgagor in an illinois corporation or a foreign dorporation: licensed to do business in the State of lilinois, mortgagor hereby walves any and all rights of redemption from sale under any order or decree of foreigness of this mortgage fully, on behalf of ind mortgager and, to the extent permitted by law, on behalf of every person or party acquiring any interest in or title to the mortgaged premises subsequent to the date of this mortgage.

IL-1100 Rev. 2/86

All terms, conditions, covenants, warranties in Toom seath to make root programment, legal ripresentative,	
invalidating the remaining provisions hereof. The mortgages shall be subrogated to the lien of any and all prior incumbrances, liens or charges paid and discharged from the proceeds of the indebtedness hereby secured, and even though said prior liens have been released of record, the repayment of the indebtedness hereby secured shall be secured by such liens on the portions of said premises affected thereby to the extent of such payments, respectively. Any award of damages under condemnation for injury to, or taking of, any part of said mortgaged premises is hereby assigned to mortgaged with authority to apply or release the moneys received, as above provided for insurance loss proceeds. IN WITNESS WHEREOF, this mortgage has been executed and delivered this 25th day of SEPTEMBER.	
Signification sealed ly the presence of:	MORTGAGOR(S):
Khe / las	Vacamer Grang (Soal)
Trate Blul	VARDAMAN YOUNG
1/ come	(type name)
	Henry Saune Som
	GENEVA YOUNG
	(type name)
A	(Soul)
	(type name)
	(Stat)
	(type name)
INDIVIDUAL ACKNOWLEGEMENT	
STATE OF ILLINOIS)	
Countries	
County of	91
Personally came before me this 251h day of 55751868 GENEVA YOUNG, his wife	the above named
the foregoing instrument and acknowledged the same as his (her or their) free and voluntary act, for the uses and purposes therein set forth.	
Jeff Hambra	
JEFF HANNEMANN	Nam Public DLIPCE County, Illinois
NOTARY PUBLIC, STATE OF ILLINOIS \$ MY COMMISSION EXPIRES 7/24/95 \$	7/24/QC
£	My Commission expires 11041115
CORPORATE ACKNOWLEGEMENT	
STATE OF ILLINOIS	C/2
) ss.	· O ₂
Personally came before me this day of	
Secretary, of the above rismed corporation, to be known to be such persons and officers who executed the foregoing Instrument and acknowledged that they executed no same as such officers as the free and	
corporation, to be known to be such persons and officers who executed the foregoing is voluntary deed of such corporation, by its authority, for the uses and purposes therein	
	Notary Public,
_1	My Commission arpiras
THIS INSTRUMENT WAS DRAFTED BY BOOK TO THE STATE OF	a- 6972 S. Main Sr. Suite 200, Downers Grove,
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