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70110 20				-		<i>.</i>
THIS INDENTURE, made_	October 13		19.94 . between	-		
Roger, Livia & N	•	& Ines Flo	res			
4438 N. Whipple	St.					40
Chicago, IL 6062			<del></del>	DEPT-01 1	recording Fran 6584 12/23/1	\$2: 94 09.52:
INO. AND ST		(CITY)	(STATE)	#7922 #	CG #-04-	-0684
erein referred to as "Mort,	gagors" and			i .	COUNTY RECORDER	
SOUTH CENTRAL B	ANK & TRUST C	OMPANY				
555 WEST ROOSEV		CHICAGO, ILL		1		
(NO. AND ST		(CITY)	(STATE)	Above Space	For Recorder's Use On	nly
erein referred to as "Morts THAT WHEREAS the I	Mortgagors are justly i	indebted to the Mo	rtgagee upon the	Retail Installment Contrac	dated August 10	ired
& Fifty Dollars	S no/100		·			DOLLARS
5,950 pay the said Amount Finance	at together with a Fine	, payable to the order ince Charge on the p	r of and delivered t mincipal balance of	o the Mortgagee, in and by withe Amount Financed in ac	vhich contract the Mortga cordance with the terms	of the Retail
tallment Contract from tim	ie to unpaid in	35 monthly	y installments of \$.	198.55		h besission
December 01 19 erest after maturity at the A	nnual Parentage Rate s	stated in the contract	i, and all of said i	ndebtedness is made payabl	e at such place as the he	ders of the
atract may, from time to tim	ie, in walling appoint, a	and in the absence of	f such appointmen	i, then at the office of the h 'ELT ROAD, CHICAGO, ILLII	older at	
NOW, THEREFORE, the	Mortgagors to sample th	ne payment of the sai	id sum in accordan	e with the terms, provisions	and limitations of this m	ortgage, and
performance of the conven- to the Mongagee, and the N	ants and agreements he	rein contained, by the	he Mortgagors to I	se performed, do by these p	resents CONVEY AND	WARRANT
oune mongages, and the M late, lying and being in t	the City Of Cn	cago		cat Exerce (de ett or diest e		UNTY OF
Cook	^	IND FIATE OF ILL	INOIS, to wit:			1
						1
Lot 34, In Block 1/4 of Section 1:	3, Township 40	North, Pan	ge 13, East	Subdivision of c of the Third Pa ed Railroad Comp	incipal Meridi	.an
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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 is or other litensor claims for lien not expressly subportinated to the lien hereof; (3) pay when due any Indebtedness which may be accured by a liten or charge on the premises appeared to the lien hereof; (3) because the litensor claims for lien or exasonable time any buildings or own or at any time in processor erection upon said premises; (6) 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 sasessments, water charges, sever service charges, and other charges against the premises when due, and shall upon written request, furnish to Mortgager 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 destre to contest.

3. Mortgagors shall keep all buildings and improvements now and hereafter situated on said premises insured against loss or damage, to the index of the contract under insurance repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the holders of the contract, under insurance repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the holders of the contract under insurance repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the holders of the contract

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, affer? (n.) said premises ur contest any tax or assessment. All moneys paid for any of these purposes herein authorized and sapenses paid or incorred 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 pay, ble without notice. Inaction of Mortgagee or holders of the contract shall never be considered as a water of any right accruing to them on account of any default hereunder on the part of the Mortgagors.

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

6. Mortgagors shall pay each Hem of incabtedness herein mentioned, when due according to the terms hereof. At the option of the holder of the contract, and without notice to the Mortgage of the Mortgage shall notwithstanding anything in the contract or in this Mortgage to the contrary, become due and psychole(s) immediately in the case of default in making payment of any instalment on the contract, or the when default shall occur and continue for this edge 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. Mortgagée shall have the right 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 incitered by or on behalf of Mortgagee or holder of the contract for attorneys fees, appraiser's fees outlays for documentary and expert evidence, stenographies what have the lien hereof of the contract for attorneys fees, appraiser's fees outlays for documentary and expert evidence, stenographies whatges, publication costs and costs which may be estimated as to items to be expended after entry of the decreed of procuring all such abatracts of (ii). It it is exarches and examinations, guarantee policies. Torrens certificates and similar data and assurances with respect to title as Mortgagee or holder of the contract may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to ture different condition of the title to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shalt or time so much additional indebtedness secured hereby and immediately due and paragraph, when paid or incurred by Mortgagee or holder of the collisted in connection with (a) any proceeding. Including probate and bankruptcy proceedings, to which either of them shall be a party, either as plaintiff. It is nant or defendant, by reason of this Mortgage or any indebtedness hereby secured, or the preparations for the defense of any threatened suit or proceeding which might affect the premises or the security hereof whether or not actually commenced or it 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 the first has are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness addition all a that evidenced by the continue, third, all other indebtedness, if any, remaining unpaid on the contract: fourth, any overplus to Mortgagors, their help 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 with bill is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale without notice, without regard, of the solvency or insolvency of Mortgagions at the time of application for such receiver and without regard to the then value of the premises or whether the lame shall be then occupied as a homestead or not and the Mortgagiee 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 fereclosure suit and, in case of a sale and a deficiency during the finite bill attuation period of redemption, whether there be redemption or not, as well as during any further times when Mortgagiors, 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 are usual in such cases for the intervention, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may author act 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 Mortgagie or any tax, special assessment or other lien which may be or become superior to the lien liereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency.

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

1). Mortgages 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, Morigages hereby sells, assigns and transfers the within morigage to						
Date.		Mortgagee				
		Drag bel				
D E	NAME	SOUTH CENTRAL BANK & TRUST COMPANY	POR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE			
L	STREET	555 WEST ROOSEVELT ROAD				
I V E	CITY	CHICAGO, IL 60607	This Instrument Was Prepared By			

OR