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219700 - STUART-HOOPER CO., chicago - Rev. 10/91

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	ILLINOIS 6	0617 ICITY	(STATE)			7 n - 6
•		•	(511112)		RECORDING .	\$2
	"Mortgagors." and AL BANK & TRU				TRAN 6584 12/	
	SEVELT ROAD		ILLINOIS 60607	. #7979 #		4-0685
	ND STREET	ICITY	(STATE)	, , , , , , , , , , , , , , , , , , , ,	COUNTY RECORD	
ein referred to as	"Mortgagee, " witness	eth:		Above Spac	e For Recorder's U	re Only
		justly indebted to the	Mortgagee upon the	Retail Installment Contrac	t dated	
SEPTEMBE.	DUFAND DOLL	NPS AND NO	(100	inanced of	<del></del>	DOLLARS
7.000.00	n -	\ nevable to the	order of and delivered t	the Mortgagee, in and by	which contract the M	ortgagons promise
ay the said Amount : allment Contract fro	Pine icer together with	a Finance Charge on in 60 m	the principal balance of onthly installments of S	the Amount Financed in a 149.31 DECEMBER		
JANUARY C	9 1505 and a fin	al installment of \$	149.31	DECEMBER  ndebtedness is made payab	9 , 19 99	together with
est after maturity at ract may, from time	to time in writing com	wist and in the sheet	nce of such appointmer	t then at the office of the l	10idet at	
-	SOUTH CENTRAL FA	NK & TRUST COMPA	INY, 555 WEST ROOSE	ELT ROAD, CHICAGO, ILL. on with the terms, provision	NOIS 60007.	his mortgage, and
andromenae of the r	moores bus strenover	ente herein contained.	by the Mortgagors to	e performed, do by these :	presents CONVEY	AND WARRANT!
the Morrospec, and	the Mortgagee's succe	a fore er ! assigns, the	e following described <b>i</b>	cal Estate and all of their	estate, right, title an	d interest therein, COUNTY OF
ite, lying and bein	ng in the CITY	ANT SINTE OF	ILLINOIS, to wit:	<del>-,,,-, -,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</del>	<del></del>	. COUNTY OF
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37 North, County Il		east of the	Third Prin	cipal Meridia	n, in Cook	
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ADDITIONAL CONVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON THE REVERSE SIDE OF THIS MORTGAGE AND INCORPORATED THEREINEY REPERENCE.

- 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 accured by a lien or charge on the premises superior the lien hereof and upon request exhibit satisfactory evidence of the discharge of such prioritien to Mortgagee or to holder of the contract; (4) complete within a reasonable time any 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. After the 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 holo... c (a) e 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 office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, are seament, sale, forfeiture, tax lien or title or claim thereof.
- 6. Mortgagors shall pay each item of ir debtedness 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 Mortgago shall, notwithstanding anything in the contract or in this Mortgago to the contrary, become due and "ay the (a) immediately in the case of default in making payment of any instalment on the contract, or ibi when default shall occur and continue for the diays in the performance of any other agreement of the Mortgagors herein contained.
- 7. When the indebtedness hereby secured shall be one 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 incured by, or on behalf of Mortgagee or holder of the contract for attorneys' fees, appraiser's fees, outlays for documentary and expert evidence, stenographe is in larges, 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 time, the searches 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 such incree the true condition of the title to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become 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 (a) any proceeding, including probate and bankruptcy proceedings to which either of them shall be a party, either as plaintiff, clain ant or defendant, by reason of this Mortgage or any indebtedness hereby secured; or (b) preparations for the commencement of any suit for the forebowne hereof after accural of such right to foreclose whether or not actually commenced.
- 8. The proceeds of any foreclosure sale of the premises shall be distributed any 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 hat midenced by the contract; third, all other indebtedness, if any, remaining unpaid on the contract; fourth, any overplus to Mortgagors, their heir legal representatives or assigns as their rights may appear.
- 9. Upon, or at any time after the filing of a bill to foreciose 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 volvency 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 Mortgagee hereunder may be appointed as such receiver. Such receiver shall have power to solve the rents, issues and profits of said premises during the pendency of such foreclosure suit and. In case of a saie and a deficiency during the full sale act, y 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 are usual 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 preciver 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 thi is lorigage 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 mediant to foreclosure saie:(2) the deficiency.
- 10. No action for the enforcement of the ilen-or any provision hereof shall be subject to any defense which would not the good and available to the party interposing same in an action at law upon the contract hereby secured.
- i 1. 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 psyable, 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								
Date		Mongagee						
		By						
D E		THE CENTRAL BANK & TRUST COMPANY		S INDEX PURPOSES INSERT STREET BOVE DESCRIBED PROPERTY HERE				
L	STREET 555	WEST ROOSEVELT ROAD			, , <del>-</del>			
V E R	CTTY CHICAGO, IL 60607		This instrument Was Prepared By					
¥	DISTRICTORS	OP	(Nume)	(Address)	•			