## UNOFFICIAL COPYORM D

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THIS INDENTURE, mad	9	/23	9 94. between			
	CIC AND RADOJKA			j		
- NADOVAN TOO	CIC AID NAMOUNE					
7207 Coupen	Avenue Ne	es, IL 6	0714			
7207 CONRAD	AVENUE NIL	CITY	(STATE)	DEPT-01	RECORDING	•
herein referred to as "M				T#9991	TRAN 6584 12/2	3/94 09:
	L BANK & TRUST CO	MPANY		#7842	# CG #-04	1-065
555 WEST ROOS		HICAGO, ILLI	NOIS 60607	. COOK	COUNTY RECORDS	R
	STREET	(CITY)	(STATE)			
herein referred to as "M	fortgagee, " witnesseth:			Above Space	e For Recorder's Use	Only
THAT WHEREAS	the Mostergors are instly ind	lebjed to the Mort	gagee upon the l	Retail Installment Contra	ct dated	
JULY 14		94	in the Amount F	nanced of FIFVE	Y THOUSAND	- POLLAR
# 11 500 DD	1 mg	vable to the order o	of and delivered to	the Mortgagee, in and by	which contract the Mor	tgagors promi
to pay the said Amount Fi	inar .eo together with a Finance	c Charge on the pri	ncipal balance of	the Amount Financed in a	coordance with the len	ns of the Reti each beginnir
Nov 7	n tile of time unpaid in	ment of \$ 260.	00	Oct 7	. 19 99	, together wi
	the Annual on entage Rate state time, in voter appoint, and	l in the cheence of	such annointment	then at the office of the	hoiget at	HOTOGREE OF IT
	SOUTH CENT', AL HANK & TR	RUST COMPANY, 5:	SS WEST ROUSEV	ELI KOAD, CHICAGO, ILL	INUIS QUOU!	
NOW, THEREFORE	, the Mortgagori to secure the nvenants and ag-ments here	payment of the said	i sum in accordant	e with the terms, provision or nerformed, do by these	is and limitations of this presents CONVEY AN	i mongage, ai ID WARRAN
unto the Mortgagee, and t	nvenants and agreements nero the Mortgagee's successors and	d assigns, the follo	wing described R	eal Extate and all of their	estate, right, title and :	interest unerei
situate, lying and being	in the		VIII	age of Niles		COUNTY O
		D STATE OF ILLII		فالم السافية والأواورة		deinn
Lot 15 in E	Block 7 in Nile the E 1/2 of t	Terrace	, First A	Addition, Del Lon 24. Towns	ng a Subdiv hin 41 Nort	p.
Pange 12. F	East of the Thi	rd rinci	pal Meric	dian, accordi	ng to the p	lat
thereof rec	ristered in the	Offic o	f the Reg	gistrar of Tl	tles of Coo	k
County, Ill	linois, on 3/9/	56, as Do	c #16558	392.		
			1)			
				04	069300	
			040683	90 U4	88338	
			Y // X	•		
PERMANENT REAL	ESTATE INDEX NUMBE	ER: 09-24	-211-015	)	<u>, , , , , , , , , , , , , , , , , , , </u>	
	ESTATE INDEX NUMBE			V 60714	<u></u>	!
PERMANENT REAL ADDRESS OF PREMI	ISES: 7207 CON	RAD AVENU	E. NILES.			
	7207	RAD AVENU	E. NILES.		icago, IL 6	0607
ADDRESS OF PREMI	ISES: 7207 CON	RAD AVENU	E. NILES.		icago, IL 6	0607
ADDRESS OF PREMI	ISES: 7207 CON	RAD AVENU	E. NILES.		icago, IL 6	0607
ADDRESS OF PREMI	ises: <u>7207 Con</u> S.Morowski/j	RAD AVENUI Nip, 555	E, NILES, West Roos		icago, 1L 6	0607
ADDRESS OF PREMI PREPARED BY:  which, with the property he	S. MOROWSK I / J	Nip, 555	West Roos	thereto belonging, and all	renty issues and profit	thereof for s
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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()) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed (2) keep saling or in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not apprecially subordinated to the lien signof; [3] pay when due any indebtedness which may be secured by a lien or change 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 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. Jurnish to Mortgages 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 coat 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 ioss 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 sottle any tax lien or other prior tien or title or claim thereof, or redeem from any tax sale or forfeiture, affect int said premises or contest any tax or assessment. All moneys paid for any of these purposes herein authorized and all expenses paid or incovered 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 sole 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 accured making any payment hereby authorized relating to taxes and assessments may do so according to any bill, statement or set mate procured from the appropriate public office 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 int ebtedness 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 contract, become due and payable is immediately in the case of default in making payment of any instalment on the contract or in when default shall occur and continue for in we days in the performance of any other agreement of the Mortgagors herein contained.
- 7. When the Indebtedness hereby secured shal, become due whether by acceleration or otherwise. Mortgage shall have the right to foreclose the lien hereof, here shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or included on the contract for attorneys fees, appraiser's fees, outlays for documentary and expert evidence, stenographere charges, publication costs and costs which may be estimated as to ttems to be expended after entry of the decrees of procuring all such abstracts of life, title searches and examinations, guarantee policies. Torrens certificates and similar data and assurances with respect to title as Mortgage 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 draces 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 be some 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 tall any proceeding, including probate and bankruptcy proceedings, to which either of them shall be a party, either as plaintiff, claimant or defendant, by reason of this Mortgage or any indebtedness hereby secured; or(b) preparations for the defense of any threatened suit or oroceeding which might affect the premises or the security hereof whether or not actually commenced or depreparations for the defense of any threatened suit or oroceeding 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 tier is a sare mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additions, to that evidenced by the contract, third, all other indebtedness. If any, remaining unpaid on the contract, fourth, any overplus to Mortgagors, their news 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 ruch 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 object or insolvency of Mortgagors at the time of application for such receiver and without regard to the then value of the premises or whicher the same shall be then occupied as a homestead or not and the Mortgagore hereunder may be appointed as such receiver. Such receiver shall have power in collect the rents, its uses and profits of said premises during the pendency of such foreclosure suit and, in case of a safe and a deficiency during the full of into operation of redemption, whether there be redemption or not, as well as during any further times when Mortgagors, except for the intervention of the profits of 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 profits of the intervention of the profits of the most such control management and operation of the premises during the whole of said period. The Court from time to time may authorize the relief 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 his 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, 111)e 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 indebted ness secured by this mortgage to be immediately due and payable, anything in said contract or this mortgage to the contrary notwithstanding.

FOR	VALUAB	ASSIGNM	
Date		040683 Mortgagee	
		Down Oct Oct	
D E	NAME	SOUTH CENTRAL BANK & TRUST COMPANY	POR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
Ĺ	SINCET	555 WEST ROOSEVELT ROAD	
v E	спү	CHICAGO, IL 60607	This instrument Was Prepared By
R		<u> </u>	

OR