30137-18, UNOFFICIAL COPPORM 6 04069191

DEDMEMBED 2046	·
THIS INDENTURE made SEPTEMBER 20th 19 94 between THOMAS NORRIS	
6463 S LONG CHICAGO, IL 60638	
INO AND STREET) ICITY ISTATE	DEPT-01 RECORDING \$23.
herein referred to as "Mortgagors," and	. T#0001 TRAN 6584 12/23/94 10.16:00
SOUTH CENTRAL BANK & TRUST COMPANY	#8043 # CG → -0406919 cook county recorder
555 WEST ROOSEVELT ROAD CHICAGO, ILLINOIS 60607	COOK CODIVIT RECUREER
HAC AND STREET	Above Space For Recorder's Use Only
herein referred to as "Morsgagee," witnesseth: THAT WHEREAS the Mortgagors are justly indebted to the Mortgagee upon the R	ctail Installment Contract dated
SEPTEMBER POLH HUNDRED FIFTY AND NO/100	nanced ofDOLLARS
SIX THOUSAND NINE HUNDRED FIFTI AND NO/100	
pay the said Amount Financ at t gether with a Finance Charge on the principal balance of t	he Amount Financed in accordance with the terms of the retail 123.26
DECEMBER 17 19 14 and a final installment of \$ 123.26	NOVEMBER 17 xte 2001 together with
negrest after maturity at the Annual P. contage Rate stated in the contract, and all of said the	then at the utilice of the flotter at
SOUTH CENTRAL PANK & TRUST COMPANY, 555 WEST ROOSEVE	ILL RUMD, CHICAGO, ILLINOIS GOAM.
NOW, THEREFORE, the Morigagors to a cure the payment of the said sum in accordance he performance of the convenants and agricuments herein contained, by the Morigagors to be into the Morigagee, and the Morigagee's successe is and agricum, the following described Remaining the f	e performed, do by these presents CONVICY AND WARRANT
ituate, lying and being in the	, coontra
Lot 18 (except the N 8 feet 3 inches ther	eof: and except South 5
feet 9 inches) in block 2 (n Second S. Lo	ng Avenue Subdivision
being part of the NE 1/4 of the NW 1/4 of	
North, range 13 East of the Tourd Princip the plat thereof registered as Document	al Meridian, according to Number 959025 in Cook
County, Illinois.	Number 959025 In Cook
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Y).	
ERMANENT REAL ESTATE INDEX NUMBER: 19-21-108-C5	
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ADDITIONAL CONVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON THE REVERSE SIDE OF THIS MORTGAGE AND INCORPORATED THEREIN BY REFERENCE.

- i. Mortgagors shall (i) 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 iten not expressibly subordinated to the lien hereof; (3) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof and upon request exhibit satisfactory evidence of the discharge of such prior lien to Mortgages are to holder of the contract; (4) complete within a reasonable time any building or 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 iniprovements now and hereafter situated on said premises insured against luss 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 prelicies 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, affecting and premises or contest any tax or assessment. All moneys paid for any of these purposes herein authorized and all expenses paid or incurred incontinuous formula to protect the mortgage 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 holder (1/h) contract hereby secured making any payment hereby authorized relating to taxes and assessments, may do so according to any bill, statement or (1/h) its procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax as essment, sale, forfeiture, tax lien or title or claim thereof.
- 6. Martgagors shall pay each item of in foledness 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 Mortgage shall, notwiths landing anything in the contract or in this Mortgage to the contrary, become due and lay ble (a) immediately in the case of default in making payment of any instalment on the contract, or the when default shall occur and continue for the grays in the performance of any other agreement of the Mortgagors herein contained.
- 7. When the indebtedness hereby secured shall be ome due whether by acceleration or otherwise. Mortgagee 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 incurved 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 ttems to be expended after entry of the decree of procuring all such abstracts of truly. The exerches and examinations, guarantee policies. Torrens certificates and similar data and assurances with respect to title as Mortgagee or holder of the exerches and examinations, guarantee policies. Torrens certificates and similar of evidence to bidders at any sale which may be had pursuant to such other 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 other condition of the title to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall be ome so much additional indebtedness secured hereby and immediately due and payable, when paid or incurred by Mortgagee or holder of the contrar, in pronection with (a) any proceeding, including probate and bankrupicy 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, orthip preparations for the defense of any threatened suit or price ding which might affect the premises or the security hereof whether or not actually commenced or (d) preparations for the defense of any threatened suit or price ding 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 items as are 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 heres, 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 is uch bill is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale without notice, without regard, other bleency 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 Mortgagore 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 foreclosure suit and, in case of a sale and a deficiency during the full such time 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 premises during the whole of said period. The Court from time to time may author te 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 hortgage 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, 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 CONSTINERATION, Mortgagee hereby sells, assigns and transfers the within mortgage to						
FOR VALUABLE CORS. SERVITOR, MOTIGAÇES HER OF SERIA, Assigns and translets the within mortgage to						
Date	·	Mortgagee				
	By					
D	NAME	SOUTH CENTRAL BANK & TRUST COMPANY	POR RECORDERS INDEX PURPOS AGDRESS OF ABOVE DESCRIBED	ES INSERT STREET PROPERTY HERE		
e L I V E	STREET	555 WEST ROOSEVELT ROAD				
	спу	CHICAGO, IL 60607	This Instrument Was Prepar	ed By		
R Y	L		(Name)	(Address)		