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THIS INDENTIFIES		1
	nde NOVEMBER 18, 1994 19 between	
	L LEWIS & BRENDA LEWIS	
	5 JACKSON	
		. DEFT-01 RECORDING \$2
(NO. AI	NSTON, IL 60201 ID STREET (CITY) (STATE)	. THOUGH TRAN 6584 12/23/99 10:23:0
erein referred to as "	Mortgagors," and	#8882 # CG #-04-0672
	AL BANK & TRUST COMPANY	. COOK COUNTY RECORDER
	SEVELT ROAD CHICAGO, ILLINOIS 60607	1
	D STREET) (CITY) (STATE)	
erein referred to as "	Mortgagee, " witnesseth:	Above Space For Recorder's Use Only
THAT WHEREAS	the Mortgagors are justly indebted to the Mortgagee upon the	Retail Installment Contract dated
OCTOBER 41	NO TWO HUNDRED FIFTY AND NO 100	Financed of DOLLARS
6,250,00 pay the said Amount I stallment Contract fro JANUARY crest after maturity at), payable to the order of and delivered in a control of the principal balance of the principal	f the Amount Financed in accordance with the terms of the Retail 136.48 cach beginning DECEMBER 1, 1999, together with indebtedness is made payable at such place as the holders of the 1st, then at the office of the holder at
	E, the Mortgagors to secure the payment of the said sum in accordant convenants and agreements herein contained, by the Mortgagors to	ice with the terms, provisions and limitations of this mortgage, and
the Mortgagee, and	the Mortgagee's success ra ind assigns, the following described I g in the CITY OF EVANSTON	Real listate and all of their estate, right, title and interest therein,
uate, lying and bein	g in the CITY OF EVANSTON AND TOTE OF ILLINOIS, to with	, COUNTY OF
Lut 22 (ex	cept the W 67 feet thereof) in C	osgrove's Subdivision of
Lots 5 to	10 inclusive in block 58 in the	city of Evanston, Section
13, Townsh: County Ill:	ip 41 North, East of the Third P	rincipal meridian, in Cook
Country III.	Inois	
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RMANHNT BHAL	10 12 402	
	ESTATE INDEX NUMBER: 10-13-423-	011
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DDRESS OF PREM	uses: 1421 GREENWOOD AVE EVAN KERRY KOKALJ 555 W ROOSEVELT C	STUN
EPARED BY: LEPARED BY: LICHARY WITH A STANDARD BY: LICHARY WITH A STANDARD BY	ereinafter described, is referred to herein as the "premises," I improvements, tenements, casements, fixtures, and appurtenances mes as Mortgagors may be entitled thereto (which are pledged prim a articles now or hereafter therein and thereon used to supply heat ontrolled), and ventilation, including (without restricting the foreg mings, stoves and water heaters. All of the foregoing are declared to all similar apparatus, equipment or articles hereafter placed in the part of the real estate. HOLD the premises unto the Mortgagee, and the Mortgagee's suc all rights and benefits under and by virtue of the Homestead Exemptitessly release and waive. CARL J.EWIS	thereto belonging, and all renty issues and profits thereof for so arily and on a parity with same real extate and not secondarily) and a gas, air conditioning, water, light, nower, refrigeration (whether oing), screens, window shades, sure for said windows, floor be a part of said real estate whether ohytically attached thereto or premises by Mortgagors or their successors arid assigns, forever, for the purposes, and upon the uses ion Laws of the State of Illinois, which said rights and benefits the
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CONDITIONS AND PROVISIONS REFERRED TO ON THE REVERSE SIDE OF THIS MORTGAGE AND ADDITIONAL CONVENANTS INCORPORATED THEREIN BY REFERENCE.

- 1. Mortgagora shall(1) promptly repair, reatore or retuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed, (2) keep said premises in good or ndition 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 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 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. 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 lax or assessment which Mortgagora 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. Shout 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, as of purchase, discharge, compromise or settle any tax fien or other prior lien or title or claim thereof, or redeem from any tax also refrecture, affecting said premises or contest any tax or assessment. All moneys paid for any of these purposes herein authorized and all expenses paid or incurry of nonnection therewith, including attorneys fees, and any other moneys advanced by Mortgagee or the holders of the contract to protect the mustgaged 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 of the contract hereby secured making any payment hereby authorized relating to taxes and assessments, may do so according to any bill, statement or extinate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any are assessment, sale, forfeiture, tax iten or title or claim thereof
- 6. Mortgagors shall pay each item of indebtedness herein mentioned, when due according to the terms hereof. At the option of the holder of the contract, and without notice to the Mortingors, all unpaid indebtedness secured by the Mortgage shall, notwithstanding anything in the contract or in this Mortgage to the contract, become due and republish immediately in the case of default in making payment of any instalment on the contract, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
- 7. When the indebtedness hereby secured shall beginn, due whether by acceleration or otherwise. Mortgage's shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, then shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or included by or on behalf of Mortgage or holder of the contract for attorneys' fees, appraiser's fees, outlays for documentary and expert evidence, stenographics' charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decreed of procuring all such abstracts of wing title searches and examinations, guarantee policies. Torrens certificates and similar data and assurances with respect to title as Mortgagee or hold (ro) the contract may drem to be reasonably necessary either to prosecute such such or to evidence to bidders at any sale which may be had pursuant to such decree 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 on with (a) any proceeding, including probate and bankruptcy proceedings, to which either of them shall be a party, either as plaintiff clair and or defendant by reason of this Mortgage or any indebtedness hereby secured, or (b) preparations for the commencement of any suit for the fireclosure hereof after accrual of such right to for close whether or not actually commenced or (c) 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. not actually commenced
- 8. The proceeds of any foreclosure sale of the premises shall be distributed, in a ppiled in the following order of priority. First, on account of all costs and expenses incident to the foreclosure proceedings including all such items is are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the contract, third, all other indebtedness, if any, remaining unpaid on the contract, fourth, any overplus to Mortgagors, their heir clogal representatives or assigns as their rights may appear.
- 9. Upon or stany time after the filing of a bill to foreclose this mortgage the court in whic' such bill is filed may appoint a receiver of said premises. Such appointment may be made either before or after saie without notice, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the titen value of the premises or whether are 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 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 fults, its tory period of redemption, whether the rebe redemption or not, as well as during any further times when Mortgagors, except for the intervention of solving 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 proceeding to possession, control, management and operation of the premises during the whole of said period. The Court from time to time may authorf, either 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 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 deflicency in case of a sale and deflicency. deficiency in case of a sale and deficiency
- 10. No action for the enforcement of the lieu 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 the reto 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 . By FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE NAME SOUTH CENTRAL BANK & TRUST COMPANY ĸ L STREET 555 WEST ROOSEVELT ROAD V

(Name

This instrument Was Prepared By

(Address)

CITY

E R

CHICAGO, IL 60607

OR