Netwin referred to as "Mortagaces," baing indicited to SAIUUL A. GILIGIO & CO Mortagace, of the Village of Morton. State of Blinols, in the sum of FOREY-flyn, thousand and, 00/100's	THIS INDENTURE V	VITNESSETII, thatAlbo	rt_King_and a	- 	King , his wit		
State of filmois, in the sum of FOREY-five, thousand and, 00/100's (\$.452,000.00) Dollars strileneed by the promissory note of Mortgagors of even date herewith payable of order of Mortgagors and even date herewith payable of order of Mortgagors and even date herewith payable of order of Mortgagors and even date herewith payable of order of Mortgagors and even date herewith payable of carden of Mortgagors and even date herewith payable of the same day of each and every	herein referred to as	"Mortgagors," being indebt	ed to SAMULL A.	. GILTORD &	CQ Mortgages, of	the Villago of Me	orton Grov
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TOGETHER with all improvements, tenements, tenements, essements, feature, and apputenances therein belonging, and all rents, Issues and present for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily) and all apparatus, equipment or actives more provided to the tenement of supply heat, gas, additionally, water, light, power, refrigeration (whether along the more of the provided to the supply heat, gas, and classes and not eccondarily) and all apparatus, equipment or active so more appropriate thereton used to supply heat, gas, and classes and including (without relited to leave and the provided to the capture), active the minor and including (without relited to the provided to the apart of said real estate whether physically stracked thereto or not, and it is agreed that all similar apparatus or active the restricter placed in the premises by the mortgagors or their directors or assigns shall be considered as countious or of classes and shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which in or cleans for the not provided and upon the provided and upon and provided and the provided and provid	THIS IS A SEC	COND MORTGAGE	4	γ Λ.	NIL To 2 22	LEON C. WEXLER West Washington St	reet
ecome daniaged or be destroyed; (2) keep said premises in good condition and repair, allowed waste, and fire from mechanic's or of east or claims for lien not expressly luborifulated to the lien hereof; (3) pay when the any in lebtedness which may be secured by a lien harge on the premises superior to the lien hereof and upon request exhibit satisfactory extence of the discharge of such prior lien foregoes or to holder of the note; (4) complete within a reasonable time any building or now or at any time in process of erect pon said premises; (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (aske no material alteralisms 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 and the use thereof; the note duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under rotes, in the manner provided state, any tax or assessment which Mortgagors may desire to contest. This mortgage consists of two pages. The covenants, conditions and provisions appearing on the reverse side of the total pay in full under rotes, in the manner provided state, any tax or assessment which Mortgagors may desire to contest. Witheast the hand. S. and seal. S. of Mortgagors this. A. Septiment of the non-gagors, their heir heir heir heir heir heir heir	TOGETHER with all records of the second process of the second production of the second process, which is the second process of the s	If improvements, tenements, ea uring all such times as Morta larilly) and all apparatus, equi- power, refrigeration (whethe vindow shades, storm thoors as be a part of said real estate	isements, fixture,	of appurtenances of the color of the color of the controlled over the controlled of the color of	thereto belonging, and are pledged primar therein or thereon to), and ventilation, if over not, and it is agre	od all rants, Issues a lly and on a parity ised to supply heal neluding (without and water heaters, sed that all similar	und profits with said i, gas, sir reflecting Alf of the
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WITHERS the hand. S. and seal. S. of Mortgagors this	wer service charges, and the note duplicate recei	d other charges against the pts therefor. To prevent defa	premises when due, uit hereunder Martg	and shall upon wr (sgors shall pay i	pecial tares special ritten request, for is in full under (70tes)	atsessments, water to Mortgagee or t in the manner pri	charges, to holders ovided by
ISBERT KING SEAL] SEA	ortgage are incorporational	ited herein by reference a	and are a part he	reof and shall	he binding in the	Analgagors, the	ir Deirs.
TATE OF H.I.INOIS, 1, the undersigned 1, the undersigned 25. a Notary Public in and for and residing in said County, in the State aforesaid, DO HERRBY CERTIF that Albert King and Jennie May King, his wife who are personally known to me to be the same persons whose names are subscribed to the foregoing mortgage, appeared before me this day in person and acknowledged that they signe sealed and delivered the said mortgage as their free and yoluntary act for the uses and purposite.							
TATE OF H.I.INOIS, 1, the undersigned 1, the undersigned 25. a Notary Public in and for and residing in said County, in the State aforesaid, DO HERRBY CERTIF that Albert King and Jennie May King, his wife who are personally known to me to be the same persons whose names are subscribed to the foregoing mortgage, appeared before me this day in person and acknowledged that they signe sealed and delivered the said mortgage as the ir	LBERT KING	· 1	[SEAL]	JENNIE MA	AND KING	************************************	.[SEAL]
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	-	who are personall the foregoing mortgage, app	y known to me to be seared before me this	the same persois.	whose nameS ()	resubscribe	d to the C
GIVEN under my hand and Notarial Seal this 4 day of Sept. A. D. 19 RS	<u>.</u>						

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Page 2

ADDITIONAL COMENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON THE REVERSE SIDE OF THIS MORTGAGE AND INCORPORATED THEREIN BY REFERENCE.

- 3. Mortgagors shall keep all buildings and improvements now and herrafter 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 note, 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 note 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, Morigages or the holder of the note may, but need not, make any payment or perform any act herein-before required of Mortgagors in any form shd manner dremed expedient, and may, but need not, make any payment 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 asle or forfeiture, affecting said premises or contest any tax or assessment. All moneys paid for any of these purposes herein authorized and all expenses paid or incurred in connection therewith, including automacy! fees, and any other moneys advanced by Mortgagee or the holders of the note 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 note 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 note hereby accured making any payment hereby authorized relating to taxes and assessment, may do so according to any bill, statement or estimate procured from the appropriate public office without inquity into the accuracy of such bill, statement or estimate or listo the validity of any tax, assessment, sale, forfeiture, tax lieu or title or claim thereof.
- 6. Mortgagors shall pay each item of indebtedness herein mentioned both principal and interest, when due according to the terms hereof. At the option of the holder of the note, and without notice to the Mortgagors, all unpaid indebtedness secured by the Mortgage shall, not withstanding anything in the note or in this Mortgage to the contrary, become due and payable (a) immediately in the case of default in making payment of any bustoment of principal or interest on the note, 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 nereby secured shall become due whether by acceleration or otherwise, Mortgagee shall have the right to forciose the lien hereof, in any suit to forcelose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and exprises which may be paid or incurred by or on behalf of hiorgagee or holder of the note for attorneys' fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, 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 title, title searches and examinations, guarantee policies. Torrens certificates and similar data and assurances with respect to title as Mortgagee or holder of the note may deem to be reasonably necessary either to prosecule as chi suit 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 hireby and immediately due and payable, when paid or incurred by Mortgagee or holder of the note in connection with (a) 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 with Mortgage or any indebtedness hereby secured; or (b) preparations for the commenced or (c) preparations for the oreceouse which reflect the premises or the security hereof whether or not actually commenced or (c) preparations for the defense of any investment of the not make about the delense of any investment of the not make the paragraphs.
- 8. The proceeds of any foreclosure sale of the permiss shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incldent to the fore-losure proceedings, including all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the term, he not constitute secured indebtedness additional to that evidenced by the note, with interest thereon as herein provided; third, all principal and Interest remaining unpaid on the note; fourth, any overplus to Morigagors, their heirs, legal representatives or assigns as their rights may appear.
- 9. Upon, or at any time after the filing of a bill to the close this mortgage the court in which such bill is filed may appoint a receiver of said premises. Such appointment may be made either bucere or after aske without notice, without regard to the solvency 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 Mortgage hereunder may be appointed as such receiver. Such receiver shall have power to collect the rents, issues and profits of said premises during the pendincy of such for closure sull and, in case of a sale and a deficiency during this full statutory period of redemption, whether there be redempting onto, 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 necessarily 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 authorise the receiver to apply the net income in his hands in payment in whole or in part of: (1) The Court from time to time may authorise the receiver to apply the net income in his hands in payment in whole or in part of: (1) The indebtedness accured hereby, or by any decree foreclosing this Mortgage or any axy, special assessment or other lien which may be not become superior to the lien hereof or of such decree, provided such application is made of or to foreclosure sale; (2) the deficiency in case of a sale and deficiency.
- 10. No action for the enforcement of the lies 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 note hereby secure.
- 12. Mortgagee or the holder of the note shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.
- 12. If Mortgagor shall sell, assign or transfer any right, title or interest in said premises, or my portion thereof, without the written consent of the holder of the note accured hereby, holder shall have the right, at holder's option, to make all unpaid indebtedness accured by this mortgage to be immediately due and payable, anything in said note or this mortgage to the conf ary notwithstanding.
- 13. This mortgage shall also be a flen on the real estate conveyed herein for and shall secure payor at of such further sum or sums of money, if any, as holder may hereafter advance to or on behalf of Mortgagor

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D E	NAME	POR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE	
L	STREET	DESCRIBED PROPERTY HERE	$\frac{2}{2}$
E R Y	CITY .	1711 Emmerson, Evanston,	

RIDER TO NOTE AND HORIGINGS DISTED September 4, 1905

Delative to the property commanly known ():

1710 Dame: Avenue and 1711 Emmerson Evanston, [11] noss

In addition to all other proments provided for herein, flortgagors agree to deposit with the Herbingger with each monthly payment, an amount equal to 1712th of the search taxes and 1.12th of the sound interview premium court as a reserve account, which reverse except their field to itself to the flortgages to pay the tree soul in an indeeding due, in the time of the elecutron of the imprement, the monthly to and insurance receive proment are hereful to edit 1.12.7% per month, but shall be received to periodically from timesto time as required. In the event 10 of them are insulficient funds on deposit in such as count to pay one in tallment of taxes or in an ance premium, the flortgagors with premptly pay into such account sufficient touch deficiency.

As additional security to all proment due thereunder, the Montgagors agree to assign all of the feat, issues and profits which may be gifted become due under on to cirtue of any leasing, be the fletty open, education or either or oral, for the use and occupies of our part of the premise hereinables described. This proof has been to the applicate of real dide unit contained in the entire, equals, linder the power benefit granted, it is the intertion of the floorings of hereby establish an absolute to the not of a conformal of all such leases and agreement and all the entire the flooring of the condex unto the floorings of the term. The right: wroted hereunder unto the floorings of the term and condition contained in this entire agreement; and in this condition contained in this entire agreement; and in the paper in comment of beautiful agree to furnish to the flooring one or is comment of beautiful agree to furnish to the floorings on its comment of beautiful.

Should and incurrance required becomed not be promided, as aforecard, and at the time became another specified, or chould said in a case be denoted to the insurance company for the recent object or the neural person either the place with a new for the following man, to obtainable, and change the court of some to the following or to enter upon such use or occupancy or to easie such use and occupancy for their th, as the case may be, and in defacts of compliance therewith be said for towners, the Northespect because may, for their th, invoke the provisions of the Agreement relating to forfeiture bereaf.

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If any payments called for under this note are required more than 10 days from the due date thereof, there shall to a late payment penalty of \$75.00.

Mortgagors shall not sell, transfer, assign, lease or its entirety on in any other fash on quark a thansfer of ownership in the above referred to property. Any such transfer will yest no interest in the brantee and will cause the entire principal and interest to be to be due and parable immediately to the Hortone

THAT ON THE OUE DETE HEREOF THE GOLD WILL OF COLDUE IN FULL AND NO E TEMSIONS WILL BE GOAL LO.

Dated: September 4, 1985

Opening Of Columns Clerk's Office