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		85,235924
THIS INDENTURE, mi	nde June 10, 19 85, between	100 Kg
Sammie Re	eed and MaryAnn Reed	a to the second
Sylvia Re	aed	
***************************************	th Street Chicago, Illinois	
	ND STREET) (CRY) (STATE)	
herein referred to as "	'Mortgagors," and	
	UMBER & REMODELING	
2654 N. L		·
	AD STREET) (CITY) (STATE)	and the second of
•	Mortgagee, " witnesseth:	Above Space For Recorder's Use Only
	thorigages, with esserta the Morigagors are justly indebted to the Morigagee upon the Re	tall Installment Contract dated
June 10,	19 85 In the sum of Seven The	rusand Six Hundred Twenty-nine
	<u></u>	D. D
7,629.72), payable to the order of and delivered to the	Mortgages, in and by which contract the Mortgagora
	8 Installments of • 90,83	
19, and a fin	nul tristaling (** 90.83 payat	de on
19, and all of	said indebted, wes a made payable at such place as the holders of t	he contract may, from time to time, in writing appoin
the absence of such as	ppointment, then a' the office of the holder atUNION M	ORTGAGE COMPANY, INC.
16910 Dal	las Parkway, Deilas, Texas 75248	- Control - Cont
mortgage, and the perfo	E, the Mortgagors to secure the payment of the said sum in accommance of the convenant (an discrements herein contained, by t	he Mortgagors to be performed, do by these presents C
AND WARRANT unto th	ne Mortgagee, and the Mor, or gr. 's successors and assigns, the foll	owing described Real Estate and all of their estate, rig
and interest therein, s Cook	ituate, lying and being in they of Chicago	COU
- GOOK	, ND STATE OF ILLINOIS, to with	
	A STORE TO THE START OF THE STA	Angelia.
	Warner's Subdivision of 100 9 in Block	
	Subdivision of the North half of the Nor	
	East quarter of Section 3, Township 38	
or the Thi	ird Principal Meridian, in Coo. County,	Illinois.
	PROPERTY INDEX HUMBERS	
	CHALEN STANDEN LINE BEND	
B A	COST CONTRACTOR NOMBERS	en de la companya de
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ORIGINAL

REVERSE SIDE OF THIS MORTGAGE AND ADDITIONAL CONVENANTS, CONDITIONS INCORPORATED THEREIN BY REFERENCE.

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 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 or to holder of the contract; (4) complete within a reasonable time any building or buildings now or all 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. or municipal ordinance

 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 of assessment. which Morigagors 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, Morigagee or the holder of the contract may, but need not, make any payment or performany 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 it is 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 attorneys fees, and the intermediate 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 by 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 no.co. of the contract hereby secured making any payment hereby authorized relating to taxes and assessments, may do so according to any bill, statement or stimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any 'ax. assessment, sale, forfeiture, tax lien or title or claim thereof.

6. Mortgagors shall pay each item of it 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 Mortgage shall, notwithstanding anything in the contract on this Mortgage to the contrary, become due ar up yable (a) immediately in the case of default in making payment of any instalment on the contract, or (b) when default shall occur and continue (or in the days in the performance of any other agreement of the Mortgagors herein contained.

7. When the indebtedness hereby secured shall tood not due whether by acceleration or otherwise. Mortgagee shall have the right to foreclose the lien hereof. In any suit 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 into the property by or on behalf of Mortgagee or holder of the contract for attorneys' fees, appraiser's fees outlays for documentary and expert evidence, stenographer's 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 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 suitor to evidence to bidders at any sale which may be had pursuant to such a contract may deem to be reasonably necessary either to prosecute such suitor to evidence to bidders at any sale which may be had pursuant to such a contract may deem to be reasonably necessary either to prosecute such suitor to evidence to bidders at any sale which may be had pursuant to such a contract may deem to be reasonably necessary either to prosecute such suitor to evidence to bidders at any sale which may be had pursuant to such a contract may deem to be reasonably necessary either to prosecute such suitor to evidence to bidders at any sale which may be had pursuant to such a contract may deem to be reasonably necessary either to prosecute such suitor to econection with tay any proceeding; including probable and bankruptey proceedings, to which either of them shall be a party, either as plaint if cit imant or defendant, by reason of this Mortgage or any indebtedness hereby secured; or (b) preparations for the defense of any threatened suitor. For eeding which might affect the premises or the security hereof whether or not actually commenced or (c) preparation

8. The proceeds of any foreclosure sale of the premises shall be distributed in the following order of priority. First, on account of all costs and expenses incident to the foreclosure proceedings, including all such ter a raise mentioned in the proceeding paragraph hereof, second, all other items which under the terms hereof constitute secured indebtedness addition in the proceeding paragraph hereof, second, all other items which under the terms hereof constitute secured indebtedness addition in the contract, the contract fourth, any overplus to Mortgagors, their hims 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 the bill is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale without notice, without regar (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 wheth. It is same shall be then occupied as a homestead or not and the Mortgagee hereunder may be appointed as such receiver. Such receiver shall have pow in the control of such foreclosure suit and, in case of a sale and a deficiency during the full statutory period of redemption, whether there here here demption or notice with a during any further times when Mortgagors, except for the intervention of the premises during the whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payment in whole of in part of: (1) The indebtedness secured hereby, or by any decree foreclosing it. is 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, 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 immediately due and payable, anything in said contract	ne right, at holder's option, to declare all unpaid indebtedness secured by this mortgage the Lor this mortgage to the contrary notwithstanding
	ASSIGNMENT
FOR VALUABLE CONSIDERATION, Mortgagee hereb	y sells, assigns and transfers the within mortgage to
UNION MORTGAGE CO_MPANY, INC	
2 8-7-85 Mor	Igage POWANCE LUMBER + Ko DOELING &
By	Roy Capan areallet
D NAME UNION MORTGAGE COMPANY	POR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
L STREET 16910 Dallas Parkway Dallas, Texas 75248	736 East 44th Street
V cm	Chicago, Illinois 60653 This instrument Was Prepared By
R	Advance Lumber & Remodeling 2654 N. Lincoln

Chricago, Illinois

OR 😘

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INSTRUCTIONS