THIS INDENTURE WITNESSETH: That the undersigned	
Joseph D. Feldner and Dorothy A. Feldner, his wife	
of the V111age of Palos Heights County of Cook hereinafter referred to as the Mortgagor, does hereby Mortgage and Warrant to	
a corporation organized and existing under the laws of the State of Illinois referred to as the Mortgagee, the following real estate, situated in the County of Cook	
LOTS 36 AND 37 IN BLOCK 24 IN L. E. CRANDALL'S OAK LAWN SUBIDIVISON BEING OF THE WEST 1/2 OF THE SOUTHWEST 1/4 AND PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4, TOWNSHIP 57 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CILLINOIS.**	OF SECTION
THIS DOCUMENT SECURES AN INSTALLMENT NOTE	
THIS DOCUMENT SECURES AN INSTALLMENT NOTE 24-04-329-036 7 P 9425 S. 54th Ct., Oak Lawn, II. 60453	
TOGETHER with all buildings, improvements fixtures or appurtenances now or hereafter erected to all apparatus, equipment, lixtures or articles, whether is single units or centrally controlled, used to said conditioning, water, light, power, refrigeration, venilation or otherwise and any other thing now or hereon the furnishing of which by lessors to lessees is customary or appropriate, including screens, windo loors and windows, floor coverings, screen doors, venetian blinds, in-a-door beds, awnings, stoves and water which are declared to be a part of said real estate whether, be cally attached thereto or not); and also to assements and the rents, issues and profits of said premises which are hereby pledged, assigned, transferranto the Mortgagee. TO HAVE AND TO HOLD all of said property unto said the tagagee forever, for the uses herein set all rights and benefits under the Homestend Exemption Laws of the State of Illinois, which said rights and bortgagor does hereby release and waive.	ipply heat, gas, eafter therein or w shades, storm heaters (all of ogether with all ed and set over
TO SECURE the payment of a certain indebtedness from the Mortgager to the Mortgagee evidenced by the Mortgager in favor of the Mortgagee, bearing even date herewith in the sum of Six Thousand Dollars (\$ 6,000.00 Consider with interest thereon as provided by said note, is payable in monthly instruments of One Hundr Eight & O6/100's Commencing with December 18, 185 Dollars (\$13 no the 18th day of each month, commencing with December 18, 185 Until the entered of the Mortgagee evidenced by the Mortgager to the Mortgage evidenced by the Mortgager to the Mortgage evidenced by the Mortgager to the Mortgage evidenced by the Mortgager to the Mortgager evidenced by the Mortgager to the Mortgager to the Mortgager evidenced by the Mortgager to the Mortgager to the Mortgager to the Mortgager evidenced by the Mortgager to the Mortgager to the Mortgager evidenced by the Mortgager to the Mortga	& no/100's

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To secure performance of the other agreements in said note, which are hereby incorporated herein and made a part hereof, and which provide, among other things, for an additional monthly payment of one-twelfth (1/12th) of the estimated annual taxes, assessments, insurance premiums and other charges upon the mortgaged premises. And to secure possible future advances as hereinafter provided and to secure the performance of the Mortgagor's covenants herein contained.

A. THE MORTGAGOR COVENANTS:

TJ 2006 172

- (1) To pay immediately when due and payable all general taxes, special taxes, special assessments, water charges, sewer service charges and other taxes and charges against said property, including those heretofore due, (the monthly payments provided by said note in anticipation of such taxes and charges to be applied thereto), and to furnish the Mortgagee, upon request, with the original or duplicate receipts therefor.
- (2) To keep the improvements now or hereafter situated upon said premises insured against loss or damage by fire, lightning, windstorm and such other hazards, including liability under has relating to intoxicating figuors and including hazards not now contemplated, as the Mortgagee may reasonably require to be insured against, 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, in such companies, through such agents or brokers, and in such form as shall be satisfactory to the Mortgagee. Such insurance policies, including additional and renewal policies shall be delivered to and kept by the Mortgagee and shall contain a clause satisfactory to the Mortgagee making them payable to the Mortgagee as its interest may appear.
- (3) To promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become daminged or destroyed; to keep said premises in good condition and remair, and free from any mechanic's or other lien or claim of lien not expressly subordinated to the lien hereof; not to suffer or permit any unlawful use of or any nuisance to exist on said property nor to diminish nor impair its value by any act or omission to act; to comply with all requirements of law with respect to the mortgaged premises and the use thereof;
- (4) That if the Mortgagor shall procure contracts of insurance upon his life and disability insurance for loss of time by accidental injury or sickness, or either such contract, making the Mortgagee assigned thereunder, the Mortgagee may pay the premiums for such insurance and add said payments to the principal indebtedness secured by this mortgage to be repaid in the same manner and without changing the amount of the monthly payments, unless such change is by mutual consent.

	UNOFFICIAL COPY
	WORTGAGE WORTGAGE WASHINGTON SAVINGS AND
	MA Commission Expires 10 8 8 9 8 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9
	personally known to me to be the same person(s) (whose (name(s)) (is) (are) at he ribed to the foregoing instrument, appeared before me this day in person and acknowledged that the under me this set in including the rolesse and waiver of the right of homestead of h
نر	STATE OF ILLINOIS COUNTY OF COUNTY in the State storessid, The undereigned The undereign
	day of December (SEAL) South & Julium (SEAL)
	either party, hereto shall be a party, by reason to the note hereto, arend of the party, bereto and the secured of the party, bereto to the note and the secured of the secured of the secure of the s
	protection and 'pre-avait's of 'the property, including "the expenses of serivership, or on any deficiency decree 'here's there shall not, such receivership, or on any deficiency detects there shall be shall be shall need as an additional indebtedness in the decree of sale all expenses to gether with interest there and included as an additional indebtedness in the decree of sale of incurra, by or on behalf of the Mortgages to be reasonably necessary either to prosecute such suit or behalf of the Mortgages and decree to be reasonably necessary either to presente such suit or casid shall not the may be paid or incurra, by or on behalf of the Mortgages to be reasonably necessary either to or value of said spremises; all of which may be paid or incurration of the true title to or value of said spremises; all of which are to bidders at any sale held pursuant to such decree the true title to or value of the mortal said or incurration with (s) say proceeding including probate lor banking proceeding to which
	(4) Thr., pon the commencement of any forecleant proceeding interesting and an ability and another the court in which such bill is filled may at any clime, him, appoint a receiver with power to manage and training and profits, bremises during the pendency of such forecleaute sud profits, when collected the supplied before as well and the statutory of of the such such such such forecleant and the statutory of the such such such forecleant and such forecleant and such forecleant of the such statutory of the such such such such such such such such
	(3) That, time is of the casence hereof, and it default be made in performance of any covenant herein contained in that line; is of the casence hereof, and it default be made in performance of any covenant hereing containing any payment under said note; or abligation or any extension or reasonal the containing of all and the Mortgagor and make an assignment for the benefit of his control of or in cany of said make an assignment for the benefit of his control of or in cany of said avents with or office is thereby extended of or in cany of said avents with or office is the benefit of his Mortgagor and any of said sevents with or office is the benefit of his Mortgagor abandon any of said sproperty there is not an any of said length of or in cany of said length of said sevents with or of said length of said sevents with or of said length of said sevents of said length of said sevents of said length of said sevents of said length of said length of said said said apply toward the said said mortgage in said said said workage of the said said said said workage to said said said workage of the said said said workage in the said said workage of the said said workage in the said work
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	that iffic Mortages will greps, upon dergand any moneys paid or disbursed by the Mortagee for any of the above purposes and upon dergand any moneys paid or disbursed by the Mortagee for sold and be been as a contract shall become any indepted indepted the may be included in any decree foreclosing this mortages and be paid a dditional indepted to the properties and be paid to contract and indepted to the properties and be paid to contract of the may be included in that it shall not be obligatory upon the Mortage and be propertied, but nothing the down in the moneys as above authorized, but nothing the down are mortaged as indepted to the more any moneys, as above authorized, but nothing the down act in the shall be construed as construed as more and in the properties of the more down and the more in the more down and in the more down and in the more down are not not to do any act in the more down and it is a dow