UNOFFICIAL Hervey or easyme accept the the control of the cont

| of 607 Hingham Lane, Schaumburg, Illinois 60:193 hereinafter (whether one or more in number) called mortgagor, and AEINA FINANCE COMPANY, a Delaware Corporation, qualified to do business in Illinois, having its Executive Offices at Minnespolis, Minnesota, hereinafter called mortgages: WITNESSETH, That mortgagor, in consideration of a loan from mortgages evidenced by a Note bearing even date herswith in the amount of \$36,548.76 including interest calculated at an annual percentage rate of | | | | | | | | | | |
|--|--|---|--|--------------------------------|-------------------------------------|---|-------------|--|--|-----------------|
| maturity due date is | 10-7-96 | d In Coo | , doe | in.by.these.j | resents mort | gage andix | errant | into morti | gages (fo | réver, |
| N. | | | | | | **** ***** | <u> (﴿</u> | F-19-1- | Journal of the Party of the Par | |
| 28 and 2 Meridian | 3 in Weathe 29, Townshi 1, in Cook | p 44 Nort | h, Rang | e lo Ea | Subdiv st of t | ision he Thi | in Se | ction incip | al | |
| 07- <i>2</i> | 8-117-041 | <u> National de la companya de la comp</u> | S 2.54 Campaigners | in communication of the second | eggs gawy a gampa, cant arg din 6.1 | un gun delevir e leg er i deleve, en der en | | economical primaries in control of the | | podenicky spece |
| (1000) | | <u>nas Albert</u> 11768, 1941 | en e | | *** | | | | | |
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| | COOK COUNTS NE | | | | | | era (| | | Same? |

awnings, shades, storms, sash and blinds, and all heating, lighting, plumbing, gas, electric, ventilating, refrigerating, and sir-conditioning equipment used in connection therewith, all of which, for the purp set of this mortgage, shall be deemed fixtures and subject to the lien hereof, and the hereditaments and appurtenances pertaining to the property above described, all of which is referred to hereinafter as the "premises" or the "mortgaged premises."

TO HAVE AND TO HOLD the premises unto mortgages; its successors and assigns, forever, for the purposes, and upon the conditions and uses herein set forth.

and uses herein set forth.

The mortgagor hereby covenants that the mortgagor is seized of a good tit a to the mortgaged premises in fee simple, free and clear of all liens and incumbrances, except as follows: the market of the telephone trail

A mortgage made by George Dean Sherry and Vita Marie Sherry to WILLE TO WILL TO W Home Federal Savings and Loan Association of Chicago, to secure a note in the amount of seventeen-thousand three-hundred and no/100 to 1200000 (\$17,300.00) dollars, which mortgage was recorded October 10, 1966, as Document Number 19965078.

and the mortgagor will forever warrant and defend the same to the mortgages against all claims whatsoey are

PROVIDED ALWAYS, and these presents are upon this express condition, that if the mortgagor shill pey or cause to be paid to the mortgagoe the indebtedness as expressed in the above described Note secured hereby according to the terms of order and all renewals and extensions thereof, and all other present and future indebtedness of mortgagor to mortgagor to mortgagor; consumer credit sales and direct loans made pursuant to the Illinois Consumer Finance Act), all of such indebtedness being herein collectively referred to as the "indebtedness hereby secured," and shall make all other payments and perform all other terms, conditions, coverants, warranties and promises herein contained, then these presents shall cease and be void.

The mortgagor covenants with the mortgage that the interests of the mortgagor and of the mortgage in the premises shall be assessed for taxation and taxed together, without separate valuation, and to pay before they become delinquent all axis and assessments how or hereafter assessed or levied against this mortgage or the indebtedness hereby secured and on the premises described in this mortgage, including every mortgage interest which this mortgage may have or be deemed to have in such premises by reason of this mortgage, and releasing all-rights of offset or deduction against the indebtedness secured by this mortgage because of the payment of such taxes or assessments.

The mortgagor further covenants with the mortgages to keep the mortgaged namical forms.

The mortgagor further covenants with the mortgages to keep the mortgaged premises insured for fire and extended coverage for the full insurable value thereof, to pay the premiuma thereon when due and to comply with coinsurance provisions, if any, in insurance companies approved by the mortgages, with loss payable to the mortgages as its interest may appear. All policies covering the mortgaged premises shall be deposited with and held by the mortgages. Loss proceeds, less expenses of collection, shall, at the mortgages option, be applied on the indebtedness hereby secured, whether due or not, or to the restoration of the mortgaged premises.

The mortgagor further covenants with the mortgages: (1) to pay the indebtedness hereby secured; (2) to keep the mortgaged premises in good tenantable condition and repair; (3) to keep the mortgaged premises free from liens superior to the illen of this mortgage; (4) not to commit waste nor suffer waste to be committed on the mortgaged premises; and (5) not to do any act which shall impair the value of the mortgaged premises.

In case any such taxes or assessments vamain unpaid after they become delinquent, or in case of failure to keep the mortgaged premises.

of the mortgaged premises.

In case any such taxes or assessments remain unpaid after they become delinquent, or in case of failure to keep the mortgaged premises so insured, the approved policies deposited, or the insurance premiums paid, or to keep the same in good condition and repair, free from liens and waste, the mortgages may of the part cure such defaults and all sums advanced for that purpose shall immediately be repair to the mortgages and shall, unjoes as repair, it is added to and deemed part of the indebtedness secured hereby, bear interest at the rate of 8% per annum and form a lien upon, the real estate described herein.

Upon breach or non-performance of any of the terms, conditions, covenants, warranties, or promises by the mortgager contained herein, in said Note or any other evidence of an indebtedness secured hereby, said Note and all indebtedness hereby secured shall, at the option of the mortgages and without further notice or demand, become immediately due and payable.

Mortgagor hereby waives all emitted to be possession of and income from the mortgaged premises for the period following commencement of any action to foreclose this insignage through expiration of any redemption period. Mortgagor further agrees that upon commencement of an action to foreclose this insignage, the court may appoint a receiver of the mortgaged premises, including homestead interest, and may empower the receiver to preserve and maintain the mortgaged premises and to collect the rents, issues and profits of said premises during the pendency of said action and until expiration of any redemption period, and may order such rents, issues and profits when so collected, to be applied first to the receivership expenses, including expenses incurred for necessary repairs, for the payment of insurance premiums, taxes and assessments, and for commissions due the receiver, with the balance thereof being paid to the person entitled to a deed under the certificate of sale, or in reduction of the redemption money if said prem

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Hadr spendered town

Mortgagor agrees to pay al a phase and disbursements pair of incurred in being of mortgages in connection with the foreclosure hereof including, without limits ion the pable after eye fees, assembly or title insurance fee, outlays for documentary evidence and all similar expenses or disbursements. A fear expenses and disbursements than be an additional lien upon the mortgaged premises, shall be taxed as costs and included in any decrea that may be rendered in such foreclosure proceeding. If mortgagor is an Illinois corporation or a foreign corporation licensed to do business in the State of Illinois, mortgagor hereby waives any and all rights of redemption from sale under any order or decree of foreclosure of this mortgage fully, on behalf of the mortgager and, to the extent permitted by law, on behalf of every person or party acquiring any interest in or title to the mortgaged premises subsequent to the date of this mortgage. quent to the date of this mortgage.

All terms, conditions, covenants, warranties and promises herein shall be binding upon the heirs, legal representatives, successors, and assigns of the mortgager and shall inure to the benefit of the mortgager, the mortgager's successors, and assigns. Any provisions hereof prohibited by law shall be ineffective only to the extent of such prohibition without invalidating the remaining provisions hereof.

The mortgages shall be subrogated to the lies of any and all prior incumbrances, liens or charges paid and discharged from the proceeds of the indebtedness hereby secured, and even though said prior liens have been released of record, the repayment of the indebtedness hereby secured by such liess on the portions of said premises affected thereby to the extent of such payments, respectively.

Any award of damages under condemnation for injury to, or taking of, any part or all of said mortgaged premises is hereby assigned to mortgagee with authority to apply or release the moneys received, as above provided for insurance loss proceeds.

IN WITNESS WHEREOF, this mortgage has been executed and delivered this 25th day of September . 1986. Signed and sealed in the presence of: MORTGAGOR(S): 300 mg CHARLES (Seel) TRAN 495 0927/86 13 188:00 DEPT-01 RECORDING INDIVIDUAL ACKNOWLEDGEMENT T#3333 STATE OF ILLINOIS #2115 # A MEDO/OBM. COOK COUNTY County of Personally came before me this 25th day of ptember 1986 , the above named Shirley E. Hoard, n/k/a Shirley Hayes and Charles Hayes known to be the person(s) who executed the foregoing instrument and acknowledged the same as his (her or their) free and volunt Notar Trille County, Illinois My Commission Expires Jan. My Com air sion expires CORPORATE ACKNOWLEDGEMENT STATE OF ILLINOIS County of Personally came before me this day of President and corporation, to be known to be such persons and officers who executed the foregoing instrument and a knowledged that they executed the same as such officers as the free and voluntary deed of such corporation, by its authority, for the use and purposes therein set forth. Notary Public, County, Illinois My Commission expires THIS INSTRUMENT WAS DRAFTED BY KENNETH J. NANNINI. ATTORNEY. 1815 S. Wolf Road, Suite D. Hillside, Illinois 60162 2 **E**892 A.D. 19 recorded ž j This Instrument was filled á Cortange County) å 3 the Recorder's office of 8 County aforesaid, 00