UNOFFICIAL COPY MORTGAGE (ILLINOIS)

herein referred to as "Mortgagee, " witnesseth: THAT WHEREAS the Mortgagors are justly indebted to the Mortgagee upon the Retail Installment	86489499 4894 489499
Rochelle M Chrismon 6751 S St Lawrence Chicago Illinois (NO AND STREET) (CHY) (STATE) Herein referred to as "Mortgagors," and EAGLE BUILDERS, INC. 6278 N Cicero Chicago Illinois (NO AND STREET) (CHY) (STATE) Herein referred to as "Mortgagee," witnesseth:	86489499 489499
6751 S St Lawrence Chicago Illinois (NO. AND STREET) (CITY) (STATE) erein referred to as "Mortgagors." and EAGLE BUILDERS, INC. 6278 N Cicero Chicago Illinois (NO. AND STREET) (CITY) (STATE) erein referred to as "Mortgagee," witnesseth:	89499
6751 S St Lawrence Chicago Illinois (NO. AND STREET) (CITY) (STATE) erein referred to as "Mortgagors," and EAGLE BUILDERS, INC. 6278 N Cicero Chicago Illinois (NO. AND STREET) (CITY) (STATE) erein referred to as "Mortgagee," witnesseth:	9499
CRICAGO IIIINOIS (NO. AND STREET) (CITY) (STATE) erein referred to as "Mortgagors," and EAGLE BUILDERS, INC. 6278 N Cicero Chicago Illinois (NO. AND STREET) (CITY) (STATE) erein referred to as "Mortgagee," witnesseth:	
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6278 N Cicero Chicago Illinois (NO AND STREET) (CITY) (STATE) All THAT WHEREAS the Morragons are justly indebted to the Morrage upon the Retail Installing	and the second of the second
(NO. AND STREET) (CITY) (STATE) All referred to as "Mortgages," witnesseth: THAT WHEREAS the Mortgagors are justly indebted to the Mortgages upon the Retail Installment	e de la companya de
rein referred to as "Mortgagee, " witnesseth: THAT WHEREAS the Mortgagors are justly indebted to the Mortgagee upon the Retail Installmen	AS : 1 88 T
THAT WHEREAS the Mortgagors are justly indebted to the Mortgages upon the Retail Installment	bove Space For Recorder's Use Only
	nt Contract dated
August 1 19 86 In the sum of Fifteen Thousand	Three Hundred Fifty Six
16 256 96	DOLLARS
ga	and by which contract the Mortgagors promise
pay the said sum in installments of • each begin and a final installment of • payable on	ALL STATES
and a final installer of oil and a line payable on payable on and all of said indebtedness is made payable at such place as the holders of the contract ma	w from time to time to writing appoint and the
absence of such appointment, then stathe office of the holder at	ge Company, Inc.
NOW. THEREFORE, the Mortgagors to social the payment of the said sum in accordance with a rigage, and the performance of the convening of dagreements herein contained, by the Mortgagors D WARRANT unto the Mortgagee, and the Mortgagee's successors and assigns, the following describe	to be performed, do by these presents CONVEY .
d interest therein, situate, lying and being in the City of Chicago	COUNTY OF
Cook STATE OF ILLINOIS, to wit:	
1/4 of Section 22, Township 38 North, Range 14, East of the Principal Meridian, in Cook County, filinois. Commonly known as 6751 S St Lawrence Chicago, Illinois PREI# 20-22-403-037 All March 1998 PREI# 20-22-403-037 All March 20-22-403-037 All Mar	
200 V 20 06 NOS 1198 0 9 T H B H . 98-T2-100	
1. 1. 2. 2. 10. 10. 10. 10. 10. 10. 10. 10. 10. 10	7 00
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and the second s	
nich, with the property hereinafter described, is referred to herein as the "premises." TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto ereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged d not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon uses this, power, refrigeration (whether single units or centrally controlled), and ventilation, including (with a des, storm doors and windows, floor coverings, inador beds, awnings, stoves and water heaters. All of a lestate whether physically attached thereto or not, and it is agreed that all similar apparatus, elemises by Mortgagors or their successors or assigns shall be considered as constituting part of the TO HAVE AND TO HOLD the premises unto the Mortgagee, and the Mortgagee's successors and assess herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption d benefits the Mortgagors do hereby expressly release and waive. Rochelle M. Chrismon	primarily and in a parity with said real estate d to supply hear, pas, air conditioning, water, but restricting the foreigning, screens, window f the foregoing are declared to be a part of said quipment or articles by reafter placed in the real estate.
This mortgage consists of two pages. The covenants, conditions and provisions appearing on peopporated herein by reference and are a part hereof and shall be binding on Mortgagors, the Witness the hand any seal, of Mortgagors the day and year first above written. ROCHELLE M. CHRISMON (Seal)	ir haire gurcecents and ascidas
PLEASE ROCHELLE M CHRISMON (Seal)	
PRINT OR TYPE NAME(S)	
CONT. COLU	(Seal)
in the State aforesald, DO HEREBY CERTIFY that	igned, a Notary Public in and for said County
MPRESS Rochelle M Chrismon	nuhambadi, the Country to the total
MPRESS personally known to me to be the same personwhose nameLs SEAL appeared before me this day in person, and acknowledged thats h e signe	subscribed to the foregoing instrument, a
HERE her free and voluntary act, for the uses and purposes thereb	n set forth. Individing the release and walver
of the right of homestead. Ten under my hand and official seal, this 13 day of Rugust	219.86

Notary Public

ADDITIONAL CONVENANTS, CONDITIONS INCORPORATED THEREIN BY REFERENCE SIDE OF THIS MORTGAGE AND [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 items or claims for item 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 is till filen hereof and upon request exhibit satisfactory evidence of the discharge of such prior lien to Mortgage 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 requires such as flaw or municipal ordinances with respect to the premises and the use thereof; (6) make no material alterations in said premises except as required by inwordinances. (1)2. Mortgagors shall pay before any penalty attaches all general taxes and shall pay special taxes, special assessments, water charges, sever service charges, and other charges against the premises when due and shall upon written request, furnish to Mortgageen to Holder's of the contraot duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagors may desire to contest. 3. Mortgagors shall keep all buildings and improvements now and hereafter situated on said premises insufed against toes or damage by the 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 state the indebtedness and libeliver 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, Mortgagee or the holder of the contract may, but need not, make any payment of perform any set thereinbefore required of Mortgagors in any form and manner decured 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 allied it, sald premises or contest any tax or assessment. All moneys paid for any of these purposes herein authorized and all expenses paid or incurvity; to connection therewith; including attorneys' fees, and any other moneys advanced by Mortgagee or the holders 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 payrule without notice; lanction 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 accured making any payment hereby authorized relating to taxes and assessments, may do so according to any bill, statement or a time to procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any to... recessment, sale, forfeiture, tax lien or title or claim thereof. 6. Mortgagors shall pay each item of not bitedness herein mentioned, when due according to the terms hereof. At the option of the holder of the contract, and without notice to the Mortgage shall unpaid indebtedness secured by the Mortgage shall not with standing anything in the contract of this Mortgage to the contract of the contract of this Mortgage to the contract, or this Mortgage to the contract of the Mortgage shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained. Tablen the indebtedness hereby secured shall become disc whether by acceleration or otherwise, Mortgager shall have the right to foreclose the lich hereof, here shall be allowed and included as additional indebtedness to, the decree for sale all lich hereof. In any suit to foreclose the lich hereof, here shall be allowed and included as additional indebtedness to, the decree for sale all lich hereof, and expenses which may be paid or incurred by or on behalf of Mortgagee or holder of the contract for attorneys fore, appraisars is less than an expense of the contract of the contract for attorneys fore, appraisars is less than the same of the contract for attorneys fore, appraisars is less than the contract foreign and examinations, guarantee policies (foreign carlifornia) and single erentification costs and costs (which may be estimated as to items to be expended erentified the decree of procuring all such abstracts of the securities and examinations, guarantee policies (foreign carlifornia) and its angular and the respect to title and or its part of the part of the securities and examinations, guarantee policies (foreign carlifornia) and the respect to title and or its part of the part of the contract of the contract of the fille to or the title to or the value of the part of the part of the part of the contract of the contract of the part of the part of the part of the contract of the contract of the part of the part of the contract of the part of the part of the contract of the part of t 8. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: first, on account of all costs and expenses incident to the foreclosure proceedings, including all such tier is a lare mentioned in the preceding paragraph hereof; account, all other items which under the terms hereof constitute secured indebtedness additionally that evidenced by the contract; third, all other indebtodness if any, remaining unpaid on the contract; fourth, any overplus to Mortgagors, their he is legal representatives or assigns as their rights may appear. B. Upon overany time after the filing of a bill to foreclose this mortgage the court in which such bill is filed may appoint a receiver of said promises. Such application for such may be made either before or after saie without notice, without regard to the so'vency or insolvency of Mortgagow at the time of application for such necessarily necessarily and without regard to the then value of the premises or whether have some shall be then occupied as a non-stead or nist and the Mortgagor her under may be appointed as such receiver shall have power to reall 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 full state forey period of redemption whether there be redemption or notices will as during any further times when Mortgagors, except for the intervention of such receiver, would be entitled to collect such received and profits, and all other powers which may be necessary or are usual in such cases for the receiver, would be entitled to collect such received and operation 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 and operating 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 are now the may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure saie; (2) the deficiency in case of a sale and deficiency. deficiency in case of a sale and deficiency 10. No action for the enforcement of the lien of any provision before 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: 1. Mortgagee or the holder of the contract shall have the right to inspect the premises at all reasonable times and access the sto shall be permitted for that purp 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 temps, 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. the research the property of the control of ASSIGNMENT. The research of the second of telemoningers tidear diedli en gel mengest telemograf me i died mid i ein intst FOR VALUABLE CONSIDERATION, Mortgagee hereby sells, assigns and transfers the within mortgage to _ anachina n'alangan 3. MINN Date. Mortgagee be anderestand a Votary India, in quali-POR RECORDERS INDEX PURPOSES OF ABOVE MANE Union Mortgage Company, Inc. Ď #East 28nd Street Suite 207 Lombard, Illinois 601.48 (312) 953-2800 E OR