

E.F. Wonderlic & Associates, Inc.

ACCOUNT NO.	01	FINANCE CHARGE	LAST DATE
55222-4		2.28 .86	
INTEREST		OPTIONAL FEES	TOTAL OF PAYMENTS
Mildred Holler	<i>AM</i>	NONE	\$71891.00
4912 W 24TH ST			
CICERO, IL	60650	NONE	48800.66
		NOTE IS PAYABLE IN MONTHLY PAYMENTS THE FIRST DUE	
		LAST PAYMENT DUE	
16.99		1239.50 AND 57	1239.50 4-1-86
		TOTALING PAYMENTS	LAST PAYMENT DUE
			DATE DUE EACH DAY OF EAT = WND
ANNUAL PERCENTAGE RATE		THE FINANCE CHARGE MADE ON THIS LOAN WILL BEGIN TO →	
		ACCRUE DD	

**KNOW ALL MEN BY THESE PRESENTS** That whereas, the undersigned Mortgagors, named above, hereafter called Mortgagors, have become justly indebted to the company, named above, hereinbefore called the Mortgagor, in the amount shown above, as Amount of Loan, together with interest thereon and lawful charges as provided in and evidenced by a promissory note of even date herewith, in and to which said note the Mortgagors promise to pay the Amount of Loan, together with interest and lawful charges in one or more installments, and whereas, said Mortgagors are desirous of securing the prompt payment of said note at the time and in the manner specified thereon.

NOW, THEREFORE, in consideration of said indebtedness, and to secure the prompt payment of the same at maturity, the said Mortgagors have bargained and sold, and do hereby grant, bargain, sell and convey unto the said Mortgagor the following described real estate situated in \_\_\_\_\_, Cook County, State of Illinois, to wit:

LOTS 24 AND 25 IN BLOCK 2 IN HOUSEHOLDER'S ADDITION TO MORTON PARK IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 13

4. RANGE 13  
16-28217-037-Lot 24  
036-Lot 25  
YGW

TOGETHER with all improvements, tenements, fixtures and appurtenances thereto belonging, and all other issues and chattels owned by Lessor and during all such times as Mortgagors may be entitled thereto, all equipment and personalty, whether real estate and not, furniture and all apparatus, equipment or articles now or hereafter thereon, or thereunto attached, heat, gas, air cond. cooling, water, light, power, refrigeration (whether single units or centrally controlled), central heat, central cooling, central air, central water, central lighting, fire protection systems, window shades, storm doors and windows, floor coverings, awnings, stoves and water heater. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment, or articles hereafter placed in the premises by Mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

HEREBY releasing and waiving all rights, claims and demands of the State of Illinois and thereof, warranting said real estate free from all encumbrances and against any action for taxes or assessments for the current tax year and all other years in fee

**TO HAVE AND TO HOLD** the above granted premises unto the said John Depp and his assigns forever; and for the purpose of further securing the payment of said promissory note, Mortgagor doth hereby agree to pay all taxes and assessments when imposed, realty upon said premises, and should the said Mortgagor make default in the payment of same, the said Mortgagor may at the option of the Lender, at the same time all amounts so expended by said Mortgagor shall become a debt to said Mortgagor additional to the indebtedness herein specified, hereinafter, and shall be converted by this mortgage and bear interest at the rate provided for in the promissory note from date of payment to the said Mortgagor until the sum so due shall be paid at the maturity of any of the principal or any interest.

**UPON CONDITION, HOWEVER, THAT** if said Mortgagor fails to make any payment or send Montague the amounts it may have expended as taxes, assessments or other charges and interest thereon, then the Consignee may sue for the same, but should default be made in the payment of any sum so expended by the said Mortgagor, in which event, the Consignee may sue for the same, or any part thereof, at the time and in the manner specified therein, for the payment of such sum or any part thereof, and the interest thereon, simple unpaid at mature, or should the interest in said Mortgagor's right to possession be taken away by reason of the commencement of any suit or other indebtedness thereon, so as to endanger the debt hereby secured, the said Mortgagor shall, notwithstanding such loss, be liable to pay to the Consignee the above described property, or any part thereof, or any interest therein, whatsoever, there may be in the Mortgagor's power then existing and available, either in one of said events, the whole or the said indebtedness shall be paid by the Consignee, but this payable by this mortgage shall be subject to foreclosure as above provided by law, in case of past due mortgages, in any suit to foreclose the same, the same being paid and the words "all other indebtedness" in the decree for sale, all expenditures and expenses which may be paid or incurred by the Consignee in Montague for attorney fees, operating fees, outlays for documentation, and expenses incident thereto, together with all costs which may be estimated as to terms to be expended after entry of the decree of proceeding in such abstract title of the character mentioned in the foregoing paragraph. In certain cases, and in the case of data and assurances with respect to title, as Montague may deem to be reasonably necessary in the transaction, such sum as to suffice to bid for any sale which may be held pursuant to such decree, the true condition of the property in the sale of the premises. All expended taxes and expenses in the nature in this paragraph mentioned shall become an additional indebtedness secured hereby, and immediately due and payable, as the interest thereon at the highest rate now permitted by law, (a) if no suit, when paid or incurred, Montague in connection with any suit or proceeding, including probable and bankruptcy proceedings, to which the Mortgagor shall be a party, either as plaintiff, defendant or defendant, by reason of this mortgage or any indebtedness hereby secured, or (b) preparations for the commencement of any suit for the foreclosure hereof, after accrual of such right to foreclose whether or not actually commenced, or (c) preparations for the defense of any action, suit or proceeding which might affect the premises or the security hereof.

Upon the Filing of Any Bill or Suit to foreclose this mortgage, in any Court having jurisdiction thereof, such Court may award any proper person receiving such power to collect the rents, issues and profits arising out of said premises during pendency of such foreclosure suit and until the same is redressed, the same from any sale that may be made under any decree or judgment rendered in this mortgage case, the expenses, issues and profits whereof collected, may be applied toward the payment of the indebtedness and costs therein mentioned and described. And upon the filing of the notice and sale of said premises, there shall be first paid out of the proceeds of such sale, all expenses of advertisement, keeping and covering the same, premiums and reasonable attorneys' or solicitors' fees, to be advanced in this decree, and all monies advanced for taxes, assessments and other charges, then there shall be paid to the principal of said note, whether due and payable by the terms thereof or not, and the interest thereon. The principal amount so recovered shall be paid to the Mortgagor, and the rest, not on the date of the purchase, at such rate as to the application of the purchase money.

It affirm any part of the Property or an interest therein is sold or transferred by Mortgagor without Mortgagor's prior written consent, including (a) the creation of a purchase money security interest for household appliances, (b) a transfer by devise, descent or by operation of law upon the death of a joint tenant or (c) the grant of any leasehold interest of three years or less not containing an option to purchase. Mortgagor may, at Mortgagor's option, declare all of the sums secured by this Mortgage to be accelerated and immediately due and payable.

WITNESS our signatures and seal this 2<sup>nd</sup> day of

1 June 1960

Paul S. Hattaway

inflated & flattened seen

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15 of 15

## ACKNOWLEDGMENT

**CLASSE OF 1913 AND 1914—CONTINUED**

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and are subject to the provisions of Article 10 of the Act.

management as well as the art of performing good research and publishing it effectively.

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28th day of February A.D. 1886

Nicolaus K. Eich

