A GO3 1440-DA

86112242 UNOFFICIAL GODEY (MICAGO, IL (MICAGO), IL (M

AGREGAGES AND WARRANTS to the Mortgages	the County of	. COOK		. (whether one or more).
AGREGAGES AND WARRANTS to the Mortgages	the County of	• 5000		and State of Illini
	. GENERAL FINA!	NCE CORPORATION of II	LLINOIS of_	CHICAGO
county of COOK and Stat	e of illinois, to se	cure the payment of a co	ertain promis	sory note in the amount
5636.52 executed by the Mortgegor, be	aring even date he	prewith, payable to the or	rder of Mortg	ages, with the Final institution of said note; and any co
nent due not later then3-25- dvanced or expanses incurred by Mortgagee purs	want to this morto	eae, including without life	nitation, cos	ts of collection, thereinsf
ne "Indebtedness"), the following described Rea	Estate:			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
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Lot 33 in Block 5 in Belmont Ga	urdens, being	a Subdivision of	part of	the Northeast
Quarter of Section 27, Township	40 North, R	ange 13, East of	the Third	Principal
Meridian, according to Map ther	east Pacardad	Juno 18 1012 am	Dogument	No 5200764
rational, according to rap that	gor Mecorded	ound 10, 1913 as	DOCUMENT	. 140. 52097647
in Cook County, Illinois.				
Address: 4118 W. FORGE CHICAGO),ILL. 60641	_		
PERMANENT TAX NUMBER: 13-27-222	-039-0000			
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This instrument was prepared by DIANE PHILLIPS 3207 N. MILWAUKEE CHGO. ILL. 60618 (NAME & ADDRESS)

I HE COVENANTS. CONDITIONS PLOVISONS AND A SIGNMENT OF RENTS (EPERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS MORTGAGE).

1 Mortgagor shall keep the improvements on the Property insured against any loss or damage occasioned-by fire, extended coverage perils and such other hazards as Mortgagee may require, through insurers approved by Mortgagee, in amounts not less than the unpaid balance of the Indebtedness plus any other indebtedness secured by the Property, without co-insurance. The policies shall contain the standard mortgage clause in favor of Mortgagee and, unless Mortgagee otherwise agrees in writing, the original or, if this is not a first mortgage, a certificate or memorandum copy of all policies covering the Property shall be deposited with Mortgagee. Mortgagee hall promptly give notice of loss to insurance companies and Mortgagee. If this is a first mortgage, Mortgagee may adjust or compromise any claim and all proceeds from such insurance shall be applied, at Mortgagee's option, to the installments of the Note in the inverse order of their maturities or to the restoration of the improvements on the Property.

2. Mortgagor covenants: to keep the Property free from other liens and encumbrances superior to the lien of this mortgage; to pay all superior liens or encumbrances as they fall due; to keep the Property in good and tenantable condition and repair, and to restore or replace damaged or destroyed improvements and fixtures; not to commit waste or permit waste to be committed upon the Property; not to remove, demolish or materially alter any part of the Property without Mortgagee's pnor written consent, except Mortgagor may remove a fixture, provided the fixture is promptly replaced with another fixture of at least equal utility; to comply with all laws, ordinances, and regulations affecting the Property, to permit Mortgages and its authorized representatives to enter the Property at easiers such times to inspect it and at Mortgagee's option, repair or restore it; if this is a first mortgage, to pay Mortgages sufficient funds at such times as Mortgagee designates, to pay the estimated annual real estate taxes and essessments on the Property and all property insurance premiums (hereinafter "Escrow"), but, if not designated to be paid to Escrow, to pay before they become delinquent all taxes, assessments and other charges which may be levied or assessed against the Property, and to pay the property insurance premiums when due. Upon Mortgagor's failure to perform any duty herein, Mortgagoe may, at its option and without notice, perform such duty, including without limitation paying any amount and the cost of such performance shall be due on demand and secured by this mortgage, bearing interest from date incurred until date paid at the lower of the annual percentage rate disclosed on the note of with Mortgagoe's general funds.

3. Mortgages, without notice, and without regard to the consideration, if any, paid therefor, and notwithstanding the existence at that time of any inferior liens thereon, may release any part of the Property or any person liable for any indebtedness secured hereby, without in any way affecting the liability of any party to the Indebtedness and mortgage and without in any way affecting the priority of the lien of this mortgage; to the full extent of the indebtedness remaining unpaid hereunder, upon any part of the security not expressly released, and may agree with any party obligated on the Indebtedness or having any interest in the security described herein to extend the time for payment of any or all of the Indebtedness secured hereby. Such agreement shall not, in any way, release or impair the lien hereof, but shall extend the lien hereof as against the title of all parties having any interest in said security which interest is subject to said lien.

4. Upon default by Mortgage, in any term of an instrument evidencing part or all of the Indebtedriess; upon Mortgagor or a surety for any of the Indebtedriess of sing to exist, becoming insolvent or a subject of bankruptcy or other insolvency proceedings; or upon breach by Mortgagor of any coverant or other provision herein, all the Indebtedriess shall at Mortgagee's option be accelerated and become immediately due and payable? Mortgagee shall have all lawful remedies, including foreclosure, but failure to exercise any remedy shall not waive it and all reinridges shall be cumulative rather than alternative; and in any suit to foreclose the lien hereof or enforce any other remedy of Mortgague under this mortgage or any instrument evidencing part or all of the Indebtedriess, there shall be allowed and included as additional individuous in the decree for sale or other judgment or decree, all expenditures and expenses which may be 'paid or incurred by or on bits' of Mortgagee, including but not limited to attorney's and title fees.

5. Mortgagee may waive any default without majoring any other subsequent or prior default by Mortgagor. Upon the commencement or during the pendency of an action to foraclo be this mortgage, or enforce any other remedies of Mortgagee under it, without regard to the adequacy of the Property as seculity, the court may appoint a receiver of the Property (including homestead interest) without bond, and may empower the receiver to time possession of the Property and collect the rents, issues and profits of the Property and exercise such other powers as the court may grent until the confirmation of sale, and may order the rents, issues and profits, when so collected, to be held and applied at the rount may direct. Invalidity or unenforceability of any provision of this mortgage shall not affect the validity or enforceability of any other provision. The covenants and agreements of all Mortgagors are joint and several. This mortgage benefits Mortgagee, its successors and assigns, and binds Mortgagor(s) and their respective heirs, executors, administrators, successors and assigns.

5. If all or any part of the Property or either a legal or equilable interest therein is sold or transferred by Mortgagor without Mortgage's prior written consent, excluding transfers by devise or descent or by operation of law upon the death of a joint tenant or a partner or by the grant of a leasehold interest in a part of the Property of three years or less not containing an option to purchase, Mortgagee may, at Mortgagee's option, declare all sums secured by this Mortgage immediately due and payable to the extent allowed by law and the note(s) hereunder and any failure to exercise said option, shall not constitute a waiver of the right to exercise the same at any other time.

7. Assignment of Rents. To further secure the Indebtedness, Mortgagor ones hereby sell, assign and transfer unto the Mortgagee all the rents, issues and profits now due and which may hereafter become dur under or by virtue of any lease, whether written or oral, or any letting of, or of any agreement for the use or occupancy of the Property or any part thereof, which may have been heretofore or may be hereafter made or agreed to, it being the intention hereby to establish an absolute transfer and assignment of all of such leases and agreements unto Mortgagee, and Mortgagor does hereby appoint irrevocably Mintgagee its true and lawful attorney (with or without taking possession of the Property) to rent, lease or let all or any portion of the Property to any party at such rental and upon such terms as Mortgagee shall, in its discretion determine, and to collect all of said rents, issues and profits arising from or accruing at any time hereafter, and all now due or that may hereafter become due.

Mortgagor represents and agrees that no rent has been or will be paid by any person in possession of any portion of the Property for more than one installment in advance and that the payment of none of the rents to accrus for any portion of the said Property has been or will be waived, released, reduced, discounted or otherwise discharged or compromised by the Mortgagor. Mortgagor waives any right of set off against any person in possession of any portion of the Property. Mortgagor agrees not to further assign any of the rents or profits of the Property.

Nothing herein contained shall be construed as constituting the Mortgagee a mortgagee in possession on the absence of the taking of actual possession of the Property by the Mortgagee. In the exercise of the powers herein granted Mortgagee, no liability shall be asserted or enforced against Mortgagee, all such liability being expressly waived and released by Mortgage;

Mortgagor further agrees to assign and transfer to Mortgages by separate written instrument all future largest upon all or any part of the Property and to execute and deliver, at the request of the Mortgages, all such further assurances and assignments as Mortgages shall from time to time require.

All leases affecting the Property shall be submitted by Mortgagor to Mortgagee for its approval prior to the execution thereof. All approved and executed leases shall be specifically assigned to Mortgagee by instrument in form satisfactory to Mortgagee.

Although it is the intention of the parties that this assignment shall be a present assignment, it is expressly understood and agreed that Mortgagee shall not exercise any of the rights or powers conferred until the mortgage shall be in default.