UNOFFICIAL CONTROLL OF RENTS

THIS INDENTURE VVITNESSETH, T	NAT THE MOR	TGAGOR JATME VARGAS A	ND WIFE CARMEN	
CTTV OF CHICAGO	in the	County ofCOOK		er one or more), of ind State of Illinois
MORTGAGES AND WARRANTS to the	Mortgegee, GE and State of ortgegor, bearing	ENERAL FINANCE CORPORATION In the payment of the pa	ON of ILLINOIS ofCITC! of a certain promissory no: the order of Mortgagos, wi als or modifications of said	e in the amount of th the Final Install note; and any cos
ne "Indebtedness"), the following de	icribed Real Est	late:		
HE SOUTH 24 FEET PF :PT 47	IN STROBRI	IDGES SUBDIVISION OF L	CTS 1,4,5, AND 8	
N BLOCK 3 AND LOTS 2 AND 3	OM B:PCL 4	4 IN HAGEN AND BROWNS	SUBDIVISION OF	
HE SOUTH WEST QUARTER OF T	THE SOUTHWES	ST QUARTER OF SECTION	35, TOWNSHIP 40	
ORTH, RANC 13, ELST C' TH	E THIRD PRI	incipal meridian in co	OK COUNTY, ILLINOIS.	(Correction of the Correction
ERMANEN NO.: 13-35-32	· · · · · · · · · · · · · · · · · · ·		X.	111
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		-2 PH 3:21	86274039	
tuated in the County of <u>CCOK</u> , purtenances, all rents, issues and prode all existing and future improvementue of the Homestead Exemption La	te and fixture (and payments made as a result of called the "Property"), hereb	a, together with all privilego of the exercise of the right of y releasing and waiving all r	at aminent domeir
Mortgagor covenants: that at the ti			ncumbrances on the Proper	ty except
This mortgage consists of two page verse side of this mortgage) are inco eir heirs, successors and assigns. The undersigned acknowledge rece	erporated harein	n by reference and are a part he	essignment of rents appears inof and shall be binding o	ing on page 2 (the in the Mortgagora
DATED, This FIRST	day of	JULY 19 86.		
		Jaime 1	il exercis	(SEAI
		Carrie		
ATE OF ILLINOIS)	_ COVAL		(SEAL
OUNTY OFCCOK)SS.		4	
	,		<u></u>	
I, the undersigned notary in and for ATME_VARGAS_AND_WYFE_CARME		the State aforeseid, DO HERE	BY CENTIFY, TRUE	
rsonally known to me to be the same	e person_swh	ose names are sub	scribed to the foregrand ins	trument, appezze
fors me this day in person, and acknowled voluntary act, for the uses and pur	ewledged that i	they signed, sealed and delive	ered the said instrument at an individual of the right of its	<u>their</u> fre pinestead.
GIVEN under my hand and notenal	seal. this	Corst day of	Tolaforona	
•	l'		OFFICIAL DIANE	_ SEAL" HILLIPS
	•	My commission expires	Netary Public, S	state of Illinois
			Summer	
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CINDY BUCHIC 3207 N MILWAUKEE 60618 1. Mortgagor shall keep the improvements on the Property insured against any lots or damage occasioned by lire, extended noverage 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. This policies than 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. Mortgager shall promptly give notice of loss to insurance companies and Mortgagee. If this is a first nortgage, 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 full 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 after any part of the Property without Mortgagee's prior we saw consent, except Mortgagor may not to remove, demolish or materially after any part of the Property without Mortgagee's price we demonstrate consent, except Mortgager 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 Mortgagee and its authorized replacentatives to enter the Property at reasonable times to inspect it and at Mortgagee's option, repair or restore it: if this is a first mortgage, to pay Mortgagee sufficient funds at such times as Mortgagee designates, to pay the estimated annual real estate taxes and assessments on the Property and all property insurance premiums (hereinafter "Excrow"), but, if not designated to be paid to Excrow, to pay before they become delinquers, 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, Mortgagee 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 even date herewith or the highest rate allowed by law. No interest will be paid on funds held in Escrow and they may be commingled with Mortgagee's general funds. with Mortgagee'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 lieble for any indebtedness secured hereby, without in any way release the liability of any party to the Indebtedness and mortgage and without in any way effecting the priority of the lien of this more, as a 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 its impair the lien hereof, but shall extend the line hereof as against the title of all parties having any interest in said security which interest is subject to

4. Upon default by Munciper in any term of an instrument evidencing part or all of the Indebtedness: upon More legs or a surety for anylof the indebtechase classing to exist, becoming inscivent or a subject of bankruptcy or other insolvency procladings; or upon breach by Mongagor of any corestant or other provision herein, all the indubtedness shall at Mongagee's option be accelerated and presently morrgagor of any cover. As or other provision nersin, all the industroness shall at mortgagor a option be accelerated and become immediately due and payable; Mortgagoe shall have all lawful remedies, including foreclosure, but failure to exercise any emedy shall not waive it and all (an edies shall be cumulative rather than alternative; and in any suit to foraclose the lien hereof or enforce any other remedy of Mortgagorian under this mortgagorian any instrument evidencing part or all of the Indebtedness, there shall be allowed and included as additional industroness in the decree for sale or other judgment or decree, all expenditules and expenses which may be paid or incurred by or on belief of Mortgagorian including but not limited to attorney's and title less.

5. Mortgage may waive any default willhout waiving dry other subsequent or prior default by Mortgager. Upon the commencement or during the pendency of an action to forecast this mortgage, or enforce any other remedies of Mortgager. Upon the commencement or during the pendency of an action to forecast this mortgage, or enforce any other remedies of Mortgager under it, without regard to the adequacy of the Property as security, the court may appoint a receiver of the Property (including homestead interest) without bond, and may empow it the receiver of the Property and collect the rents, issues and profits of the Property and exercise such other powers as the durin may grant until the confirmation of sale, and may order the rents, issues and profits, when so collected, to be held and applied a, the court may direct. Invalidity or unenforceability of any provision of this mortgage shall not affect the validity or enforceability of a ly other provision. The covenants and agreement of all Mortgagors are joint and several. This mortgage benefits Mortgagors are assumes, and binds Mortgagors) and their respective heirs, executors, administrators, successors and assigns. executors, administrators, successors and assigns

6. If all or any part of the Property or either a legal or equitable interest therein is sold or transferred by Mortgagor without Mortgaged'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 lessehold interest in a part of the rrupinty of three years or less not containing an option to purchase. Mortgages may, at Mortgages's option, declare all sums secured by this footgage immediately due and payable to the extent allowed. law and the note(s) hereunder and any failure to exercise said opt on shall not constitute a waiver of the right to invercise the same at any other time.

To further secure the indebtedness. Mortgac or Joes hereby sell, assign and transfer unto the Mortgages 7. Assignment of Flents. To further secure the Indeptedness, Mortgacur, does nereby sell, assign and transfer but are miningaged all the rents, issues and profits now due and which may hereafter become our under or by virtue of any lease, whether written or wal, or any letting of, or of any agreement for the use or occupancy of the Property or any part thereof, which may have been herestoine or may be hereafter made or agreed to, it being the intention hereby to establish an all-solute transfer and assignment oil all of such leases and agreements unto Mortgagee, and Mortgagor does hereby appoint irrevocably florigagee 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 in its uses and profits arising from or accruing at the property and all now due or that may knowled the property. 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 cossession of any portion of the Property for more than one installment in advance and that the payment of none of the rents to acclusive any portion of this 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. Mortgago agrees not to further assign any of rents or profits of the Property

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

Mortgagor further agrees to assign and transfer to Mortgagee by separate written instrument all future (erises upon all or any part of the Property and to execute and deliver, at the request of the Mortgagee, all such further assurances and a supported to execute and deliver, at the request of the Mortgagee, all such further assurances and a supported to execute and deliver. shall from time to time require

All leases affecting the Property shall be submitted by Mortgagor to Mortgagee for its approval prior to the election 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 assumment shall be a present assignment, it is expressly understood and agreed t Mortgagee shall not exercise any of the rights or powers conferred until the mortgage shall be in default.

GENERAL FINANCE LOAN COMPANY SENT MORTH MILMAUKEE AVENUE BRANCH STAMP 2

ILLINOIS 25

CHICAGO,