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THIS INDENTURE, m	June 12	19 86 between		
		ed to Jacinth Gordon, his	DEPT-01 RECORDING	\$11.00
	lina, Chicago, 1		WITE	
0000 3. 1 44	Tinas Onicagos		COOK COUNTY RECORDER	
(NO. AND herein referred to as "M		(CITY) (STATE) State Enterprises, Inc.		
100 Corpo	rate North	Suite 301		
Bannockbu (NO. AND	rn, Illinois 6(street)	OO15 (CITY) (STATE)	Above Space For Recorder's Use On	Iv
herein referred to as "M				·
THAT WHEREAS Sixteen T	ine Mortgagors are justly wouldn't Three Hi	indebted to the Mortgagee upon the hindred Eighty and 47/100	stallment note of even date herewith, in the princip	OULLARS
(516.,380.4	7), payable to the orde ate an lin installments as p	r of and delivered to the Mortgagee, in an rovided in said note, with a final payment	d by which note the Mortgagors promise to pay the sai of the balance due on the 27th day of June	id principul
of such appointment, th	en at the office of the Morig	gagee at Skokie.	Illinois	
			for any and add in the control in a constant on the torse	meanichane
NOW, THEREFO and limitations of this n consideration of the sur Mortgagee, and the Moi and being in the	RE, the Morigagors of secunorizage, and the partisman of One Dollar in hor partisman regarders successors and assing City of Chica	re the payment of the said principal sum o ince of the coverants and agreements he i, the receipt whereof is hereby acknowled said, the following described Respectation to, COUNTY OF	f money and said interest in accordance with the terms, rein contained, by the Mortgagors to be performed, ged, do by these presents CONVEY AND WARRAN not like their estate, right, title and interest therein, since the converse of the con	provisions and also in IT unto the tuate, lying DIS, to wit:
The Sou (62) in 19, Tow	th 15 feet of Lo Drexal Park, be nship 38 North,	ot 3 and the North 15 fe ring a subdivision in th Range 14. East of the T	et of Lot 4 and Block Sixty-Tw e East 1 of the North 1 of Sec hird Principal Meridian, in Co	a tion ok
county,	Illinois.	9/-		
			Tree	86287526
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which, with the property	hereinafter described, is re	eferred to herein as the "premises,"	%	22
•		9 (
Permanent Real Estate	Index Number(s):	20-19-229-023		
	Index Number(s):		90, 11, 60636	
Address(es) of Real Est	nto:	6606 S. Paulina, Chica		
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THE COVENANTS, CONDITIONS AND PROVISION RETERIED TO ON PAGE DOWN REVERSE SIDE OF THIS

- 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 liens or charge of the premises superior to the lien thereof; (3) pay when due any indebtedness which may be secured by a lien or charge of the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such priorien to the Mortgagee; (4) complete within a reasonable time any building or buildings now or at any time in process of erection more said premises; (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (6) make no material alterations in said premises except as required by law or municipal ordinance.
- 2. Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to the Mortgagee 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. In the event of the enactment after this date of any law of Illinois deducting from the value of land for the purpose of taxallon any lien thereon, or imposing upon the Mortgagee the payment of the whole or any part of the taxes or assessments or charges or liens herein required to be paid by Mortgagors, or changing in any way the laws relating to the taxation of mortgages or debts secured by mortgages or the mortgage's interest in the property, or the manner of collection of taxes, so as to affect this mortgage or the debt secured hereby or the holder thereof, then and in any such event, the Mortgagors, upon demand by the Mortgagee, shall pay such taxes or assessments, or reimburse the Mortgagee therefor; provided, however, that if in the opinion of counsel for the Mortgagee (a) it might be unlawful to require Mortgagors to make such payment or (b) the making of such payment might result in the imposition of interest beyond the maximum amount permitted by law, then and in such event, the Mortgagee may elect, by notice in writing given to the Mortgagors, to declare all of the indebtedness secured hereby to be and become due and payable sixty (60) days from the giving of such notice.
- 4. If, by the laws of the United States of America or of any state having jurisdiction in the premises, any tax is due or becomes due in respect of the issuance of the note hereby secured, the Mortgagors covenant and agree to pay such tax in the manner required by any such law. The Mortgagors further covenant to hold harmless and agree to indemnify the Mortgagoes, and the Mortgagoe's successors or assigns, against any liability incurred by reason of the imposition of any tax on the issuance of the note secured hereby.
- 5. At such time a the Morigagors are not in default either under the terms of the note secured hereby or under the terms of this mortgage, the Mortgagors shall have such privilege of making prepayments on the principal of said note (in addition to the required payments) as may be provided in said note:
- 6. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and wind for n under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the imme or to pay in full the indebtedness secured hereby, all in companies satisfactory to the Mortgagee under insurance policies paymee, in case of loss or damage, to Mortgagee, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to the Mortgagee, and in case of insurance about to expire, shall delive, received policies not less than ten days prior to the respective dates of expiration.
- 7. In case of default therein, Morigage may, but need not, make any payment or perform any act hereinbefore required of Mortgagors in any form and manner deemed 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 affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connect in therewith, including attorneys' fees, and any other moneys advanced by Mortgagee to protect the mortgaged premises and the lien here if, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest the constant the highest rate now permitted by Illinois law. Inaction of Mortgagee shall never be considered as a waiver of any right accruit g to the Mortgagee on account of any default hereunder on the part of the Mortgagors.
- 8. The Mortgagee making any payment hereby at no rized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.
- 9. Mortgagors shall pay each item of indebtedness here, mentioned, both principal and interest, when due according to the terms hereof. At the option of the Mortgagee and without notice to Mortgagors, all unpaid indebtedness secured by this mortgage shall, notwith-standing anything in the note or in this mortgage to the contrary, become due and payable (a) immediately in the case of default in making payment of any installment of principal or interest on the note, o (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
- 10. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, Mortgagee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Mortgagee for attorneys' fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, pullcation costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title searches, and examinations, title insurance policies, Torrens certificates, and similar data and assurances with respect to title as Mortgagee may deem to be reasonably necessary either to prosecute such suit or to evidence to hidders at any sale which may be 'and pursuant to such decree the true condition of the title to or the value of the premises. All expenditures and expenses of the nature in this par graph mentioned shall become so much additional indebtedness secured hereby, and immediately due and payable, with interest thereon at the lighest rate now permitted by Illinois law, when paid or incurred by Mortgagee in connection with (a) any proceeding, including probate any bankruptcy proceedings, to which the Mortgagee shall be a party, either as plaintiff, claimant 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 tuch right to foreclose whether or not actually commenced; or (c) preparations for the defense of any actual or threatened suit or proceeding.
- 11. The proceeds of any foreclosure sale of the premises shall be distributed and applied in he following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as a countrioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness auditional to that evidenced by the note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note; fourth, any overplus to Mortgagors, their heirs, legal representatives or assigns, as their rights may appear.
- 12. Upon or at any time after the filing of a complaint to foreclose this mortgage the court in which ruc' complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the then value of the order of the same shall be then occupied as a homestead or not, and the Mortgagee may be appointed as such receiver. Such receiver shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in cas. It a sale and a deficiency, during the full statutory period of redemption, whether there be redemption or not, as well as during any further times when Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the protection, possession, control, management 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 hands in payment in whole or in part of: (1) The indebtedness secured hereby, or by any decree foreclosing this mortgage, or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.
- 13. No action for the enforcement of the lien or of any provision hereof 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 note hereby secured.
- 14. The Mortgagee shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.
- 15. The Mortgagors shall periodically deposit with the Mortgagee such sums as the Mortgagee may reasonably require for payment of taxes and assessments on the premises. No such deposit shall bear any interest.
- 16. If the payment of said indebtedness or any part thereof be extended or varied or if any part of the security be released, all persons now or at any time hereafter liable therefor, or interested in said premises, shall be held to assent to such extension, variation or release, and their liability and the lien and all provisions hereof shall continue in full force, the right of recourse against all such persons being expressly reserved by the Mortgagee, natwithstanding such extension, variation or release.
- 17. Mortgagee shall release this mortgage and lien thereof by proper instrument upon payment and discharge of all indebtedness secured hereby and payment of a reasonable fee to Mortgagee for the execution of such release.
- 18. This mortgage and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons limble for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the note or this mortgage. The word "Mortgagee" when used herein shall include the successors and assigns of the Mortgagee named herein and the holder or inderso from time to time, of the note secured hereby.

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