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THIS INDENTURE, made May 26,		
4.0		and the second of the second o
Mark A. and Irma E. Phillip	s	en un de dage un grote de verbag.
5147 S. Marshfield		and the second s
Chicago II 60600		
(NO. AND STREET) (CITY)	(STATE)	*
herein referred to as "Mortgagors," andCraftmaste	r Construction Co.	87429631
4568 N. Mulligan		
Chicago, II. 60630 (NO AND STREET) (CITY)	ISTATE	
herein referred to as "Mortgagee, " witnesseth:	,	Above Space For Recorder's Use Only
THAT WHEREAS the Montgagors are justly indebted to th	e Mortgagee upon the Retai	I Installment Contract dated
May 21, 19.87 in the	sum of Six Thouse	nd Six Hundred Forty Fight and
no/100		DOLLAR
(6648.0/), payable to the ord	er of and delivered to the Mo	rigagee, in and by which contract the Mortgagors promis
to pay the said sum in installments of *110.	80	each beginning
19 and a final installmn of a 110.80	payable o	on
19 and all of said indebteory as to made payable at suc		
the absence of such appointment, ther at the office of the ho	Ider at Union M	ortgage Co., Inc.,
Lombard, II.		
NOW. THEREFORE, the Mortgagors to ser are the paymen mortgage, and the performance of the convenants are augreement	nts becein contained by the N	fortdagors to be performed to by these overents CONVEY
AND WARRANT unto the Mortgagee, and the Mortgagee's success	ssors and assigns, the followi	ng described Real Estate and all of their estate, right, title
and interest therein, situate, lying and being in the	<u></u>	Ity of Chicago
Cook	ATE OF ILLINOIS, to wit:	
	4	
Lot 30 in Block 1 in Orvis Subdi	visico of the NE	1/4 of the SE 1/4 of Section 7
Township 38 North, Range 14, Eas	t of the Third Pr	incipal Meridian, in Cook County,
Illinois.	- 0.	
PIN#: 20-07-407-016 7	87425) 631
1.2.18 (20 0) 140 (010) 4		
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		T#0222 TRAN 4226 08/04/87 14:
		T#0222 TRAN 4226 08/04/87 14:
which, with the property hereinafter described, is referred to b		T#0222 TRAN 4226 08/04/87 14: #6846 # IB * B7-429; COOK COUNTY RECORDER
which, with the property hereinafter described, is referred to be TOGETHER with all improvements, tenements, easement thereof for so long and during all such times as Mortgagors may	a. Iixtures. and appurtenant be entitled thereto(which a	T#0222 TRAN 4226 08/04/87 14: #6046 # IB * B7-429. COOK COUNTY RECORDER ces thereto belonging ar.o. ill renta issues and profits repledged primarily and or. a parity with said real estate
which, with the property hereinafter described, is referred to be TOGETHER with all improvements, tenements, easement thereof for so long and during all such times as Mortgagors may and not secondarily) and all apparatus, equipment or articles rilight, power, refrigeration(whether single units or centrally con-	a. fixtures, and appurtenant be entitled thereto(which a now or hereafter therein or the rolled), and ventilation, inclu-	T#0222 TRAN 4226 08/04/87 14 #6046 # IB * B7-429 COOK COUNTY RECORDER ces thereto belonging, ar o rill renta, issues and profits re pledged primarily and or a parity with said real estate ielding (without restricting the long long), screens, window
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ADDITIONAL CONVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON THE REVERSE SIDE OF THIS MORTGAGE AND INCORPORATED THEREIN BY REFERENCE.

- 1. Mortgagors shall (1) promptly repair, reatore 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 wasts, and free from mechanic's or other liens or claims for lien 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 to the lien hereof and upon request exhibit satisfactory evidence of the discharge of such prior lien to Mortgagoe 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 withall requirements of lies 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 Mortgagee or to holders of the contract 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 new and hereafter situated on said premises insured against loss or damage by fire 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 Mortgage, 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 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 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, all and premises or contest any tax or assessment. All moneys paid for any of these purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other moneys advanced by Mortgagee or the holders of the contract to protect the noorgaged premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and payr ole without notice. Inaction 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 at the contract hereby secured making any payment hereby authorized relating to taxes and 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 1 or estimate, forfeiture, tax lien or title or claim thereof.
- 6. Mortgagors shall pay each item of fore-bledness herein mentioned, when due according to the terms hereof. At the option of the holder of the contract, and without notice to the Mort agors, all unpaid indebtedness secured by the Mortgage shall, notwithstanding anything in the contract or in this Mortgage to the contrary, become due and payable(s) immediately in the case of default in making payment of any instalment on the contract, or (b) when default shall occur and continue for the 4 days in the performance of any other agreement of the Mortgagors herein contained.
- 7. When the indebtedness hereby secured shall be considered and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or included. There shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or included. There shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or included. The contract for attorneys fees, appraiser's fees, appraiser's fees outlays for documentary and expense vidence, attending appraiser's fees and examinations, guarantee policies. Torrens certificates and similar data and assurances with respect to title as Mortgagee or holder. The contract may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had 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 paragraph mentioned shall be come so much additional indebtedness secured hereby and immediately due and payable, when paid or including profit paragraph mentioned shall be contracted and expenses of the interior of thems shall be a party, either as plainit! Claimant or defendant, by reason of this Mortgage or any indebtedness hereby sociared or to preparations for the defense of any threatened suit or powering which might affect the premises or the security hereof whether or not actually commenced or (c) preparations for the defense of any threatened suit or powering which might affect the premises or the security hereof whether or not actually commenced.

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- 8. The proceeds of any foreclosure sale of the proceedings that be distributed applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings including all such here it are mentioned in the preceding paragraph necessional all other items which under the terms hereof constitute secured indebtedness addition; (1) that evidenced by the contract; third, all other indebtedness. if any, remaining unpaid on the contract: fourth, any overplus to Mortgagora, their he is legal representatives or assigns as their rights may appear
- 9. Upon, or at any time after the filing of a bill to foreclose this mortgage the court in which such 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 Mortgagons at the time of application for such receiver and without regard to the then value of the premises or wheth. The same shall be then occupied as a homestead or not and the Mortgagons hereinder may be appointed as such receiver. Such receiver shall have power to collect the rents, issues and profits of said premises during the pendericy of such foreclosure suit and, in case of a sale and a deficiency during the life that tutory period of redemption, whether there be redemption or not, as well as during any further times when Mortgagons except for the intervention of which 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 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. deficiency in case of a sale and deficiency.
- 10. No action for the enforcement of the lien or any provision hereof shall be subject to any defense which was in in be good and available to the sty interposing same in an action at law upon the contract hereby secured.
- 11. Mortgagee or the holder of the contract shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted

12, if Mortgagors shall sell, assign or transfer a holder of the contract secured hereby, holder shall	il have the right, at holder	r's option, to declare all unpaid indebt	of, without tise written consent of the educas secured by this mortgage to be
immediately due and payable, anything in said	contract or this mortgag	ge to the contrary notwithstanding.	
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