A FORM 24-6310 (Home Leam)
Rev. August 1981. Use Optional.
Section 1810 (Pithe 38.0018.00)
Acceptable to Association
Acceptable Association

BOX 238 LOAN #6607

THIS INDENTURE, made this

THE RESERVE OF THE PROPERTY OF or respective and energial name compared to the present

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the transfer of the second ALBERT HILL, DIVORCED AND NOT SINCE REMARRIED

JAMES F. MESSINGER & CO. INC.

, Mortgagor, and

a corporation organized and existing under the laws of ILLINOIS

WITNESSETH That whereas the Mortgagor is justly indebted to the Mortgagee, as is evidenced by a certain promissory note e couted and delivered by the Mortgagor, in favor of the Mortgagee, and bearing even date OAK LAWN . LLINOIS , or at such other place as the holder may designate in writing, and delivered or mailed to the Mor gagor; the said principal and interest being payable in monthly installments of paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of DECEMBER 2017

Now, Therefore, the said Mortgag r. for the better securing of the payment of said principal sum of money and interest and the performance of the covenants and agreements herein contained, does by these presents Morrgage and Warrant unto the Morts of the successors or assigns, the following described real estate COOK and the situate, lying, and being in the county of State of Illinois, to wit:

LOT 21 IN BLOCK 13 IN EGGLESTON'S SECOND SUID WISION, BEING THE NORTH 1/2 OF THE NORTH-EAST 1/4 (EXCEPT THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SAID NORTHEAST 1/4 HERETOFORE SUBDIVIDED AS EGGLESTON'S SUBDIVISION) OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. the control of the co

PERMANENT TAX NUMBER:

7225 SOUTH PERRY CHICAGO, ILLINOIS 60621

114.00 MM 3254 11/10/07 (19138100) MM 3254 11/10/07 (19138100)

સ્થારા જ પ્રાત્માજી હતું. જે <mark>આ પેલા જાણ કુલાઓ કાર્યું સ્થારે કરા તેમ</mark> પ્રાપ્યાન સુંગળ કર્યા છે. સાંગળ કરતા હતુ

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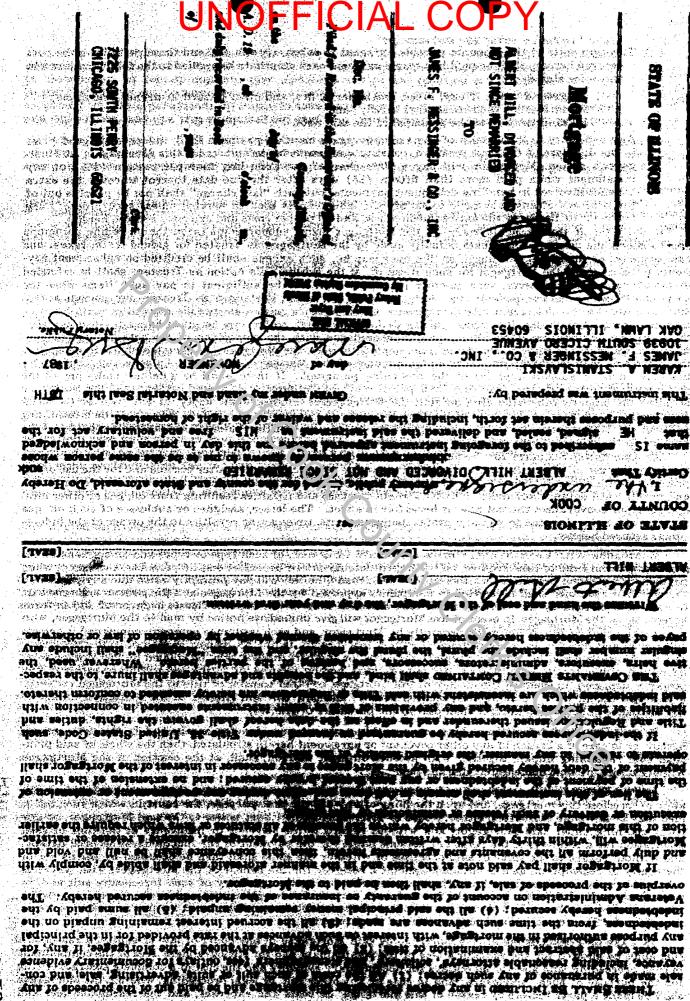
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TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, and the rents, issues, and profits thereof; and all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty, and are a portion of the security for the indebtedness-

herein	mentioned:		grand Brass	desiring to the	n was it blu	Stoken Vi-	te an tracking	<u> Printer de la applica</u>	or, garan biş (piların <b>ikile</b> ). Folyalırın
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ings, whall be a further lies and charge upon the said premises sucher this markenge, and all such expenses and tages.

FE18803

าตากกระบาง เรียกความการทาง (โดยตากตุ ตาลสามหาตุ) กระดำเพลาหนึ่งเกิดการ<mark>และดีเคาะโดก</mark>และใหญ่ และการที่ผู้กรุง

To Have and to Hold the above-described premises, with the appurtenances and fixtures, unto the said Mortgagee, its successors and assigns, forever, for the purposes and uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the wid Mortgagor does hereby expressly release and waive:

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## AND SAID MOP . CAGOR covenants and agrees:

To keep said premises in good repair, and not to do, or permit to be done, upon said premises, anything that may impair the value to ref, or of the security intended to be effected by virtue of this instrument; not to suffer any lien of mechanics mendor material men to attach to said premises; to pay to the Mortgagee, as hereinafter provided, until said note is fully paid. (1) a sum sufficient to pay all taxes and assessments on said premises, or any tax or assessment that may be levied by authority of the State of Illinois, or of the county, town, village, or city in which the said land is situable upon the Mortgagor on account of the ownership thereof; (2) a sum sufficient to keep all buildings that may at any time be on said premises, during the continuance of said indebtedness, insured for the benefit of the Mortgages in such type or types of hasard insurance, and in such amounts, as may be required by the Mortgages.

In case of the refusal or neglect of the Mortgagor to make such payments, or to satisfy any prior lien or incumbrance other than that for taxes or assessments on said premises, or to keep said premises in good repair, the Mortgagee may pay such taxes, assessments. Indinsurance premiums, when due, and may make such repairs to the property herein mortgaged as may reasonably be deemed necessary for the proper preservation thereof, and any moneys so paid or expended shall become so inuch additional indebtedness, secured by this mortgage, shall bear interest at the rate provided for in the principal indebtedness, shall be payable thirty (30) days after demand and shall be paid out of proceeds of the sale of 'n's mortgaged premises, if not otherwise paid by the Mortgagor.

Upon the request of the Mortgages the Mortgagor shall execute and deliver a supplemental note or notes for the sum or sums advanced by the Mortgages for the alteracion modernization, improvement, maintenance, or repair of said premises, for taxes or assessments against the save and for any other purpose authorized hereunder. Said note or notes shall be secured hereby on a parity with and as fully as if the advance evidenced thereby were included in the note first described above. Said supplements note or notes shall bear interest at the rate provided for in the principal indebtedness and shall be payable in approximately equal monthly payments for such period as may be agreed upon by the creditor and debtor. Failing to agree on the maturity, the whole of the sum or sums so advanced shall be due and payable thirty (30) days after demand by the creditor. In no event shall the maturity extend beyond the ultimate maturity of the note first described above.

It is expressly provided, however (all other provisions of this mortgage to the cuntuary notwithstanding), that the Mortgagee shall not be required nor shall it have the right to pay, discharge, or convex any tax, assessment, or tax lien upon or against the premises described herein or any part thereof c. the improvements situated thereon, so long as the Mortgagor shall, in good faith, contest the same or the validity thereof by appropriate legal proceedings brought in a court of competent jurisdiction, which shall operate to prevent the collection of the tax, assessment, or lien so contested and the sale or forfeiture of the said pre-nices or any part thereof to satisfy the same.

## AND the said Mortgagor further covenants and agrees as follows:

Privilege is reserved to prepay at any time, without premium or fee, the entire indebtedness or any part thereof not less than the amount of one installment, or one hundred dollars (\$100.00), whichever is less. Prepayment in full shall be credited on the date received. Partial prepayment, other than on an installment due date, need not be credited until the next following installment due date or thirty days after such prepayment, whichever is earlier.

Together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, the Mortgagor will pay to the Mortgagor as Trustee under the terms of this trust as hereinafter stated, on the first day of each month until the said note is fully paid, the following sums:

(a) A sum equal to the ground rents, if any, next due, plus the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus taxes and assessments next due on the mortgaged property (all as estimated by the Mortgagee, and of which the Mortgagor is notified) less all sums already paid therefor divided by the number of months to elapse before one month prior to the date when such ground rents, premiums, taxes and assessments will become delinquent, such sums to be held by Mortgagee in trust to pay said ground rents, premiums, taxes and assessments.

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ent on their chiraconstruction Mithout nation, become famile date the and peyrable In the Branch of default in making any menticly payment previded for herein and in the note secoured hereby, or in case of a breach of any other covenant or agreement herein stipulated, than any whole of and principal and remaining unperly together with accreed interest, shall, at the election of the Mortgages, without notice, become introducted the accreed and provided.

and transance policies then in force shall pass to the parchaest of grantes which with the Mortgages of the straint of therefor. All insurance shall be carried in companies approve(by the Mortgages and the policies and renewals thereof shall be held by the Mortgages and have attached there of one payable clauses in favor of and in form acceptable to the Mortgages, in event of loss Mortgages will give include by mail to the Mortgages, who Mostroaces Will. Contributed maintain has a substance, of such type of types and amounts as Mort-gages may from time to time require, on the improvent and or hereafter on said premises, and except when tent for all such premiums has therefolese been made, to the will pay promptly when due any premiums

me de directed to pay any profile, be no seates, remembes on royalties to the owner of the indebtor conveyances thereof now or heres the in effect. The lesses, assignes or subjected of such oil, gas As American in the printing of the independent of the independent of the Mortgager, does hereby assign to the Mortgager, does bereby assign to the Mortgager, does bereby assign to the Mortgager all the remark for the Mortgager and the insent premises hereinshove described. The Mortgager shall be ambigued to collect the instance of the premises hereinshove described. The Mortgager shall be ambigued to collect the remark in the interest of the property of the

balance to the principal then remained under said note. ments to be made by the Merkegor for such items of, at the Merkeges's option as Trustee, shall be refunded to the Morkeges, shall be refunded to the Morkeges, so the Service and the Morkeges, and the Morkeges are trustee, shall be refunded sand to the Morkeges, it has been been shall became due and payable, the Morkeges and Merkeges as Trustee and payable, the Morkeges with the provisions of the deficiency. Such payments shall be within the provisions of the mount necestrom the Morkeges and the mount of the Morkeges and the motice and the motice and the Morkeges and the motice and the Morkeges and the Morkeges and the motice and the mote secured thereby, the Morkeges and the mote secured thereby, the Morkeges and the mote secured thereby, the Morkeges and the mote secured the Morkeges and the mote secured the Morkeges and the Morkeges and the Morkeges and the mote secured the Morkeges and the Morkeges and the Morkeges and the Morkeges and the time of the time of the Morkeges and the Morkeges and the Morkeges and the mount then then the mount of and the mount of such proceeding to the processing provisions of the motion and the major the time of the Morkeges and Morkeges

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