OSCARCCOLLI	INS JR. & NEDRA J	. COLLINS	987 , between		
		DRA J. REDICT			
8408 S. MOR		CHICAGO	IL		87674287
•	ND STREET)	,	(STATE)		1.1287
DUN-RITE HO	"Mortgagors," and OME IMPROVEMENTS (	COMPANY			
		CHICAGO	IL		
4143 W. LAW	ND STREET)	(CITY)	(STATE)		
herein referred to as	"Mortgagee, " witnesseth:				Recorder's Use Only
THAT WHEREAS	the Mortgagors are justly l	ndebted to the Morta	agec upon the Re	THOUSAND NINE HUND	RED EIGHTY-EIGH
AND 80/100	19	in the sum of			DO
( <u>• 18,988.80</u>		able to the order of an		Mortgagee, in and by which co	
to pay the said sum is	n installment	s of • 158.24		each beginning	
19 and a fir	nal installmer. of • 158.	. 24	payab	le on	
to and all at	fanid indebiedues ille 139de	coughtest such alace	as the holders of t	he contract may from time to	time, in writing appoint
the absence of such a	ppointment, then it ine o	ffice of the holder at	UNION MOI	RTGAGE COMPANY, IN	<u>C.</u>
LUMBARU, I	E the Morrandom to secu	the payment of the	said sum in acc	ordance with the terms, pro-	asions and limitations
	f	nad translants hard	123 (2010) 1211/12   1762   1	ne Mortgagors to be performed iwing described Real Estate a	i do ovinese presentaci
and interest therein	ne morigagee, and the mori situate, lying and being in	CITY OF	CHICAGO	Willig described feaths state to	
COOK	anuare lying and being in	NO STATE OF	ILLINOIS, to wit:		
		0/			
Lot 4 in 1 of the SE County, II	1/4 of Section 3 linois.	ond's Subdivis 12, Township 3	ion of the N , Range	E 1/2 of the SE 1, 14 E of the 3rd P	M, in Cook
pp# 20 22	-411-023 Qm.			ţ.	
PP# 20-32-	-411-023		40.	·	Allerya van
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щ yec т	- V → 18241948	1 L2689	h 10-h7-03		~~;
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L Rec 1	- V → T854T07e	្រ	н га-µ2-33		40
T Se? —	- A → T8S4T∂re	2	h L8-h7-j3		10
T 29½ —	- A → T8SµT∂re	. <b>.</b>			1200 E
፲ ኃ9 <u>ዝ</u>	- A → T8SµT∂re	. L2635			10
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WRITE - ORIGINAL \* CANARY - EGRESSEL'S CORE

ILLINOIS

Form# 12186~4

**UNOFFICIAL COPY** 

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, 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 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 Mortgage or to holder of the contract; (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon 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 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 statuts, any tax or assessment which Mortgagors may dedicate contest.
- 3. Mortgagors shall keep all buildings and improvements now and hereafter situated on said premises insured against loss or damage by fire, lighting 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 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 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 fien or title or elaim thereof, or redeem from any tax sale or forfeiture, affer ting said premises or contest any tax or assessment. All moneys paid for any of these purposes herein authorized and all expenses paid or incurrent in connection therewith, including attorneys fees and any other moneys advanced by Mortgagee or the holders of the contract to protect the mortgaged premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and psyable, without notice, lincation of Mortgagee or holders of the contract shall never be considered as a waiver of any right accruting to them on account of any default hereunder on the part of the Mortgagors.
- 5. The Mortgagee or the holder of the contract hereby secured making any payment hereby authorized relating to taxes and assessments, may do so according to any bill statement of the limite procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any lar, assessment, sale, forfeiture, tax lien or title or claim thereof.
- 6. Mortgagors shall pay each item of it debtedness herein mentioned, when due according to the terms hereof. At the option of the holder of the contract, and without notice to the Mortgagors, all unpaid indebtedness secured by the Mortgago shall, notwithstanding anything in the contract or in this Mortgago to the contrary, become due and rapidately imprediately in the case of default in making payment of any instalment on the contract, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
- 7. When the indebtedness hereby secured shall become due whether by acceleration or otherwise. Mortgagee shall have the right to foreclose the lien hereof there shall be allowed and included as additional indebtedness to the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Mortgagee or holder of the contract for attorneys fees, appraiser's fees outlays for documentary and expert evidence, stenographe is charges, publication costs and costs which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of (1% exitle searches and examinations, guarantee policies. Torrens certificates and similar data and assurances with respect to title as Mortgagee or hold not the contract may deem to be reasonably necessary either to prosecute such such suit or to evidence to bidders at any sale which may be had pursuant to surful ecree 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 become so much additional indebtedness secured hereby and immediately due and payable, when paid or incurred by Mortgagee or holder of the contraction connection with (a) any proceeding, including probate and bankrupicy proceedings, to which either of them shall be a party, either as plaintiff clair land or defendant, by reason of this Mortgage or any indebtedness hereby secured; or (b) preparations for the commencement of any suff for the R reciosure hereof after accural of such right to foreclose whether or not accurally commenced or (c) preparations for the defense of any threatened suit or proceeding the premises or the security heroof whether or not accurally commenced.
- 8. The proceeds of any foreclosure sale of the premises shall be distributed of applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings including all such it cans be are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional other evidenced by the contract: third, all other indebtedness, if any, femalining unpaid on the contract: fourth, any overplus to Mortgagors, their here. 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 bill 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 premises or whether the same shall be then occupied as a homestead or not and the Mortgagors bereunder may be appointed as such receiver. Such receiver shall have power to object the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency during the full such only period of redemption, whether there be redemption or not farmed as sturing any further times when Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents. It sues and profits and all other powers which may be necessary or are usual in such cases for the processes on control, management and of fratted of the break during the whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hardeling ayment in the corin part of (i) The indebterious secured hereby, or by any decree foreclosing this Mortgago or any tax, special assessment or other liken which may be or become superior to the lien herent or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in cases 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 would not be good and available to the party interposing same in an action at law upon the contract hereby secured.
- 1 \, Mortgagee or the holder of the contract shall have the right to inspect the premises at all reasonable times and access the reto shall be permitted for that purpose.
- 12. If Mortgagors shall sell, assign or transfer any right, title or interest in said premises, or any portion thereof, without the written consent of the holder of the contract secured hereby, holder shall have the right, at holder's option, to declare all unpaid indebtedness secured by this mortgage to be immediately due and payable, anything in said contract or this mortgage to the contrary notwithstanding.

1	ASSIGNMENT									
FOR	FOR VALUABLE CONSIDERATION, Mortgagee hereby sells, assigns and transfers the within mortgage to									
Pate.		Mortgagee								
,414		Ву								
D E	NAME	RETUEN TO:	FOR RECORDERS INDEX PU INSERT STREET ADDRESS O DESCRIBBD PROPERTY HERI	PAROVE						
L I	STREET	UNION MORTGAGE CO., P.C. P. O. BOX 790684 DALLAS, TX 75379-0684								
V E R	anv L	DALLAS, 12 CO.	Dits Instrument Was	Prepared By						
Y	INSTRUCTION	vs OR	(Name)	/Address	220					