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THIS INDENTURE WITNESSETH That the undersigned, A to FE R. HORA Routed A de CHICAGO ___ County of ___ hereafter referred to as "Mortgagors", do hereby convey and warrant to Countries differentialization of the following Torig add remarked or great softe. Beneficial Illinois Inc. d/b/a BENEFICIAL MORTGAGE CO. OF ILLINOIS is a designation of the company of the state of the company of the state of the company of the box checked above identifies the Mortgagee). a Delaware corporation qualified to do business in Illinois, having an office and place of business at 21617 WEST GOLP ROAD DES PLAINES. ILLINOIS hereafter referred to as "Mortgagee", the following real property , State of Illinois, hereafter referred to as the "Property", to wit: well a situate in the County of ____COOK____ and profits of the Profession to receive a contract of action of the contract of the profession and said actions bear before UNIT NO. 3 TOGETHER WITH ITS UNDIVIDED PERCENT INTEREST IN THE COMMON ELEMENTS IN IN CENTANNIAN II CONDOMINIUM AS DELINEATED AND DEFINED THE DECLARATION RECORDED AS DOCUMENT NO. 25 807 751 IN THE OFFICE OF THE RECORDER OF DEEDS, IN LOTS 24 AND 25 IN BLOCK 1 IN SIEVOR'S SUBDIVISION OF THE SOUTHWEST & OF THE SOUTHWEST FOR THE SOUT TAST 1 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL PERIDIAN, IN COOK COUNTY, ILLINOIS and the bar of the part of the of t purchase at the sale about heavy no drive in one in the approximation of the characteristic Wheregogies and attitle about or come the Pennsy, to above or much or air reserved in the Pennsy or by some new or air and air reserved in the Pennsy of the Pennsy or and the property of the pennsy discription in the sequence with a sequence with a consistent of the consistency in the Moragon of the squiption of the consistency of the squiption of the squiption of the consistency of the squiption of the squipt of the compared out to trade and the tendential section of the sec All aport out to the out (17) which the the county but is a seed and the county of the DOCUMENT PREPARED BY: ELLEN HOLLATZ agiltol' of previous though about levely the 617 W. GOL' RIAD, DES PLAINES, ILLINOIS 60016 TOGETHER with all the buildings and improvements now ir) ersafter erected on the Property and all appurtenances, apparatus and fixtures and the rents, issues and profits of the Property of every name, nature and kind. If this box is checked, this Mortgage is subject to a prior mortgage dated ___ ____23_JULY... Mortgagors to ____SKOKIE FEDERAL S & L ASSN.__ as mortgagee, which prior mortgage secures payment of a promissory note in the principal amount of \$_48,400.00 That prior mortgage was recorded on _____ 23 JULY _, 19 _84__ with the Register of Deeds of COOK _ County, Illinois in Book _ _ c. hortgages at page DOC_NO._ 27242368 No UNA TO HAVE AND TO HOLD the Property unto Mortgagee forever, for the uses and purposes herein set forth, free from all rights and benefits under the Homestead Exemption laws of the State of Illinois, which rights and benefits Mortgagors do hereby release and waive. This Mortgage is given to secure: (1) The payment of a certain Indebtedness payable to the order of Mortgages, evidenced by Mortgagors' promissory note or Loan Agreement (Note/Agreement) of even date her with in the Actual Amount of Loan of with a null most stogether with interest on unpaid balances of the Actual Amount of Loan at the rate set \$ 12,900.00 forth in the Note/Agreement and, (2) any additional advances made by Mortgagee to Mortgagon or their successors in title, prior to the cancellation of this Mortgage, and the payment of any subsequent Note/Agreement evidencing the same, in accordance with the terms thereof; provided, however, that this Mortgage shall not at any time secure outstanding principal obligations for more than two hundred thousand dollars (\$200,000.00) plus advances that may be made for the protection of the security is herein contained. It is the Mantion have to secure the payment of the total Indebtedness of Mortgagors to Mortgagee within the limits prescribed herein when the highest amount shall have been advanced to Mortgagors at the date hereof or at a later date or having been advanced, the highest had been paid in part and future advances thereafter made. All such future advances so made shall be sedured by the limits prescribed to Mortgagors at the date hereof or at a later date or having been advanced, the highest had been paid in part and future advances thereafter made. All such future advances so made shall be sedured by the limits prescribed to the same extent as the amount originally advanced on the security of the vortgago, and it is expressly agreed that all such future advances shall be liens on the Property as of the date hereof. MORTGAGORS' COVENANTS: The term "Indebtedness" shall include all sums owed or agreed to be paid to Mortgagee by Mortgagors or their successors in title, either under the terms of the Note/Agreement as originally executed or as modified and amended by any subsequent note/agreement, or under the terms of this Mortgage or any supplement thereto. Mortgagors shall (1) repay to Mortgagee the Indebtedness secured by this Mortgage whether such sums shall have been paid or advanced at the date hereof or at any time hereafter; (2) pay when due all taxes and assessments levied against the Property or any part thereof, and to deliver feeeipts for such payments to Mortgagee promptly upon demand; (3) keep the buildings and improvements situated on the

Property continually insured against fire and such other hazards, in such amount and with such carrier as Mortgagee shall approve, with loss payable to Mortgagee as its interest may appear; (4) not commit nor suffer any strip, waste, impairment or deterioration of all or any part of the Property and maintain the Property in good condition and repair; (5) comply with all applicable laws, ordinances, rules and regulations of any nation, state or municipality, and neither to use nor to permit the Property to be used for any unlawful purpose; (6) keep the mortgaged Property free from liens superior to the lien of this Mortgage, except as listed above, and pay when due, any indebtedness which may be secured by a lien or charges on the Property superior to the lien of this Mortgage; (7) not to sell or convey the Property without the prior written consent of Mortgagee; time being of the essence of this Mortgage and the Note/Agreement; (8) consider any waiver of any right or obligation under this Mortgage or the Note/Agreement as a waiver of the terms of this Mortgage or of the Note/Agreement, the lien of this Mortgage remaining in full force and effect during any postponement or extension of the time of payment of all or part of the Indebtedness; and (9) if ownership of any part of the Property becomes vested in a person or persons other than Mortgagors, deal without notice to Mortgagors with such successor or successors in interest with

reference to this Mortgage and the Indebtedness in the same manner as with Mortgagors.

win the terms of the Note/Agreement, If Mortgagors fail to pay, when due, the month y instriment on the Indebtednes in second Mortgagee, at its option, may occiare the unpaid balance of the Indebtedness immediately due and payable. In the event of the death of one of the Mortgagors, Mortgagee, at its option, may declare the unpaid balance of the Indebtedness immediately due and payable. Mortgagors herein expressly covenant and agree to pay and keep current the monthly instalments on any prior mortgage and to prevent any default thereunder. Mortgagors further agree that should any default be made in the payment of any instalment of principal or any interest on the prior mortgage, or should any suit be commenced or other action taken to foreclose the prior mortgage, then the amount secured by this Mortgage shall become and be due and payable in full at any time thereafter, at the option of Mortgagee and in accordance with the Note/Agreement. Mortgagee, at its option, may pay the scheduled monthly instalments on the prior mortgage and, to the extent of the amount so paid, become subrogated to the rights of the mortgagee identified on the prior mortgage. All payments made on the prior mortgage by Mortgagee shall bear interest at the Rate of Charge until paid in full. Upon the commencement of any foreclosure proceeding under this Mortgage, the court in which such suit is filed may at any time, either before or after sale and without notice to Mortgagors, appoint a receiver with power to manage, rent and collect the rents, issues and profits of the Property during the pendency of such foreclosure suit, and the statutory period of redemption, and such rents, issues and profits, when collected either before or after any foreclosure sale, may be applied toward the payment of the Indebtedness or any deficiency decree, costs, taxes, insurance or other items necessary for the protection and preservation of the Property, including the expenses of such receivership. Upon foreclosure and sale of the Property there shall first be paid out of the proceeds of such sale a reasonable sum for plaintiff's attorney's fees, and all expenses of advertising, selling and conveying the Property, all sums advanced for court costs, any taxes or other liens or assessments, or title costs, master's fees and costs of procuring or completing an abstract of title, title guaranty policy of brrens Certificate showing the complete title of the Property, including the foreclosure decree and Certificate of Sale; there shall next be paid the Indebtedness secured hereby, and finally the overplus, if any, shall be returned to Mortgagors. The purchaser at the sale she'll have no duty to see to the application of the purchase money. If Mortgagors voluntarily shall sell or convey the Property, in whole or in part, or any interest in that Property or by some act or means

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