UNOFFICIAL COPY MORTGAGE (ILLINOIS) UH 8434

315 NON-101	AUGUST 29TH	88		
THIS INDENTURE mad OLLIE LUE J			884	55278
2046 W 13TH	STREET			
CHICAGO, II	LINOIS 60608			
		ITY) (STATE)	' '	
herein referred to as "N	fortgagors," and ALARD H	IOME IMPROVEME	ทาร	¥ .
3645 W MONT	ROSE			
	LINOIS 60618			
		ITY) (STATE)	Above Space For Rec	order's Use.Only,
THAT WHEREAS IN	Mortgagors are Justly Indebted to	o the Mortgagee upon the the sum of TWELVE	Retail Installment Contract dated_ THOUSAND ONE HUNDR	ED EIGHTY
THREE DOLLA				DOI
(* 12,183.60			ne Mortgagee, in and by which contra	
to pay the said sum in		0.6	able on 9-35	
	11 1510/0138111 ELC 11 A - martin array array array and martin	pry	f the contract may, from time to time	in Willingappoint
the absence of such ap	pointment, then at the office of the	e holder atUNIO!	MORTGAGE COMPANY.	INC.
LOMBARD ILL	INOIS		ccordance with the terms, provision	
mortgage, and the perfor	rmance of the convenants are ingree	ements herein contained, b	ctordance with the terms, provision the Morigagors to be performed, do bllowing described Real Estate and a	by these presents CO
• '	tuate, lying and being in the	ITY OF CHICAGO)	
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MERIDIAN.	IN COOK COUNTY, I	4 4 6 6 7 5 cm 1 1 1 4 6 6	or the thicks the	HOTENE
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ADDITIONAL CONVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON THIS REVERSE SIDE OF THIS MORTGAGE AND INCORPORATED THEREIN BY REFERENCE.

1. Mortgagors shall (1) promptly repair, restore or rebuild any buildings ar 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 change 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 contractiff complete within a reasonable time any buildings now or at any time inspicess of erection upon said premises; (b) poughly with all requirements of law or municipal prdinances 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.

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2. Mortgagors shall pay before any penalty attaches all general taxes and shall pay special taxes, special assessments, water charges, sewer genyler charges, and other charges against the premises when due, and shall upon written request furnish to Mortgagore of 10 holders of the contract duplicate receipts therefor. To prevent default hereunder Mortgagore shall pay in full under protest. In the manner provided by a stute, any tax of assessment which Mortgagore may desire to contest. which Mortgagors may desire to contest. STAVE

3. Mortgagors shall keep all buildings and improvements the providing for payment by the insurance companies of moneya sufficient either to play the cost of replacing or payment by the insurance companies of moneya sufficient either to play the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the bolders 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 standarded to each policies hall 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. และสมัย นั้นกับได้เ

4. In case of default therein, Mortgagee or the holder of the contract may, but need not, make any payment or performany act hereinbefore required of Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partfall payments of principal or interest on prior encumbrances, if any end purchase, discharge, compromise or settle any tax lien or other prior then ontitle or claim thereof or redement from any tax sale or forfeiture, affir thing, said, premises, or contest any, tax or assessment. All moneys paids for any, of these purposes herein authorized, and all expenses poid or incurred by Mortgagee or the pholding attorneys feets and any other moneys advanced by Mortgagee or the pholders of the contract, to-protect the rootgage or premises and the tien hereof, shall be so much additional indebtedhels secured hereby and shall become immediately due and payable without notice. Inaction of Mortgagee or holders of the contract shall never be considered as a waiver of any right accounts to them on account of any default hereunder on the part of the Mortgagors additional.

5. The Mortgagee or the holders thereby secured making any payment hereby authorized relating to taxes and assessments, may do so according to any bill statement of the image procured from the appropriate public officer without inquiry into the ancaranyal such bill statement or into the validity of any is assessment, sale, forfeiture, tax lien or title or claim thereof.

6. Mortgagons shall pay each item of the bedness herein mentioned, when due according to the terms hereof. At the option of the holder of the contract, and without notice to the Mortgagons, all unpaid indebtedness secured by the Mortgagons hall, notwithstanding anything in the contract or in this Mortgago to the contrary, become due and payable a) immediately in the case of default in making payment of any installinent on the contract of the Mortgagons herein contained. The when default shall occur and continue to the contract of the Mortgagons herein contained.

7. When the indebtedness hereby secured shall be on e due whether by acceleration or otherwise. Mortgages shall have the right to furcelose the lien hereof. In any suit to foreclose the tien hereof, the reshall be some some and expenses which may be paid or included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or included as to the contract for attorneys' fees, applyingles's fees, outlays for documentary and expert evidence, stenograph as changes 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 the title estrethes and examinations, guarantee policies. Torrens certificates and similar data and assurances with respect to title an Mortgage or holder of 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 the 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 incurred by Mortgage or holder of the contract the following including proceeding, including proceeding, including proceeding, including proceedings, including proceedings, including proceedings and the commencement of any suit for the oreclosure hereof after accrual of such right to foreclose whether or not actually commenced. It is preparations for the defense of any threatened suit or proceedings which might affect the previous of the Security hereof the commenced or to preparations for the defense of any threatened suit or proceedings which might affect the previous for the defense of any threatened suit or proceedings whether or not actually commenced.

not actually commenced.

8. The proceeds of any foreclosure sale of the premises shall be distribute. A supplied in the following order of priority: First on account of all costs and expenses incident to the foreclosure proceedings including all such liem; or are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute accurred indebtedness additions. In that evidenced by the contract; third, all glier indebtedness if any, remaining unpaid on the contract; fourth, any overplus to Mortgagors; their set a legal representatives or assigns as their rights may appear.

9. Upon, or at any time after the filing of a bill to foreciose this mortgage the chart in whir han, hall is filed may appoint a receiver of such appointment may be made either before or after sale without notice, without regard to the rolvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the then value of the premises or whether has assess and profits as a homestead or not and the Mortgagore hereunder may be appointed as such receiver, Such receiver shall have power to collect the rents, issues and profits of a during the pendency of such foreclosure suit and, in case of a sale and a deficiency during the foll truttory period of redemption, whether there he redemption or not, as well as during any further times when Mortgagors, except for the intervention if with 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 truttory period of receiver, management and operation of the premises during the whole of said period. The Court from time to time may author as the receiver to apply the net income in his hands in payment in whole or in part of: (1) The indebtedness accurred hereby, or by any decree foreclosing this, fortgagor any tax, appecial assessment of 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.

10. No action for the enforcement of the iten or any provision hereof shall be subject to any definise which we is the good and available to the party interposing same in an action at law upon the contract hereby secured of the action of the action of the contract hereby secured of the action of the contract hereby secured of the action of the contract hereby secured of the action of the action of the contract hereby secured of the action of the contract hereby secured of the action of the action

11. Mortgagee or the holder of the contract shall have the right to inspect the premises at all reasonable times and act or all ereto 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 a 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. ∎tiplijo 16., ameste vinte ditektores kenneteriori. Valosnik objeta prijetad≱ 1910 kilomid fagis

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This instrument Was Perpared By

INSTRUCTIONS

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(Address)