Form# 12186-4

88472522

THIS INDENTURE, made			1		and the second s
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MALLIE LA P	muson_and1	erry L. Sta	CKHOUSE_	1	
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5157 W. Blog	mingdale	Chicago	Illinois (STATE)		
herein referred to as "Mo			1		
	Constructio			•	
3101 N. Cic		Chicago	Illinois		
INO AND		ICHY	(STATE)		
herein referred to as "Mo	ortgagee, " witnesseth:	i	Ĺ	Above Space	For Recorder's Use Only
	Mortgagors are justly	indebted to the Mort	gagee upon the Ret	all Installment Contract	dated UNDRED AND FIVE
DOLLARS 80	/100	oo In the sum o			DOLLA
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o pay the said sum in					11-10
9 A, and a final	installment of 4	78.43	navable	on [DS]0	
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he absence of such appo	ointment, then a Bie	office of the holder at	UNION MO	RTGAGE COMPAN	Y, INC.
LOMBARD ILI	LINOIS				
nortgage, and the perforn	nance of the convenan-	car aid agreements her	eln contained, by the	Mortgagors to be perforn	rovisions and limitations of the
IND WARRANT unto the N	Mortgagee, and the Moi	rigagee' uccessors at 2 T T Y O	nd assigna, the follow F CHICAGO	ving described Real Estat	and all of their estate, right, ti
and Interest therein, situa COOK	ate. lying and being it	ii the land		·	COUNTY
<del></del>	<del> </del>	AND STATE OF	FILLINOIS to wit:		
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THE SOUTH EA	AST & OF SEC	TION 33, TO	WNSHIP 40	NORTH, RANGE	13, EAST OF THE
THIRD PRINCI	LPAL MERIDIA	N, IN COOK	COUNTY, IL	LINOIS.	
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BROOM CONFORMAL A CAMARY COMMENSATION

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 Mortgagee 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 with all requirements of low 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. or municipal ordinance
- 2. Mortgagors shall pay before any penalty attaches all general taxes and enalt pay special taxes, special assessments, water charges, sever secuted 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 now and hereafter altuated on said premises insured against loss or durage 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 sutisfactory 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 cattached the ach 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, affer this said premises or contest any tax or assessment. All moneys paid for any of these purposes herein authorized and all expénses paid or incurred in connection therewith, including attorneys fees, and any other moneys advanced by Mortgager 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 payable without notice. Inaction of Mortgagee or holders of the contract shall never be considered as a waiver of any right according to them on account. A any default hereunder on the pair of the Mortgagors.
- 5. The Mongagee or the holder relie contract hereby secured making any payment hereby authorized relating to taxes and assessments, may do so according to any bill, statement of earlimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement of estimate or into the validity of any type a research, sale, forfeiture, tax lien or title or claim thereof.
- 6. Morrgagors shall pay each item of it. dicotedness herein mentioned, when due according to the terms hereof. At the option of the holder of the contract, and without notice to the Morrgagors, all unpaid indebtedness secured by the Morrgage shall notwithstanding anything in the contract or in this Morrgage to the contrary, become due and payable(a) 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 contract, or
- 7. When the indebtedness hereby secured shall be some due whether by acceleration or otherwise. Mortgages shall have the right to foreclose the lien hereof. In any autit to foreclose the lien hereof, there shall be allowed and included as additional indebtodness in the decree for sale all expenditures and expenses which may be paid or incur. In or or on behalf of Mortgages or holder of the contract for attorneys fees, appraiser's fees outlays for documentary and expert evidence, stenograph in thanges, publication costs and consist which may be estimated as to items to be expended after entry of the decreed of procuring all such abstracts of title. It lies searches and examinations, guarantee policies. Torrens certificates and similar data and assurances with respect to title as Mortgages or holder of the exerches and examinations, guarantee policies. Torrens certificates and similar data and assurances with respect to title as Mortgages or holder of the contract may deem to be reasonably necessary either to prosecute such suit or the evidence to bidders at any sale which may be had pursuant to such the contract of 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 some so much additional indebtedness secured hereby and immediately due and payable, when paid or incurred by Mortgages or holder of the contract in connection with the any proceeding, including probate and bankruptcy secured or the interest that of the commencement of any suit for the functionary herebourge hereboard of such right to foreclose whether or not actually commenced or (c) preparations for the defense of any throatened suit or proceed in high affect the premises or the accurity hereof whether or not actually commenced.
- 8. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such item as, are mentioned in the preceding paragraph hereof: second, all other items which under the terms hereof constitute secured indebtedness addition, it it that evidenced by the contract; third, all other indebtedness. if any, remaining unpaid on the contract: fourth, any overplus to Mortgagors, their helin, regal representatives or assigns antheir rights may appear.
- 9. Upon, o'at any time after the filing of a bill to foreclose this mortgage the court in whit nauch 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 collect of the premises or whether the name shall be then occupied as a homestead or not and the Mortgages hereunder may be appointed as such receiver. Such receiver shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of as also and a defining reducing the fundament. Such as during any further times when Mortgagors, except for the intervention of not, as well as during any further times when Mortgagors, except for the intervention of the premises during the whole of said period. The Court from time to time may authorize the receiver to apply the net innome in his hands in payment in whole or in part of: (1) The indebtedness secured hereby, or by any decree foreclosing it is wortgage or any tax, special assessment or other lies which may be one become superior to the lies hereof or of such decree, provided such application, is more prior to foreclosure saie; (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 would not be good and available to the party 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 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.

	ASS	IGNMENT						
FOR VALUABLE CONSIDERATION, Mortgagee hereby sells, assigns and transfers the within mortgage to								
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Date	17 00 Morrigages	48 6 9 9 1 88 472522 B 1 1.10 88472522	,, ) 1.3					
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Y E	слу	P. O. BOX 790684- DALLAS, TX 75379-0684	3	MAIL	Tas Instrument Was Prepared By	<u> </u>
R Y	INSTRUCTIONS	OR S		Name	(Address)	