	May 13 ,	5 88 between		
THIS INDENTURE, ma	doza and Braulio Solis	19_ <u>vv</u> _ between		•
				VC-0-4-0-0-4
				38248976
5235 S. Ca:				
}	DSTREET	ISTATE		
herein referred to as ".				
Hallmark B	uilders Inc.			
6246 N. Pu		ISTATE		
	D 01123037	1214154	Above Space For	Recorder's Use Only
j	Mortgagee. " witnesseth: he Mortgagors are justly indebted to the Mort.	grave upon the Re	rati Installment Cantract date	
May 13.	19 88 in the sum of	f Twenty Tw	o Thousand Forty Se	vin and 60/100
				DOLLARS
22,047.60		nddelwered to the	Mostgagee in and by which cor	ariact the Mortgagors promise
to pay the said sum in	112 installments of • 183.7	3	esch beginning	· · · · · · · · · · · · · · · · · · ·
19 and a fin	al installment 7. 183.73	payab	le on	
19andallof:	said indebtednins binade payable at such place			
the absence of such ap	pointment, then at the office of the holder at	Union_M	erigare Company. In	<u></u>
Lombard, Il			·	
morrage and the perfo	the Mortgagors to secure the payment of the mance of the convenants and agreements ber	ಕಾಣ ಅಂದಾಚಿತ್ರಗಳು ಶಿಕ್ಕಾತಿ	ar Mostracors to be performed.	dobribese presents CONTEX
ANDWARRANTuntoth	e Mortgagee, and the Mortgage / Aspectssors at	nd assigns, the fall:	mang described Real Estate an	dallof their estate, right, title
and interest therein, si	tuate, lying and being in the OF	Cnicago		COUNTY OF
	A.D STATE OF	FILLINOIS to wit:		
Lot 438 in	D. J. Kennedy's Park Add/Clos	n Being a Su	bdivision of the E	ast Half of the
South East	Quarter (except the South /f	6.7 feet of	the East 466.7 fee	t thereof)
of Section	12, Township 38 North, Range			
in Cook Cou	nty, Illinois.			
				<b>2</b>
PIN: 19-1	2-414-013	0,		<b>₩</b>
		4		<b>2</b>
Commonly Kn	own As: 5235 S. Campbell	St.	Κ,	<b>9</b>
		. (		97
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			0,	
			Ort,	
			Clartis	
			C/t/S	
which with the propert	y hereinafter described, is referred to beyon a	as the "premises."	0.	
TOGETHER with all	I improvements, tenements, casements, fixtu iuring all such times as Mortgagors may be ent	ires, and appurten litted thereto sabic	ances thereto belonging, on hare pledged primarily and or	ar entywith Said real estate (
TOGETHER with all thereof for so long and c and not secondarily an	I improvements, tenements, casements, fixtu luring all such times as Morigagors may be ent d all apparatus, equipment of articles now or	ires, and appurten litted thereto sahio herealter therein :	ances thereto belonging en hace pledged primarily and en threen used to supply beat.	ar emywith said real estate ( as air conditioning water.)
TOGETHER with all thereof for so long and c and not secondarily an light, power, refrigeration shades, storm doors and	I improvements, tenements, easements, fixtu- luring all such times as Morigagors may be ent d all apparatus, equipment or articles now or i nejwhethersingle units or centrally controlled, i windows, floor coverings, inador beds, awning	ires, and appurten litied thereto's hic hereafter therein i andwentSation.to (% steres and water	ances thereto belonging, in hare pledged primarily and se e threein used to supply beat fluding without resincting th theirers All of the foregoing as theirers All of the foregoing as	ar somprambissadireal estate as air sombineening, sateri et in what screens annibra sids laised tube again at said
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ADDITIONAL CONVENANTS. CONDITIONS AND PROVISIONS REFERRED TO ON THE REVERSE SIDE OF THIS MORTGAGE AND INCORPORATED THEREIN BY REFERENCE.

- I. Mortgagors shall(I) 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 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 statute, any tax or assessment. which Mortgagors may desire to contest.
- 3. Mortgagors shall keep all buildings and improvements now and hereafter situated on said premises insured against, loss or damage 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 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 ourchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or, forfeiture, affectly ig, aid premises or contest any tax or assessment. All moneys paid for any of these purposes herein authorized and expenses paid or incurred by Mortgagee or the holders of the contract to protect, the mor taged premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and pay ale "thout notice, Inaction of Mortgagee or holders of the contract shall never be considered as a waiver of any right accruing to them on account of any default hereunder on the part of the Mortgagors.
- 5. The Mortgagee or the holes of the contract hereby secured making any payment hereby authorized relating to taxes and assessments, may do so according to any bill statement or each tate procured from the appropriate public office without inquiry into the accuracy of such bill statement or estimate or into the validity of any to essent, sale, forfeiture, tax lien or title or claim thereof.
- 6. Mortgagors shall pay each item of od bedness berein mentioned, when due according to the terms hereof. At the option of the holder of the contract, and without notice to the Mortgagors wall unpaid indebtedness secured by the Mortgago shall, notwithstanding anything in the contract or in this Mortgago to the contrary, become due and pamble (a) immediately in the case of default in making payment of any instalment on the contract, or by when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained, the performance of any other agreement of the Mortgagors herein contained.
- 7. When the indebtedness hereby secured shall beto to 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 in the decree for sale allowed and included as additional indebtedness in the decree for sale allowed and included as additional indebtedness in the decree for sale allowed and included as additional indebtedness in the decree for sale allowed and included as additional indebtedness in the decree for sale allowed and included as additional indebtedness. In the decree of procuring all such abstracts of title, title searches and examinations, guarantee policies. Torrens certificates and similar data and assurances with respect to title as Mortgage or holder of the contract may deem to be reasonably recessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such 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 a me so much additional indebtedness secured hereby and immediately due and payable, when paid or incurred by Mortgage or holder of the contract. Connection with lay any proceeding, including probate and bankruptcy proceedings to which either of them shall be a party, either as plaintiff. (alm int or defendant, by reason of this Mortgage or my indebtedness hereby secured; or by preparations for the defense of any threatened suit or process. In ling which might affect the premises or the security hereof whether or not actually commenced or (c) preparations for the defense of any threatened suit or process. not actually commenced.
- B. 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 items are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness addition it what evidenced by the contract; third, all other indebtedness, if any, remaining unpaid on the contract: fourth, any overplus to Mortgagors, their hors, 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 they are shall be then occupied as a homestead or not and the Mortgagore hereunder may be appointed as such receiver. Such receiver shall have power to make the receiver its suces and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency during the full solution period of redemption, whether there be redemption or not, as well as during any further times when Mortgagors, except for the intervention of such 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 premises during the the whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payment inwhole or in part of: (1) The indebtedness secured hereby, or by any decree foreclosing this storigage or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such applications.
- 10. No action for the enforcement of the lien or any provision hereof shall be subject to any defense which would no be good and available to the party interposing same in an action at law upon the contract hereby secured.

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