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For Use With Note Form No. 1447

				1988 JU	TES 2011: 11	50737710
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	THIS INDENTURE, mad	June 30	<u>'</u>	19		
	James E.	Rodeck, a ba	chelor		İ	
	714 E 1/	44th Place	Dolton	lilinois		
	herein referred to as "Mort	gagors," and The	First Natio	nal Bank in	ļ	
;	Dolton, a Natio				į	
₹,			Dolton	Illinois		
$\supseteq$	14122 Chicago F		(CITY)	(STATE)		
				,	Above Spa	ce For Recorder's Use Only
<del>ا</del> ار	herein referred to as "Mort LHAT WHEREAS O		\$\ <u>\$</u> \$\$\$\\\$\\$\\\$\\\$\\\$\	<b>ુન</b> ા કુરે સારુ કુર કુર કુર છે. ક	क्षान्त्रीप्रदेशाचे क्षां स्टेस्स क्षेत्र	tg hareauth, untha parental sum of
9						
1	15 27,000.00	= $i$ , payable to the $lpha$	der of and delivered	to the Mortgagee, in a	nd by which note the Mortgi	igors promise to pay the said principal.
ہے	sum and interest at the rate	r and in a tstallments a	s provided in Said no	te, with a final paymen	of the halance due on the	TOTH CAYO: UCL.)
	19.29 and all of Gaid princi	ipal and interest are m	Do I	ton, !llinois	de note may, from time to th	me, in writing appoint, and in absence
78'A		CVA.				
بند	NOW, THE REFORE	the Mortgagory by se	cure the payment of	the said principal sum o	t money and said interest in	accordance with the terms, provisions
:	and limitations of this more consideration of the sum of	tgage, and the perty. One Dollar in hand p	mance of the covera aid, the receipt when	ents and agreements no out is hereby acknowled	iged, do by these presents C	teagors to be performed, and also in ONVEY AND WARRANT unto the little and interest therein, situate, lying
	Mortgagee, and the Mortga	agee's successors and a	issigns, the following	described Real Estate:	and all of their estate, right. I	ittle and interest therein, situate, lying
-	and being in the Ville	ige of volton	the Fast 8	.COUNTY OFQ	) and Lot 65 in	AND STATE OF ILLINOIS, to wit: the Subdivision
-	of the North 1	72 of the Nor	th 1/2 of the	he South West	1/4 of The Sout	h East 1/4 (except
	Railroad) in Se	ection 3. Tow	nship 36 Mar	rth. Rance 14	East of the Thi	rd Principal
	Meridian, in Co	ook County. I	llinois.	_		•
	1		asseibad bar	ralo is sold	by the maker her	eof then note
	described bare	ie property d	ue and naval	ble in tull i	nstanter. Provi	ded however that
	the holder of o	or owner of n	ote may cons	sent to releas	se of this provi	sion for acceleration.
	the norder or c		, , , , , , , , , , , , , , , , , , , ,	0.	·	7
	which, with the property he	rrematter described, r	s referred to herein a	is the "premises."	)	1700
	, , , , , , , , , , , , , , , , , , , ,					
	Permanent Real Estate Inc	iev Number(s):	29-03-417	·027 and 29-0	3-1:17-048	
		716 E.	144th Place	, Dolton, IL		· · · · · · · · · · · · · · · · · · ·
	Address(es) of Real Estate:					
					0.	
	TOGETHER with all:	merovements, teneme	ents, easements, fixth	ures, and appurtenance	s thereto belonging our dall;	rents, issues and profits thereof for so
	TOGETHER with all long and during all such time all apparatus, equipment or	improvements, teneme es as Mortgagors may l carticles now or hereal	he entitled thereto (w Her therein or there:	shich are piedged prima on used to supply heat.	inly and on a parity voth saxt gas, air conditioning, water,	real estate and not secondarily) and light, power, refrigeration (whether
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## THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE THE REVERSE SIDE OF THIS MORTGAGE:

- 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 thereof; (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 providing to the Mortgages: (4) complete within a reasonable time any building or buildings now or at any time in process of exection 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 the Mortgagee 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. In the event of the enactment after this date of any law of Illinois deducting from the value of land for the purpose of taxation any lien thereon, or imposing upon the Mortgagee the payment of the whole or any part of the taxes or assessments or charges or liens herein required to be paid by Mortgagors, or changing in any way the laws relating to the taxation of mortgages or debts secured by mortgages or the mortgage's interest in the property, or the manner of collection of taxes, so as to affect this mortgage or the debt secured hereby or the holder thereof, then and in any such event, the Mortgagors, upon demand by the Mortgagee, shall pay such taxes or assessments, or reimburse the Mortgagee therefor; provided, however, that if in the opinion of counsel for the Mortgagee (a) it might be unlawful to require Mortgagors to make such payment or (b) the making of such payment might result in the imposition of interest beyond the maximum amount permitted by law, then and in such event, the Mortgagee may elect, by notice in writing given to the Mortgagors, to declare all of the indebtedness secured hereby to be and become due and payable sixty (60) days from the giving of such notice.
- 4. If, by the laws of the United States of America or of any state having jurisdiction in the premises, any tax is due or becomes due in respect of the issuance of the note hereby secured, the Mortgagors covenant and agree to pay such tax in the manner required by any such law. The Mortgagors further covenant to hold harmless and agree to indemnify the Mortgagoe, and the Mortgagoe's successors or assigns, against any liability incurred by reason of the imposition of any tax on the issuance of the note secured hereby.
- 5. At such time as the Mortgagors are not in default either under the terms of the note secured hereby or under the terms of this mortgage, the Mortgagors shall have such privilege of making prepayments on the principal of said note (in addition to the required payments) as may be provided in said note.
- 6. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and wind of munder 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 Mortgagere under insurance policies payatic or case of loss or damage, to Mortgagee, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shoul deliver all policies, including additional and renewal policies, to the Mortgagee, and in case of insurance about to expire, shall deliver call policies not less than ten days prior to the respective dates of expiration.
- 7. In case of default therein, Mortgagee may, but need not, make any payment or perform any act hereinbefore required of Mortgagors in any form and manner deemed expedicit, 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 affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in come, tion therewith, including attorneys' fees, and any other moneys advanced by Mortgagee to protect the mortgaged premises and the lien brieof, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest mere m at the highest rate now permitted by Illinois law. Inaction of Mortgagee shall never be considered as a waiver of any right accruing to the Mortgagee on account of any default hereunder on the part of the Mortgagors.
- 8. The Mortgagee making any payment hereby juthorized relating to taxes or assessments, may do so according to any bill, statement or estimate produced from the appropriate public office product inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.
- 9. Mortgagors shall pay each item of indebtedness here a mentioned, both principal and interest, when due according to the termshereof. At the option of the Mortgagee and without notice to Mortgagors, all unpaid indebtedness secured by this mortgage shall, notwith-standing anything in the note or in this mortgage to the contrary, occor due and payable (a) immediately in the case of default in making payment of any installment of principal or interest on the note, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
- 10. When the indebtedness hereby secured shall become due where the allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred ey or on behalf of Mortgagee for attorneys' fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, rulification costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title searches, and examinations, title insurance policies, Torrens certificates, and similar data and assurances with respect to title as Mortgagee may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may is nad 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 pragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, with interest thereon; the highest rate now permitted by Illinois law, when paid or incurred by Mortgagee in connection with (a) any proceeding, including probate at d bankruptcy proceedings, to which the Mortgage shall be a party, either as plaintiff, claimant or defendant, by reason of this mortgage of the foreclose whether or not actually commenced; or (c) preparations for the defense of any actual or threatened suit or proceeding y nich might affect the premises or the security hereof.
- 11. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the rellowing order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items a circ mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note; fourth, any overplus to Mortgagors, their heirs, legal representatives or assigns, as their rights may appear.
- 12. Upon or at any time after the filing of a complaint to foreclose this mortgage the court in which such complaint 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 Mortgagee 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 cale of a sale and a deficiency, during the full statutory 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 protection, possession, control, management and operation of the premises during 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 in whole or in part of: (1) The indebtedness secured hereby, or by any decree foreclosing this mortgage, or any tax, special assessment or 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.
- 13. No action for the enforcement of the lien or of 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 note hereby secured.
- 14. The Mortgagee shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.
- 15. The Mortgagors shall periodically deposit with the Mortgagee such sums as the Mortgagee may reasonably require for payment of taxes and assessments on the premises. No such deposit shall bear any interest.
- 16. If the payment of said indebtedness or any part thereof be extended or varied or if any part of the security be released, all persons now or at any time hereafter liable therefor, or interested in said premises, shall be held to assent to such extension, variation or release, and their liability and the lien and all provisions hereof shall continue in full force, the right of recourse against all such persons being expressly reserved by the Mortgagee, notwithstanding such extension, variation or release.
- 17. Mortgagee shall release this mortgage and lien thereof by proper instrument upon payment and discharge of all indebtedness secured hereby and payment of a reasonable fee to Mortgagee for the execution of such release.
- 18. This mortgage and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the note or this mortgage. The word "Mortgagee" when used herein shall include the successors and assigns of the Mortgagee named herein and the holder or holders, from time to time, of the note secured hereby.