04929268

68 61, to yab neewsen, September

4762

This Mortgage Made this

ohn/Kaimal and Betty Hamal, his wife

Whereas, Mortgagor is justly indebted to Mortgages in the principal sum of Four hundred seventytion of Chicago, Illinois, hereinatter called "Mortgagee"; hereinafter called "Mortgagor", whether one or more, and MORTHERN TRUST BANK/O'HARE N.A., a national banking associa-

the United States of America in installments of principal and interest as follows: mises to pay the principal sum thereof with interest from the date and at the rate specified in said Note in lawful money. other place as the holder of said Note may from time to time in writing designate, in and by which Note Mortgagor pro-Mortgagor of even date herewith, payable to the order of Mortgages at its banking house in Chicago, Illinois, or at such

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November

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Interest only

first

day of each month theresiter, to and including the

end on the

imum contract rate permitted the whichever is less from due date of installment until installment is paid. bear interest at the rate of 1 minut + 3 per cent (Prime +3 %) per annum or at the maxof the principal thereof, and that upon default of one installment for a period of fifteen (15) days, balance of principal shall with interest thereon. The Noty further provides that payments shall be applied first to interest due and then on account biaquu galaniamer and i laqinalid ila lo obam ed llada inemyaq nedw , 0981 , day of Actober

Istinemilatent besimper transpeadus to tramyag to due in one or more installments next succeeding the date of payment. No prepayments shall affect the amount or time premium. Any prepayments shall be made only on an installment due date in an amount equal to the principal to become be made upon payment of a premium of 200 of any emount so paid before five years from the date hereof, thereafter without Additional payments on principal, on the Note secured hereby, hereinstier called prepayments, may be made in amounts not exceeding \$ 475,000.00.00 in any one year. Further prepayments of principal thereon may

County of अंधर द्वार the following described real satate, situated in the MOTAUD [D 10 is hareby acknowledged, does by these presents CONVEY and WARRANT unto Mortgagee, its successors and assigns, contained, and also in consideration of the un of the Indian (9). (9) paid by Mortgages to Mortgages, the receipt whereof in accordance with the terms and provisions of the No. and the performance of the covenants and agreements herein Now This Mortgages Witnesseth That Mortgager in consideration of said debt and to secure the payment therefore

TACHERS' ECHERS VAD UNDERGROUND FUBLIC AND PRIVATE UTLATES AND DRAINAGE", IN PANCE 12, FAST OF THE THIRD PRINCIPAL MENIDIAN: ALSO THAT PART OF LOT 2 IN SAID SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST //4 OF SECTION 36, TOWNSHIP 42 NORTH, I'UL I IN ETTIGIL ENBDIAISION' BEING Y ENBDIAISION IN BYIKL OF THE NORTH 1/2 OF THE

COUR COUNTY, ILLINOIS

V P.I.W. 04-36-400-042

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OOK CONNIX ILLINOIS

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d a ppu tenances thereto now or mentioned, and shall be covered by this Mortgage, and together with all and singular the buildings and improvements, whether now or heresteenested, the significant of the second of the the foregoing, in a door and roll a way beds, awaings, shades, door and window acreens, storm doors and windows, and stair and hall carpeting and floor covering, all of which shall be deemed to be fixtures and are expressly declared to be a part of the secare, whether physically attached thereto or not, and shall be a part of the security for the debt herein a part of the real estate, whether physically attached thereto or not, and shall be a part of the security for the debt herein single unit or otherwise, heat, light, power, water, gas, electricity, refrigeration, sanitation, ventilation, air conditioning, cooling or circulation, or to dispose of or treat refuse, or to cooling or circulation, or to dispose of or treat refuse, or to cooling or circulation, or to dispose of or treat refuse, or to cooling or circulation, or to dispose of or treat refuse, or to cooling or circulation, or to dispose of or treat refuse, or to cooling or circulation, or to dispose of or treat refuse. all appliances, apparatus, equipment, articles and things owned by Mortgagor and now or hereafter in, upon or used in connection with said real estate, to maintain or enjoy the same or to produce, supply, utilize, distribute, or control, by the said real estate or the buildings thereon, it being the intention of the parties elsewhere herein expressly included). TOORTHER with all fixtures appurtenant thereto, insolar as they now are or may hereafter belong to or be used with

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of any default hereunder on the part of Morkeakor TWESTON OF THE COLUMN OF THE COLUMN

any other purpose. Inaction of Mortgagee shall never be construed as a waiver of any right accruing to it on account herein contained shall be construed as requiring Mortgagee to advance or expend money for taxes, assessments, or for ber cent (Prime + 3 %) per annum or at the maximum contract rate permitted by law whichever is less. Nothing

due and payable without notice and with interest thereon at the rate of **brime + 38** paid or incurred in connection therewith, including attorneys, fees and any other moneys advanced by Mortgagee to pro-tect the real estate or the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately or may procure and pay for such insurance. All moneys paid for any of the purposes herein authorized and all expenses or settle any suits or claims for liens of mechanics or materialmen or other liens which may be made against the real estate. ment or estimate or into the validity of any tax, assessment, sale, forfoldure, tax lien or title or claim thereoff, may pay statement or estimate procured from the appropriate public office, without inquiry into the accuracy of such bill, state-Mortgagee, in making any payment hereby authorized relating to taxes or assessments, may do so according to any bill. such taxes or special assessments or redeem the premises from any tax sale or purchase any tax title obtained (and or materialmen or any other liens, or to maintain insurance as above provided, then Mortgages, at its option, may pay the failure of Mortgagor to pay taxes or sessements before the same become delinquent, or to pay any flens of mechanics to any extent deemed expedient. Mortgages may make full or partial payments of principal or interest on prior liens. On not, make any payment or perform any act hereinbefore or hereinatter required of Mortgagor in any form or manner and 5. It any of the coverence hereof are not performed by Mortgagor as herein provided, Mortgagee may, but need

от the obligations of the Mortgagor or any other person for the payment of the indebtedness bereby secured. by which said loss was sustained or any other portion thereof, without in any way affecting the lien of this instrument as a payment on account of the debt secured hereby, whether or not then due and payable, or shall apply the same, or a part thereof, toward the alteration, reconstruction, repair or restoration of the premises, either to the portion thereof shall be paid by the incurer to Mortgagee, which at its sole and absolute discretion, may apply the structor a part thereof. tion sals, and in the event of loss under any of the policies of insurance herein referred to, the protects and policy. to sasign all policios to any subsequent owner of the note or to the purchaser of the premises at any subsequent overeners promise all cisims under all policies and to demand, receive and receipt for all moneys becoming pyrable thereunder, and now or heresteer issued upon the premises, and at least ten (10) days before the expiration of an existing policy, to deposit with Mortgages a policy to replace such expiring policy. Full power is hereby conferred on Mortgages to settle or comdeliver to Mortgages, with mortgage clauses satisfactory to Mortgages, all insurance policies of any kind or in any smount tory to Mortgages, upon the buildings and improvements now or hereafter situated on the mortgaged premises, and to Mortgagee, tornade, windaterm or other insurance, in companies, form and amount and with mortgage clausee satisfac-4. Until the debt is fully paid, to provide, maintain and deliver to Moriage policies of fire, and, if required by

cure, permit nor accept any prepayment of any rent nor to release any tenunt from any obligation, at any time while the indebtedness secured hereby remains unpaid, without Mortgagee's written consent. оче оз чайлая бан дочтания при станов по станов по станов по станов по станов по станов по станов со ресreasonable times and accuss thereto shall be permitted for that party and To deliver to Mortgages all original lossess torily evidence of the discharge of such prior lies or claim. Mortg. 4. all have the right to inspect the premises at all secured by a lien or charge on the premises superior to the lien hereaf, and on request, to exhibit to Mortgagee satisfacexpressly subordinate to the lien hereof, to attach to the provides, to pay, when due, any indebtedness which may be or authorized by Mortgages, not to suffer any lien of mechanics or materialmen, or any other lien or claim for lien not and the use thereof, to make no material alteration in the promises except as required by law or municipal ordinance, of erection upon the premises, to comply with all requirements of law or municipal ordinances with respect to the premises and repair without waste, to complete within a reasonable time any building or buildings now or at any time in process hereatter on the Mortgaged premises which may be one damaged or be destroyed, to keep the premises in good condition 3. Not to abandon the premises, and to regal restore or rebuild promptly any building or improvement now or

shall be delivered to Mortgages promptly after payment. any tax or вавенитоп that Mortgagor my desire to content, Receipts showing full preyment of all taxes and вявенятель premises; to prevent default hereunder, Mor gagor shall pay in full under procest, in the manner provided by scatute. apecial taxos and assessments, water and sewer service charges, and other charges which may become a lien against the 2. Until the debt is fully paid, to pay all general taxes before panalty attaches thereto, and to pay when due all

1. To pay the above recited dobt and interest thereon when and as it shall become due, whether in course or under any covenant or agreement horeit or therein contained.

And Mortgagor Hereby Lxpressly Covenants And Agrees As Pollows:

acquiring any interest in o title to the premises subsequent to the date of this Mortgage. gage, on its own bebalf and bahalf of each and every person, except decree or judgment creditors of such corporation. by statute, hereby ways and all rights of redemption from sale under any order or decree of foreclosure of this Mort. In the even. Mortgagor be a corporation, or corporate trust, such corporation, or trust in those cases permitted

of said Note to make any such additional loan.

the original inceptedness secured hereby. Nothing herein contained shall imply any obligation on the part of any holder additional loan as part of the indebtedness secured hereby, and shall mature not later than the then maturity date of neated horein. Each nuch additional loan shall be evidenced by a note or other evidence of indebtedness identifying such would cause the total principal indebtodness secured hereby to exceed the smount of the original principal indebtedness the then owner of the real estate described herein, provided thut no such additional loan shall be making thereof This Mortgage shall also secure additional loans hereafter made by the then holder of the note secured hereby to

sec forth, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State HAVE AND TO HOLD the suid real ostate unto Mortgagee, its successions and assigns, forever, for the purposes herein hereunder, and Mortgages may demand, sue for and recover any such payments, but shall not be required so to do. TO chereof, now exincing or hereafter made, and to apply the sume to said indebtedness citier before or after any default revenues, royalties, bonuses, rights and benefits under any and all oil, gas, or mineral leases of the premises or any part аксерг, however, Mortgagee shall have and hereby expressly reserves the right to collect and receive all rents, profits, Mortgage, Mortgagor may remain in possession of the premises and may collect, receive and enjoy such avails therefrom, shall be made or an event shall occur, which under the terms hereof shall give to Mortgagee the right to foreclose this Mortgagor only, and not as a limitation or condition hereof and not available to any lessue or tenant, that until a default the same when due or payable. Mortgagee by acceptance of this Mortgage agrees, as a personal covenant applicable to to collect, receive and receipt for all avails thereof, to apply them to said indebtedness and to demand, sue for and recover premises, and does hereby transfer and assign all such lesses to Mortgages together with the right, but not the obligation. or accruing, and all deposite of money as advance rent or for security, under any and all present and future leases of the issues and profits of the premises and all rents, profits, revenues, royalties, honuses, rights and henefits due, payable (including any period of redemption), primarily and on a parity with said real estate and not secondarily, all the rents, hereafter belonging. Further, Mortgagor does hereby pledge and assign to Mortgagee, from and after the date hereof,

hereafter belonging. Further, Mor ragor dies hereby bledge and a sign , fren and after the date hereof, (including any period of redemption), primarily and on a parity with said real estate and not secondarily, all the rents. issues and profits of the premises and all rents, profits, revenues, royalties, bonuses, rights and benefits due, payable or accruing, and all deposits of money as advance rent or for security, under any and all present and future leases of the premises, and does hereby transfer and assign all such lenses to Mortgagee together with the right, but not the obligation. to collect, receive and receipt for all avails thereof, to apply them to said indebtedness and to demand, sue for and recover the same when due or payable. Mortgagee by acceptance of this Mortgage agrees, as a personal covenant applicable to Mortgagor only, and not as a limitation or condition hereof and not available to any lessee or tenant, that until a default shall be made or an event shall occur, which under the terms hereof shall give to Mortgagee the right to foreclose this Mortgage, Mortgagor may remain in possession of the premises and may collect, receive and enjoy such avails therefrom, except, however, Mortgagee shall have and hereby expressly reserves the right to collect and receive all rents, profits, revenues, royalties, bonuses, rights and benefits under any and all oil, gas, or mineral leases of the premises or any part thereof, now existing or hereafter made, and to apply the same to said indebtedness either before or after any default hereunder, and Mortgagee may demand, sue for and recover any such payments, but shall not be required so to do. TO HAVE AND TO HOLD the said real estate unto Mortgagee, its successors and assigns, forever, for the purposes herein set forth, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This Mortgage shall also secure additional loans hereafter made by the then holder of the note secured hereby to the then owner of the real estate described herein, provided that no such additional loan shall be made if the making thereof would cause the total principal indebtedness secured hereby to exceed the amount of the original principal indebtedness stated herein. Each such additional loan shall be evidenced by a note or other evidence of indebtedness identifying such additional loan in part of the indebtedness secured hereby, and shall mature not later than the then maturity date of the original indebtedness secured hereby. Nothing herein contained shall imply any obligation on the part of any holder of said Note to make any such additional loan.

In the event Murtangor be a corporation, or corporate trust, such corporation, or trust in those cases permitted by statute, hereby waites any and all rights of redemption from sale under any order or decree of foreclosure of this Mortgage, on its own behalf an I behalf of each and every person, except decree or judgment creditors of such corporation, acquiring any interest in or title to the premises subsequent to the date of this Mortgage.

And Mortgagor Hereby Expressly Covenants And Agrees As Follows:

- 1. To pay the above recited delicand interest thereon when and as it shall become due, whether in course or under any covenant or agreement herein or the vin contained.
- 2. Until the debt is fully paid, to pay all general taxes before penalty attaches thereto, and to pay when due all special taxes and assessments, water and sewer service charges, and other charges which may become a lien against the premises; to prevent default hereunder, Mortgigo shall pay in full under protest, in the manner provided by statute. any tax or assessment that Mortgagor may desire contest. Receipts showing full payment of all taxes and assessments shall be delivered to Mortgagee promptly after payment.
- 3. Not to abandon the premises, and to repair, jestore or rebuild promptly any building or improvement now or hereafter on the Mortgaged premises which may become drininged or he destroyed, to keep the premises in good condition and repair without waste, to complete within a reasonable time any building or buildings now or at any time in process of erection upon the premises, to comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof, to make no material alteration in the promises except as required by law or municipal ordinance, or authorized by Mortgagee, not to suffer any lien of mechanics of the substitution or any other lien or claim for lien not expressly subordinate to the lien hereof, to attach to the premises, to pay, when due, any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and on request, to exhibit to Mortgagee satisfactorily evidence of the discharge of such prior lien or claim. Mortgagee at all have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose. To a liver to Mortgagee all original leases (hereinabove assigned) which Mortgagee may at any time request, with projer assignments thereof; and neither to procure, permit nor accept any prepayment of any rent nor to release any tenant from any obligation, at any time while the indebtedness secured hereby remains unpaid, without Mortgagee's written consint
- 4. Until the debt is fully paid, to provide, maintain and deliver to Mortgages pricios of fire, and, if required by Mortgagee, tornado, windstorm or other insurance, in companies, form and amounts and with mortgage clauses satisfactory to Mortgagee, upon the buildings and improvements now or hereafter situated on the mortgaged premises, and to deliver to Mortgagee, with mortgage clauses satisfactory to Mortgagee, all insurance policies of any kind or in any amount now or hereafter issued upon the premises, and at least ten (10) days before the expiration of an existing policy, to deposit with Mortgagee a policy to replace such expiring policy. Full power is hereby conferred on Mortgagee to settle or compromise all claims under all policies and to demand, receive and receipt for all moneys becoming paye'ne thereunder, and to assign all policies to any subsequent owner of the note or to the purchaser of the premises at any forestowns or execution sale, and in the event of loss under any of the policies of insurance herein referred to, the proceeds of such policy shall be paid by the insurer to Mortgagee, which at its sole and absolute discretion, may apply the same or a vart thereof. as a payment on account of the debt secured hereby, whether or not then due and payable, or shall apply the same, or a part thereof, toward the alteration, reconstruction, repair or restoration of the premises, either to the portion thereof by which said loss was sustained or any other portion thereof, without in any way affecting the lien of this instrument or the obligations of the Mortgagor or any other person for the payment of the indebtedness hereby secured.
- 5. If any of the covenants hereof are not performed by Mortgagor as herein provided, Mortgagoe may, but need not, make any payment or perform any act hereinbefore or hereinafter required of Mortgagor in any form or manner and to any extent deemed expedient. Mortgagee may make full or partial payments of principal or interest on prior liens. On the failure of Mortgagor to pay taxes or assessments before the same become delinquent, or to pay any liens of mechanics or materialmen or any other liens, or to maintain insurance as above provided, then Mortgagos, at its option, may pay such taxes or special assessments or redeem the premises from any tax sale or purchase any tax title obtained (and Mortgagee, in making any payment hereby authorized relating to taxes or assessments, may do so according to any bill. statement or estimate procured from the appropriate public office, without 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), may pay or settle any suits or claims for liens of mechanics or materialmen or other liens which may be made against the real estate, or may procure and pay for such insurance. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' fees and any other moneys advanced by Mortgagee to protect the real estate or the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the rate of Prime + 3%

%) per annum or at the maximum contract rate permitted by law whichever is less. Nothing percent(Prime + 3 herein contained shall be construed as requiring Mortgagee to advance or expend money for taxes, assessments, or for any other purpose. Inaction of Mortgagee shall never be construed as a waiver of any right accruing to it on account of any default hereunder on the part of Mortgagor.

- 6. If default shall be mad in plymr in the line and pace and in the hander posited, of all or any part of the said debt or interest thereon of any other sums he eavy required it any beet mick in blackslainf lies for encumbrance which might be prior or equal in lien to the lien of this Mortgage be created upon or attach to all or any part of the premises, in the event of the passage after the date of this Mortgage of any law of the State of Illinois deducting from the value of the land for the purpose of taxation any lien thereon, or changing in any way the laws now in force for the taxation of Mortgages for state or local purposes or the manner of the collection of any such taxes so as to make it obligatory on Mortgages to pay such tax, if all or any part of the premises are sold, transferred, hypothecated or conveyed, or if default shall be made in the full performance of any covenant or agreement of this Mortgage, then and in every such case, the whole debt secured by this Mortgage, with all interest thereon and all other amounts hereby secured shall, at the option of Mortgagee, become immediately due and payable, and may forthwith or at any time thereafter be collected by suit at law, foreclosure of or other proceeding upon this Mortgage or by any other proper, legal or equitable procedure without declaration of such option and without notice, and Mortgagee shall be entitled to immediate possession of the premises and to collect the rents and avails therefrom, as aforesaid, and may enter without process of law, using such force as may be necessary, and in such case, all tenants in possession are hereby directed to attorn to Mortgagee.
- 7. In the event the undersigned's interest in the real estate described in this Mortgage is transferred by Deed of any kind including Quit Claim Deed, Installment Agreement for Deed, Contract Sale, Lease with Option to Purchase, or placing title in a land trust for the purpose of facilitating a sale through transfer of beneficial ownership, without consent of the Mortgagee hereof, or in the event title to said real estate is held in a land trust and the beneficial ownership thereof is transferred without consent of the Mortgagee hereof, such transfer of the real estate or beneficial interest shall be deemed to be an irrevocable election by undersigned to prepay the Note secured hereby in full immediately.
- 8. If the time for the payment of the debt, or any part thereof, he extended, Mortgagor and all persons now or at any time hereafter liable for the payment of the debt, or interested in said premises, shall be held to assent to such extension, 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 Mortgagee notwithstanding the extension.
- 9. In any suit ty to eclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Mortgagee in connection with collecting rents or other avails from the premises as herein provided, and for attorneys' fees, appraisers' fees, outlays for documentary and exper. a idence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after earry of the decree of procuring all such abstracts of title, title searches and examinations, guarantee policies, and similar de a ind 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 be had pursuant to such decree the true condition of the title to or the value of any premises. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional and secured hereby and immediately due and payable with interest thereon at percent: Prime + 3 %) per annum or at the max-Prime + 3% imum contract rate permitted by law which ver s less when paid or incurred by Mortgagee in connection with (a), any proceeding, including foreclosure, probate and bankruptcy proceedings, to which it shall be a party, either as plaintiff, claimant or defendant, by reason of this Mortgage, or any indebtedness hereby secured, (b) preparations for the commencement of any suit for the foreclosure hereof after a cru al of such right to foreclose whether or not actually commenced. or (c), preparations for the defense of any threatened e it or proceeding which might affect the premises or the security hereof, whether or not actually commenced.
- 10. 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 the premises. Such appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency of Mortgagor et 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. Such receiver shall have power to collect the rents, issues, and profits of the premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency, during the full statutory period of reducing the pendency of such foreclosure suit and, in case of a sale and a deficiency, during the full statutory period of reducing the pendency of such foreclosure suit and, in case of a sale and a deficiency, during the full statutory period of reducing the pendency of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be made prior as 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 dest secured hereby or by any decree foreclosing this Mortgage, or any tax, perial 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, or (2), the deficiency in case of a sale and deficiency. Mortgage consents to the appointment of any officer or employed of or any other person designated by Mortgagee as such receiver.
- 11. 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 the same in an action at law upon the Note hareby secured.
- 12. Mortgagor shall deliver to Mortgagee at any time on its request, all leases, abstract, guarantee policies, muniments of title, surveys and other papers relating to said premises, and in case of foreclosure he see and failure to redeem, the same shall be delivered to and become the property of the person obtaining a deed to said premises by reason of such foreclosure.
- 13. If required by Mortgagee, Mortgagor shall pay to Mortgagee with the monthly payments of principal and interest a prorated portion of the taxes, assessments and insurance premiums next to become due, as estimated by the Mortgagee, so that Mortgagee will have sufficient funds on hand to pay taxes, assessments and insurance premiums thirty (30) days before the delinquency date thereof. Any deficit shall immediately be paid by Mortgagor to Mortgagee. Money so held shall not bear interest and upon default may be applied by Mortgagee on account of the mortgage indebtedness. The enforceability of the covenants relating to taxes, assessments and insurance premiums herein otherwise provided, shall not be affected, except in so far as the obligations thereunder have been actually met by compliance with this paragraph. Mortgagee may from time to time at its option waive, and after any such waiver reinstate, any or all provisions hereof requiring deposits for taxes, assessments or insurance premiums, by notice to Mortgagor in writing. While any such waiver is in effect Mortgagor shall pay taxes, assessments and insurance premiums as herein elsewhere provided.
- 14. Any award of damages resulting from condemnation proceedings or the taking or injury of the mortgaged premises for public use (all such awards, to the total amount of the indebtedness secured by this Mortgage are hereby transferred and assigned to Mortgagee) shall be paid to Mortgagee and the proceeds or any part thereof may be applied by Mortgagee, at its option, after payment of all of its expenses, including costs and attorneys' fees, to the reduction of the indebtedness hereby secured and Mortgagee is hereby authorized on behalf and in the name of Mortgager, to execute and deliver valid acquittances and to appeal from any such award.
- 15. The rights and remedies of Mortgagee are cumulative and may be exercised as often and whenever occasion therefore arises, and failure of Mortgagee to exercise such rights and remedies, or any of them, however often, shall not be deemed a waiver thereof.
- 16. A reconveyance of said real estate shall be made by Mortgages to Mortgager on full payment of the indebtedness secured hereby, the performance of the covenants and agreements herein made by Mortgager, and the payment of the reasonable fees of Mortgages.
 - 17. Each of the covenants and conditions of this Mortgage shall bind, jointly and severally, the party or parties

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named above as "Mortgagor", and their respecting to the benefit of and be available to the su the party or parties executing this Mortgage, the event Mortgagor be a corporation, the successor the successors and assigns of the Mortgages.	ccessors and assign	ns of Mortgages. The rs, executors, adminis	term "Mortgagor" shall include strators and assigns; and in the	
18. The Mortgagor represents and agrees the purposes specified in paragraph 6404 (c) of obligation secured hereby constitutes a business	Chapter 17 of the 1	973 Illinois Revised	Statutes, and that the principal	
In Witness Whereof, each Mortgagor has he by its duly authorized officers and its seal to be	ereunto set his or he e hereunto affixed,	r hand and seal or caud the day and year fir	sed this Mortgage to be executed at above written.	
John K Homes	(SEAL) (B)	otellar	(SEAL)	
John/Hamal		tty Hamal	(SEAL)	
	(SEAL)		(SEAL)	
	(SEAL)		(SEAL)	
COA				
	WELLTER SELECTED TO SERVE STREET		nervisia de la companya de la compa	
STATE OF ILLINOIS COUNTY OF COOL				
I. CATHER WE A CHIER DO HEREBY CERTIFY that				
JOHN K. HAWAL. UNV. P.	orry HAMI	16, 115 611	C.	
personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged he signed resided and delivered the said instrument as THE FAL. free and voluntary act for the uses and purposes therein so forth, including the release and waiver of the right of homestead.				
Given under my hand and Notarial seal t	his 27th	day of Se	PIEMBER . 1987	
"OFFICIAL SZAL" Cathoriae N. Cinert Notery Febils, State of Allinoi	· · · · · · · · · · · · · · · · · · ·	Patherine 1.	Cederl	
My Commission Expires 9/1/8			with the control of t	
STATE OF ILLINOIS COUNTY OF GOOD 85.		(O/1/		
I. CATHERME M. CINERT a Notary Public in and for said County, in the State aforesaid.				
DO HEREBY CERTIFY that			Ox	
personally known to me to be the	Presid	ent of	, personally	
known to me to be the Secretary of said corporation, whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument of writing as President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.				
Given under my hand and Notarial seal th	his	day of	. 19	