

UNOFFICIAL COPY

and repair; (6) To comply with all applicable laws, ordinances, rules and regulations of any nation, state or municipality, and neither to use nor to permit the property to be used for any unlawful purpose; (7) To keep the mortgaged premises free from liens superior to the lien of this mortgage, except as aforesaid, and to pay when due any indebtedness which may be secured by lien or charges on the premises superior to the lien hereof; (8) That no sale or conveyance of said property will be made without the prior written consent of the Mortgagee; (9) That time is of the essence of this mortgage and of the Note secured hereby and no waiver of any right or obligation hereunder or of the obligation secured hereby shall at any time thereafter be held to be a waiver of the terms hereof, or of any Note secured hereby, and that the lien of this mortgage shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness or any part thereof secured hereby; (10) That in the event the ownership of the mortgaged premises or any part thereof becomes vested in a person or persons other than the Mortgagors, the Mortgagee may without notice to the Mortgagors deal with such successor or successors in interest with reference to this mortgage and the indebtedness hereby secured in the same manner as with the Mortgagors; (11) That upon the commencement of any foreclosure proceeding hereto the court in which such suit is filed may at any time, either before or after sale and without notice to the Mortgagors, appoint a receiver with power to manage, rent and collect the rents, issues and profits of said premises during the pendency of such foreclosure suit, and the statutory period of redemption, and such rents, issues and profits, when collected either before or after any foreclosure sale, may be applied toward the payment of the indebtedness or any deficiency decree, costs, taxes, insurance or other items necessary for the protection and preservation of the property, including the expenses of such receivership; and upon foreclosure and sale of said premises there shall first be paid out of the proceeds of such sale a reasonable sum for plaintiff's attorney's fees, and all expenses of advertising, selling and conveying said premises, all sums advanced for court costs, any taxes or other liens or assessments, or title costs, master's fees and costs of procuring or completing an abstract of title, title guaranty policy or Torrens Certificate showing the complete title of said premises, including the foreclosure decree and Certificate of Sale; there shall next be paid the indebtedness secured hereby, and finally the overplus, if any, shall be returned to the Mortgagors. The purchaser at said sale shall have no duty to see to the application of the purchase money.

If there be only one mortgagor, all plural words herein referring to Mortgagors shall be construed in the singular.

IN WITNESS WHEREOF the Mortgagors have hereunto set their hands and seals this 5th day of July A.D. 1988.

Conrad H. Hauser (Seal)
Janet C. Hauser (Seal)
 Janet C. Hauser (Seal)

STATE OF ILLINOIS)
 COUNTY OF COOK)

ss:

DEPT-01 (Seal) \$12.00
 743333 TRAN 0463 01/08/89 09:03:00
 #5738 # C *-89-000675
 ACKNOWLEDGMENT COUNTY RECORDER

I, a Notary Public, in and for the said county in the state aforesaid do hereby certify that Conrad H. Hauser and Janet C. Hauser, his wife are personally known to me to be the same persons whose name are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their own free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 28th day of July A.D. 1988.

Nancy Presley
 Notary Public



ILL. TO:
 bank of reynoldswood

1825 W. Lawrence Ave.
 Chicago, Illinois 60640

Box 55

HELEN GEANON
 1825 W. Lawrence Avenue
 Chicago, Illinois 60640

THIS INSTRUMENT WAS PREPARED BY:

bank of reynoldswood
 1825 W. Lawrence Ave.
 Chicago, Illinois 60640

HAUSER, Conrad H./Janet C.
 1012 S. Home
 Park Ridge, IL. 60068
 (I/L -SC) to

57-000675-88

57-000675

57-000675

MORTGAGE

Handwritten initials