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THIS INDENTURE WITNESSETH That the undersigned,
Conrad H. Hauser and Janet C. Hauser, his wife
of the city of Park Ridge County of Cook , State of
Illinois, hereinafter referred to as the Mortgagors, do hereby convey and Warrant to the BANK of RAVENSWOOD, a corporation having an office and place of businesss at 1825 W. Lawrence
Avenue, Chicago, Illinois 60640, hereinafter referred to as the Mortgagee the following real estate situate in the County of
to-wit:
PARCEL 1: Lot 12 in Block 2 in Forest addition to Hulbert Devonshire Terrace being a Subdivision of Part of the South East & of Section 34, Township 41 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded March 1, 1926 as Document 9192923; ALSO
PARCEL 2: The Southerly 1 of Lot 11 in Block 2 in the Forest Addition to Hulbert Devonshire Terrace, being a Subdivision of part of the South East 1 of Section 34, Township 41 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded March 1, 1926 as Document 9192923, in Cook County, Illinois.
ALSO O
PARCEL 3: The East 1 of the vacated alley lying West of and adjoining the
Southerly 1 of Lot 11 and all of Lot 12 in Block 2 in Forest Addition to the
Hulbert Devonshive Terrace, being a Subdivision of part of the South East of Section 34, Township 41 North, Range 12 East of the Third Principal

Tax I. D. # 09-34-410-025

TOGETHER with all the buildings and improvements now or hereafter erected thereon and all appurtenances, apparatus and fixtures and the rente, issues and profits thereof, of every name, nature and kind.

Meridian, in Cook County, Illinois, according to the Plat.

TO HAVE AND TO HOLD the said property unto said Mortgagee forever, for the uses and purposes herein set forth, free from all rights and benefits unfor the Homestead Exemption laws of the State of Illinois, which said rights and benefits said Mortgagors do hereby release and waite

It is the intention hereof to secure the payment of the total indebtedness of the Mortgagors to the Mortgage within the limits prescribed herein whether the entire amount shall have been advanced to the Mortgagors at the date hereof or at a later date or having been advanced shall have been paid in part and future advances thereafter made. All such future advances so made shall be liens and shall be secured by this mortgage equally and to the same extent as the amount originally advanced on the security of this mortgage, and it is expressly agreed that all such future advances shall be liens on the property herein described as of the date hereof.

THE MORTGAGORS COVENANT: (1) The term "indebtedness" as herein used shall include all sums owed or agreed to be paid to the Mortgagee by the Mortgagors or their successors in title, either under the terms of said Note as originally executed or as modified and amended by any subsequent Note, or under the terms of this mortgage or any supplement thereto or otherwise; (2) To repay to the Mortgagee the indebtedness secured hereby, whether such sums shall have been paid or advanced at the date hereof or at any time hereafter; (3) To pay when due all taxes and assessments levied against said property or any part thereof, and to deliver receipts therefor to the Mortgagee promptly upon demand; (4) To keep the buildings and improvements situated on said property continually insured against fire and such other hazards, in such amount and with such carrier as the Mortgagee shall approve, with loss payable to the Mortgagee as interest may appear; (5) Neither to commit nor to suffer any strip, waste, impairment or deterioration of the mortgaged premises or any part thereof, and to maintain the mortgaged premises in good condition

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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 sur premises there shall first be paid out of the proceeds of such sale a reasonable sum for plaintiff, attorney's fees, and all expenses of advertising, selling and conveying said premises, all sum; alyanced 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 Ceruffcate 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 my, 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 workconstrued in the singular.	rds herein referrin	ig to Mortga	gors shall be	<u>:</u>
IN WITNESS WHEREOF the Martgagors have	e hereunto set th	neir hands a	nd seals thi	s
y Cal	1. Dun		(Seal	)
Conrad H.  \( \sum \) James  Janet C. Fa	Hauser / a	uses	(Scal	)
STATE OF ILLINOIS )	. DEF	5738 ¢ C ·	(Seal)  1463   017037  * 一島ターロ	\$9 (05:23:0)
COUNTY OF COOK ss:	ACKNOWI EDGM	risor (dunt)	r recomber	
I, a Notary Public, in and for the said county in Conrad H. Hauser and Janet C. Ha	suser, his wife			
are personally known to are subscribed to the foregoing instrument acknowledged that they signed, sealed and deligown free and voluntary act for the uses and purpose waiver of the right of homestead.	t appeared before i vered the said insti	me this day i rument pe <u>t</u>	n person and : <b>heir</b>	
Fiven under my hand and Notarial Seal this.	and La	sleer	A.D.	
"OFFICIAL SEAL" NANCY PRESLEY NOTARY PUBLIC, STATE OF ILLINOIS	JA: 74:14 1.1.0	, N	otary Public	89-000
My Commission Expires 2/28/92	<b>©</b>	Park Ridg	HAUSER	000
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