(ZIP CODE)

April, 1980

LEGAL FORMS		April, 1980	13		
	MORTGAGE (ILLING	1S) 16 ¹ 1 147 19 ⁽ 19 Azi 6-37	CODY	en to exclusive exclusive	
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THIS INDENTURE,	madeFebruary	2 87 between	o de Carlo (Lores e en trapaca de Magneto (Service e e e en trapaca	ing Amerika mengendak di sebagai kecamatan dan beranggan beranggan beranggan beranggan beranggan beranggan ber Beranggan beranggan	
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		cago Illinoi (CITY) (STATE)		sa e di Aristo III il montho del II di Lance e e e consigliare programa i particolo di	
herein referred to as "			ुपुर्वा का अन्य का अन्य का है। जिल्ला को सम्मानका जो स्थापन है।	89342660	,
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7947 8 NO. A	BSTREETY Chi	Cago I1TInot (CITY) (STATE)	• 25%។ កាំ 25% វត្ស ដែល លា នៅ ១០៩៩ ការុ ទូកេវី ដែល 3 ភាព នា ប្រាសាស្ត្រី ដែ	ce For Recorder's Use Only	
herein referred to as "	Mortgagee," witnesseth: AS the Mortgagors are justly ind	and the second of the second o	5 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -		
FIFTEEN TH	OUSAND AND NC/10	601ed to the Morigagee upon the	instaument note of even dat	DOLLA	LRS
(5 15,000,00		and delivered to the Mortgagee, in	and by which note the Mortga	gors promise to pay the said princ	ipal v
10 9 2and all of said r	ring nat and interest are made pay	able at such place as the holders of	the note may, from time to tin	ne, in writing appoint, and in absc	nce
of such appointment,	then a the office of the Mortgages	at Chicago, Ill	inois	The state of the s	
NOW, THEREF	ORE, the Mic ig. gors to secure the	payment of the said principal sum	of money and said interest in	ecordance with the terms, provisi	ions
and limitations of this consideration of the su	one, the wich giggors to secure the mortgage, and he performance of mof One Dollar in hind paid, the ortgagee's successors and assigns,	of the covenants and agreements in receipt whereof is hereby acknowledge to the following described Real Estate	edged; do by these presents CC	NVEY AND WARRANT unto	the vine
and being in theC	ity of Chicego	COUNTY OF	Cook	AND STATE OF ILLINOIS, to	wit:
Tat 16 (av.	cept the West	eet thereof) in 1	Black 15 in W	F. Kaiser and	
Company's	Ardale Park Subdi	vision being a St	abdivision of t	he East 1/2	
of the Nor	th West 1/4 (exc	pt the West 33 Fe	et thereof) of	Section 15,	
	North, Range 15	, mast of the In	ird Principal w	SECONDARY OF THE PERSON OF THE	
	-	0/		the state of the s	
19 15 /	27 045		893420	62	
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	CHICAGO	260 4,332		ม 1288 07/26/89 10:31:	LLIG.
		4	2772 1 COUR CON	HTT MECONDER	. ===
	and the second of the second o		Andrew State of the Control of the C		
This is a	junior mortgage.				
which, with the propert	y hereinalter described, is referred	to herein as the "premises,"			
loon and during all such	all improvements, tenements, eas times as Mortgagors may be entitle	ed thereto (which are pictied) prim	iarily and r.r. a bartly with said i	real estate and not secondarily) a	ına
alanta unite or controlly	nt or articles now or hereafter ther controlled), and ventilation, inch awnings, stoves and water heaters	whice (without restricting the fore	POINT), SCIECUS, VUIDOOW SDBD	es, storm doors and windows. Ho	XOI .
or not and it is agreed t	awnings, stoves and water neaters that all similar apparatus, equipment ng part of the real estate.	ent or articles hereafter placed in t	he premises by A originaries of	their successors or assigns shall	be
2500 33 A 3/10 A 3/10 T	O HOLD the premises unto the h m all rights and benefits under an	fortgagee, and the Mortgagee's su	ccessors and assigns, Grever	for the purposes, and upon the u-	ses Fire
the Morigagors do here	by expressly release and waive.	bella, Patrice Ci	· ·	/ A .	
The name of a record of This morteage con-	dets of two pages. The covenants.	conditions and provisions appeari	ng on page 2 (the reverse side		ed
herein by reference and	are a part hereof and shall be bind and sau of Morigages the	ling on Mortgagors, their heirs, su	ccessors and assigns.	C	
Ty Mica inc inclinati	Monara like	(Seal)	Putrice Ci	Leff (Ser	ai)
PLEASE PRINT OR	ROSARIO CIBELL	<u>A</u>	PATRICE CIBEL	LA	
TYPE NAME(5) BELOW	Horles Woods) (SX)		(Sea	
SIGNATURE(S)	CHARLES WOROBI	EW (Scal)	of the design of the second		•••
State of Illinois, County			I, the undersigned, a N	otary Public in and for said Coun	ıty
OFFICIAL IN THE	in the State aforesaid, DO HE		ARIO CIBELLA a WOROBIEW, a bac		_
MICHAEL CAN	of ALLIGANIE known to me to be	the same persons whose n	ame Bare subsci	ibed to the foregoing instrumen	ıl,
	appeared before me this day i	n person, and acknowledged that Voluntary act, for the uses and pu	they signed, scaled ar	d delivered the said instrument	25 he
476	right of homestead.	The second secon	The second secon	A Company of the Comp	,e
Given under hand an		day of Fedre	a m	19. 8.7	- 1
Commission expects	¥9-2	1990	2 41	Notary Publ	iic ;
This instrument was pre-	ar thy Richard W	name and address)	S. Harlem, Wo	rtn. 11. 60482	*
fail this instrument to	Richard Wojnar		Life the secret is the engine in the	With the second of the second	

OR RECORDER'S OFFICE BOX NO.

THE COVENANTS, CONDITION MORTGAGE: D FROVISIONS RAFERRED TO ON PAGE (THE REVERSE SIDE OF THIS

1. Mortgagors shall (1) promptly repair, resibre or results 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 prior lien to the Mortgagee; (4) complete within a reasonable time any building or 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 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 mortgagee, 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 Mortgagoe 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 Mortgagee, and the Mortgagee'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 is 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 acp all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and wilds orm 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 Mortgagee, under insurance policies provide 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 to all deliver all policies, including additional and renewal policies, to the Mortgagee, and in case of insurance about to expire, shall deliver onewal policies not less than ten days prior to the respective dates of expiration.
- 7. In case of default therein, Mor gagee may, but need not, make any payment or perform any act hereinbefore required of Mortgagors in any form and manner deemed expellent, 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 or mises or contest any tax or assessment. All moneys paid for any of the purposes, herein authorized and all expenses paid or incurred in core cition therewith, including attorneys fees, and any other moneys advanced by Mortgagee to protect the mortgaged premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest the contact the highest rate now permitted by Illinnis, law. Inaction of Mortgagee, shall never be considered as a waiver of any right account to the Mortgagee on account of any default hereunder on the part of the Mortgagors.
- 8. The Mortgagee 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 of or without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lier or tille or claim thereof.
- 9. Mortgagors shall pay each item of indebtedness havin mentioned, both principal and interest, when due according to the terms hereof. At the option of the Mortgage and without notice of Mortgagors, all unpaid indebtedness secured by this mortgage shall, notwithstanding anything in the note or in this mortgage to the contrar, become 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 convented.
- 10. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, Mortgagee shall have the right to foreclose the lien hereof. In any suit to foreclose 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 for attorneys' fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, indication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstract of title, title searches, and examinations, title insurance policies, Torrens certificates, and similar data and assurances with respect to the 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 the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, with interest thereo, at the highest rate now permitted by Illinois law, when paid or incurred by Mortgagee in connection with (a) any proceeding, including propart and bankruptcy proceedings, to which the Mortgagee shall be a party, either as plaintiff, claimant or defendant, by reason of this mort and actually to foreclose whether or not actually commenced; or (c) preparations for the defense of any actual or threatened suit or proceeding, which might affect the premises or the security hereof.
- 11. The proceeds of any foreclosure sale of the premises shall be distributed and applied in he following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items is are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness plan onal to that evidenced by the note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the not; 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, 'ii' out 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 case 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 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. 1632 0 151
- 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 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. Mortgaged 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. 4
- 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 "Mortgageee" 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.

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