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THIS INDENTURE made AUGUST 10 1990 between BRIAN H KRAMER AND CAROL RB KRAMER, HIS WIFE

1306 SO DUNTON ARLINGTON HGTS, IL 60005

DEPT-01 RECORDING \$12.00 786886 TRW 5607 16/26/90 15 42 00 #7226 = H * -90-524479 COOK COUNTY RECORDER

herein referred to as "Mortgagors" and NU CONCEPTS

307 SO MILWAUKEE WHEELING, IL 60090

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herein referred to as "Mortgagee" witnesseth

THAT WHEREAS the Mortgagors are justly indebted to the Mortgagee upon the Retail Installment Contract dated AUGUST 10 1990 in the sum of

THIRTEEN THOUSAND NINE HUNDRED SIXTY-TWO AND NO/100 ***** DOLLARS 13,962.00

payable to the order of and delivered to the Mortgagee in and by which contract the Mortgagors promise

to pay the said sum in 19 installments of \$ 116.35 each beginning 11-19

1990 and a final installment of \$ 116.35 paid on 10-19

1990 and all of said indebtedness made payable at such place as the holders of the contract may from time to time in writing appoint and in

the absence of such appointment in the office of the holder at

UNION MORTGAGE COMPANY INC. LOMBARD IL

NOW THEREFORE the Mortgagors secure the payment of the said sum in accordance with the terms provisions and limitations of this mortgage and the performance of the covenants and agreements herein contained to the Mortgagee by performing to these presents CONVEY AND WARRANT unto the Mortgagee and the Mortgagee's successors and assigns the following described Real Estate and all of the estate right title and interest therein situate lying and being in the CITY OF ARLINGTON HGTS. COUNTY OF COOK AND STATE OF ILLINOIS to wit

LOT 2 IN BLOCK 15 IN ARLINGTON HEIGHTS GARDEN HOMESITES IN NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #08-09-227-017

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1300 E

RETURN TO: UNION MORTGAGE CO., INC. P. O. BOX 516613 DALLAS, TEXAS 75251-5923 214/760-3134

which with the property hereinafter described and all other interests therein... TOGETHER with all appurtenances... hereunto by the Mortgagors... THE MORTGAGEE... BRIAN H KRAMER AND CAROL RB KRAMER, HIS WIFE

The name of the mortgagor is BRIAN H KRAMER AND CAROL RB KRAMER, HIS WIFE This mortgage consists of two pages. The covenants conditions and promises appearing on page 2 the reverse side of this mortgage are incorporated herein by reference and are a part hereof and shall be binding on Mortgagors their heirs successors and assigns

[Signature] BRIAN H KRAMER

[Signature] CAROL RB KRAMER

[Signature] BRIAN H KRAMER

OFFICIAL SEAL... STATE OF ILLINOIS... NOTARY PUBLIC... AUGUST 10 1990

10th 3/19 91

[Signature]

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ADDITIONAL COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON THE REVERSE SIDE OF THIS MORTGAGE AND INCORPORATED THEREIN BY REFERENCE.

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...

2 Mortgagors shall pay before any penalty, penalties all general taxes and shall pay special assessments, water charges, sewer sewer charges, and other charges against the premises when due.

3 Mortgagors shall keep all buildings and improvements now and hereafter situated on the premises insured against loss or damage by fire, lightning and windstorm under policies providing for payment by the insurance companies of amounts sufficient to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereon...

4 In case of default herein, Mortgagee or the holder of the contract may, but need not, make any payment or perform any act hereinbefore required of Mortgagors in any form and manner deemed expedient and may, by deed, conveyance, assignment, mortgage, or otherwise, convey, assign, or otherwise dispose of any or all of the premises...

5 The Mortgagee or the holder of the contract herein secured hereby, or any person authorized by him, may do so according to any bill, statement or estimate procured from the appropriate authority within the office within the territory into the accuracy of such bill, statement or estimate or into the validity of any tax assessment, said bill, statement, tax or estimate, as aforesaid.

6 Mortgagors shall pay each item when due for the purposes herein mentioned when due according to the terms hereof. At the option of the holder of the contract, and without notice to the Mortgagors, all items when due for the purposes herein mentioned, including in the contract or in this Mortgage to the contrary, become due and payable immediately in the case of default in making payment of any installment on the contract, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.

7 When the indebtedness hereby secured shall become due with the principal and interest thereon, Mortgagors 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 in or out of court in behalf of Mortgagee or the holder of the contract...

8 The proceeds of any foreclosure sale of the premises shall be distributed as follows: first, to pay in full all costs and expenses incident to the foreclosure proceedings; second, to pay in full the indebtedness secured by the contract and this mortgage; third, to pay in full all other indebtedness if any remaining unpaid on the contract; fourth, any surplus to Mortgagors, their heirs, assigns or representatives or assigns as their rights may appear.

9 Upon or at any time after the filing of a notice of foreclosure by Mortgagee or the holder of the contract, who is a trustee or trustee-in-fact, in and to said premises, Such appointment may be made either before or after sale with or without regard to the rights of the Mortgagors or the holder of the contract...

10 No action for the enforcement of the lien or 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 contract hereby secured.

11 Mortgagee or the holder of the contract shall have the right to inspect the premises at all reasonable times and access there to shall be permitted for that purpose.

12 If Mortgagors shall sell, assign or transfer any right, title or interest in said premises or any part thereof, without the written consent of the holder of the contract secured hereby, the holder shall have the right, at his option, to demand and pay in full the indebtedness secured by this mortgage to be immediately due and payable, anything in said contract or this mortgage to the contrary notwithstanding.

ASSIGNMENT

FOR VALUABLE CONSIDERATION Mortgagee hereby sells, assigns and transfers the within mortgage to _____

Date _____ Mortgagee _____

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DELIVERY UNION MORTGAGE COMPANY, INC. P. O. BOX 5773 DUNBAR, ILL. 60015-5773 1306 S DUNTON AVENUE ARLINGTON HEIGHTS, IL 60005 KIMBERLY J MORGAN 10 E 22ND ST - LOMBARD IL