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UNOFFICIALCOPY

The MORTGAGOR(S): James G. Sporleder and Gathy M. Sporleder
of the City of LaGrange Park , County of Gook , and State of Illinois ,
MORTGAGE(S) and WARRANT(S) to Rank of LaGrange Park , a(n) State Banking Association
with its principal place of business in _Oak_and_Sherwood, _Lagrange_Park,_Illinois, the Morigages, the
following described real estate situated in the County ofCook in the State of Illinois:

Lot 2 in Sherwood Village being a subdivision of part of the West half of Section 28, Township 39, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

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THIS INSTRUMENT PREPARED BY: Jeffery S. Loveland BANK OF LAGRANGE PARK OAK AND SHERWOOD LAGRANGE PARK, 11. 60525

commonly known as	1405 Stonegate Road	and the second	(Street),
	LaGrango Park	(City), Illinois,	60525 (Zip Codo),
	("Promisos")	• • • • • • • • • • • • • • • • • • • •	
profits, and all right, title, and (r	intures and improvements now or hereal aternat of the Mortgagor(s) in and to sai	d roni ostato.	
The Mortgagor(s) hereby relo	e o and walve all rights under and	by virtue of the Homestead	Examplion Laws of the State of
Illinois	and the United States of America.	•	
This block and a second of the second	amunes of the Heatland purguent to the Un-	ma Caulty I has of Coasts Associated	d and Note dated. Paleguanu, 17th

amount secured hereby shall not exceed \$ 15.000.00 (Fiftuen Thousand dollars & no/100ths====)
plus interest thereon and any disbursements made for payment of taxes, special assessments or insurance on real estate described hardin plus interest on such disbursements.

MORTGAGOR(S) COVENANT AND WARRANT:

Permanent Tax No. 15-28-315-041

- 1. To pay the indubtedness as hereinbefore provided.
- 2. To maintain the premises in good condition and reputir, not to commit or suffer any waste of the premises; to comply with or cause to be complied with all statutes, ordinances and requirements of any governmental authority relating to the premises; and to premptly repair, restore, replace, or rebuild any part of the premises now or hereafter publicate to the lien of this Mortgage which may be damaged or destroyed by any casualty whatsoever; not to remove, demolish, or materially store any building or other property now or hereafter covered by the lien of this Mortgage without the prior written consent of the Mortgage.
- 3. To keep the buildings on the promises and the equipment insured for the bentity of the Mortgages against less or damage by fire, lightning, windstorm, hall, explosion, alreadt, vehicles, smoke and other assualties covered by extended fire insurance, all in amounts approved by the Mortgages not exceeding 100% of the full insurance herein provided for shall be in the form and companies approved by the Mortgages. Mortgager(s) shall deliver to Mortgages with Mortgage clause satisfactory to Mortgages at said insurance policies. Mortgager(s) grant Mortgages power to settle or compromise all claims under all policies and to formand a receipt for all moneys becoming payable thereunder and to receive any money for loss or damage. Such amount may, at the out of Mortgages, be retained and applied by the Mortgages toward the payment of the moneys secured by this Mortgages or be paid over who'ly or in part to the Mortgager(s) for the repair of said buildings or for the erection of new buildings in their place.
- To pay all taxes, assessments, special assessments, water rates, sewer service charges and other charges now or hereafter assessed or liens on or tevied against the premises or any part thereof.
- 5. Mortgagor(s) have good title to the premises and have the right to Mortgago the same and shall make, execute, acknowledge or deliver in due form of law all such further or other deeds or assurances as may, at any time hereafter, he required for more fully and effectively carrying out the Mortgago to the premises described and shall defend said premises from all and any person, time or corporation deriving any estate, title or interest therein against said Mortgagor(s) and all persons claiming through the Mortgagor(s).
- 6. To permit the Mortgagee and any persons authorized by the Mortgagee to enter and inspect the premiser of all reasonable times.
- 7. Not to assign the whole or any part of the ronts, income or profits arising from the premises without the written concent of the Mortgages.
- 8. In the event of default in the performance of any of the Mortgagor(s) covenants or agreements herein, the Mortgagor's option, may perform the same, and the cost thereof with interest at <u>Lindax...t.</u> % per annum shall immediately be due from Mortgagor(s) to Mortgagor and Included as part of the indubtedness secured by this Mortgago.
- 9. The whole of the principal sum and interest thereon shall be due at the option of the Mortgagos upon the happening of any one of the following events: (a) if Mortgagor(s) fall to comply with any representation in connection with said Agraement; (b) if Mortgagor(s) have engaged in fraud or muterial interpresentation in connection with said Agraement; (c) if Mortgagor(s) have engaged in the mortgagor and in any action or have falled to set in a way which adversely affects the Mortgagor's security or any right of the Mortgagor in such security including, but not limited to, (i) default in the observance or performance of any of the covenants or agreements of the Mortgagor herounder, which default is not corrected by Mortgagor(s) within ten (10) days after receipt of notice of said default (ii) the assertion of any liens, mechanics' or otherwise, against the premises (iii) the assignment by Mortgagor(s) for the benefit of creditors (iv) the appointment of a receiver, ilquidator or trustee of the premises and the adjudication of the Mortgagor(s) to be bankrupt or insolvent or the failure to make payments under a reaffirmation plan and (v) the said or trustee of the Mortgagor's interest in real estate which is security for this indebtedness; and the whole sum may forthwith be collected by suit at law, foreclosure of, or other proceedings upon this Mortgage or by any other legal or equilable procedure without notice or deciaration of such action.
- Upon or at any time after filing a suit to foreclose this Mortgage, the court in which such suit is filed may appoint any qualified person, corporation or banking association (including Mortgagee Itself) named by Mortgagee, a receiver of the premises; such appointment may be made either before or after the sale, without notice and without requiring a bond (notice and bond being hereby waived). Such receiver shall have the power to collect rents, issues and profits of said premises during the pendency of such foredosure suit, and in the case of a suit and deficiency, during the full statutory redemption, if any, as well as during any further times, when the Mortgagor(s), 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 usual in such cases for the protection, possession, control and operation of the premises during the whole of said period; and the receiver out of such rents, issues and profits, may pay costs incurred in the management and operation of the premises, prior and coordinate liens, if any, taxes, assessments, and insurance and pay all or any part of the indebtedness secured hereby or any deficiency decree.
- In any suit to foreclose the lien of this Mortgage there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred on behalf of the Mortgagee, including but without limitation thereto, attorneys' fees, appraisers' tees, surveys, title soarches and similar data.
- 12. To pay all costs incurred, including reasonable attorneys' less, to perfect and maintain the lien on this Mortgage.

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14.	and severally liable respective heirs, pe	to perform the covenants hereonal representatives, and	erein, and the te I assigns.	rm "Mortgagor(s)"	nal representatives, success shall include all parties exe	culing this Mortgage, their
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κk	MAIL TO: Jeff	ery S. Loveland			Notary Public	
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C 3	Pluce in Becorders	Office Box Number			Recider From ILLIANA	A FIHANCIAL, INC., PO. Box 1227
	No. HES		······································		Hickory Hills, IL	60455-0227, (708) 598-9000

C) Place in Recorders Office Box Number .