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PATRICIA LA	nde March 5. AMBERT (UNMARRIED)	19 90, between	9019	2854
A Printer of the Contract of t			DEPT-01 RECORD	538G 5 533
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	Mortgagors," and		#30005 # #EL 5 10000 00000 # FEL 5	и У О Т. У Д В С , с - несовоен
	INC.		123	
15 E Palati (NO AN	ne Rd #111/112 Prospec ostreen	t Heights.IL	Above Space For Rec	order's Use Only
	Mortgagee, " witnesseth he Mortgagors are fuelly indehted to	the Martgagee upon the Re	Land Land Market Construction of the second	
March 5	he Mortgagors are justly indebted to 90 in t	the sum of Twenty on	e thousand Nine hundr	ed thirty
<u>aoitars an.</u> 21.930.00	l. payable to the c	order of and delivered to the	Mortungee, to and by which contract	the Mortgagory promise
o pay the said sum in	119 mstallments of •	182.75	each beginning	715
or 2 UND and all of s	aid indebit on ssis made payable at s	such place as the holders of th	recontact may from time to time.	in writing appoint, and in
he absence of such ap	pointment. the a s' the office of the	holder at UNION MOI	RTGAGE COMPANY, INC.	
nortgage, and the perfo	the Mortgagors to secure the paym	neuts herein contained, by th	ir Mortgagors to be performed, do b	v these presents CONVEY
	e Mortgagee, and the Mortgages's suc toate, lying and being in the	cessors and assigns, the folio CBTCAGO	wing described Heal Estate and all	· · · · · · · · · · · · · · · · · · ·
COOK		STATE OF ILLINOIS, to wit:	The first service of the control of	LA SULL (COORTEON
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			ST 1 OF THE NORTHEAS ISHIP OF NORTH, RANGE	
			IN COOK COUNTY, ILL	
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D. wale	20-08-204-021	4		
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Form # 12101

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

- I. Mortgagors shall(1) promptly repair, reatore 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, without waste, and free from mechanics, or other liens or claims for the not expressly subordinated to the lien hereof; (3) pay when due any Indebtedness which may be secured by a lien or that good the premises superfor the the lien hereof and upon request exhibit satisfactory evidence of the discharge of such prior lien to Mortgage. The holds of the contact of complete within a reasonable-time any buildings now or at any time in process of erection upon said premises. (5) comply with example, it is a reasonable-time any buildings now or at any time in process of erection upon said premises. (6) comply with a reasonable-time any time in process of erection upon said premises. (6) comply with a reasonable-time any time in process of erection upon said premises. or municipal ordinance
- 2. Mortgagors shall pay before any penalty attaches all general taxes and shall pay special taxes special taxes when its way of charges, and other charges against the premises when due, and shall upon written request furnish to Mortgager or to holders of the contract duplicate receipts therefor. To prevent default bereunder Mortgagors shall pay in full under protest, in the manuer provided by shall early tax or assessment which Morigagors may desire to contest
- 3. Mortgagors shall keep all buildings and improvements now and hereafter situated on said premises insured against logs or damage by fire lightning and windstorm under policies providing for payment by the insurance companies of moness sufficient either to pay the cost of replacing to repairing the same or to pay in full the indebtedness secured hereby all in companies said blactory to the holders of the contract under insurance policies payable, in case of loss or damage, to Mortgage elsewherefulls to be evidenced by the standard mortgage elsewhereful to each policies, and shall deliver all policies including additional and mnewal policies to holder of the contract and in case of insurance about to expire shall deliver renewal policies not less than ten days prior to the respective dates of expiration.
- 4. In case of default therein. Mortgagee or the holder of the contract may but need not, make any payment or perform any accherenhetere required of Mortgagors in any form and manner deemed expedient, and may, but need not, make full of partial payments of principal or interest on prior encumbrances if any, riod purchase, discharge, compromise or settle any tax lien or other prior lien or ride or disministration in the redeem from any tax sale or forfeiture, affecting and premises or contest any tax or assessment. All moness paid for any of these purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys fees, and any other moneys advanced by Mortgagee or the hilders of the contract to protect the riodigaged premises and the lien hereof, shall be so much additional indebtedness secured beach, and shall become immediately due and payal account a sing default hereunder on the part of the Mortgagors.
- 5 The Mortgagee or the holder, of the contract hereby secured making any payment hereby authorized relating to taxes and assessments in an do-so according to any bill, statement of extimate procured from the appropriate public office without imputs into the accuracy of such bill statement or estimate or into the validity of any lar, assessment, sale, forfeiture, tax item or title or claim thereof
- 6. Morigagors shall pay each item a, in debtedness herein mentioned, when due according to the ferms hereef. At the option of the holder of the contract, and without notice to the Morigagors, all impaid indebtedness secured by the Morigagors hall inswiths canding anything in the contract or in this Morigage to the contrary, become due and registeral immediately in the case of default in making payment of any instalment on the contract or this when default shall occur and continue for the register in the performance of any other agreement of the Morigagors herein contained
- 7. When the indebtedness hereby secured shall began, due whether by a crieration or otherwise. Mortgager shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, their shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or fine tred by or on behalf of Mortgagee or holder of the contract for altorness fers, appraised after entry of the decree of procuring all such abstracts of the extension costs and costs (which may be estimated as to items to be expended after entry of the decree of procuring all such abstracts of the extenses and examinations, guarantee policies. For rens certificates and similar data and assurances with respect to title as Mortgagee or holder of the contract may deem to be reasonably necessars either to prosecute san his in a devidence to bidders at any sale which may be had pursuant to such decree the true condition of the rule to or the value of the premises. All expendences and expenses of the nature in this paragraph mentioned shall be time so much additional indebtedness secured hereby and immediately does not payable, when paid or incurred by Mortgagee or holder of the contract of connection with tall any proceeding, including probate and bank capture proceedings, to which either of them shall be a party, either as plaintiff, but and or drief about by reason of this Mortgage or any indebtedness hereby secured; or this preparations for the commencement of any suit for the foreclosure hereof after account of preparations for the defense of any threatened suit or proceeding which might to foreclose whether or not actually commenced. not actually commenced.
- 8. The proceeds of any foreclosure sale of the premises shall be distributed of displied in the following order of printing first on account of all costs and expenses incident to the foreclosure proceedings, including all such iter is a care mentioned in the preceding paragraph hereof second all other items which under the terms hereof constitute secured independences addition; in charge endemied by the contract third all other independences. if any, remaining unpaid on the contract: fourth, any overplus to Mortgagors, their be its legal representatives or assigns as their rights may appear
- 9. Upon, or at any time after the filting of a bill to foreclose this mortgage the court in which ruth bill is lifed may appoint a receiver of Said premises. Such appointment may be made either before or after sale without notice, without regard to the solvenes or insolvenes of Mortgages at the time of application for such receiver and without regard to the then value of the premises or whether the solvenes or insolvenes of Mortgages at the time of and the Mortgages hereunder may be appointed as such receiver. Such receiver shall have power to concern the tents issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a defliciency during the full studies received whether the concerns which may be necessary or are usual in such cases for 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 whole or in part of (1) The indebtedness secured hereby, or by any decree forer losing this No. 1gage or any tax, special assessment or 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 defliciency. deficiency in case of a sale and deficiency
- 10. No action for the enforcement of the lien or any provision hereof shall be subject to any defense which would be a good and available to the party interposing same in an action at law upon the contract hereby secured
- (1). 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 portion thereof, without the written consent of the holder of the contract secured hereby, holder shall have the right, at holder's option, to declare all unpaid indebtedness secured by this mortgage to be immediately due and payable, anything in said contract or this mortgage to the contract outsiths funding.

		ASSIGNMEN	r	
FOR	VALUABLE CONSIDERATION, Morig	agee hereby sells, assigns and t NTON, MORTGAGE COMPANY	'e	,
Date.	4/3/90		vers, inc.	· · · · · · · · · · · · · · · · · · ·
	May	w 1/2/2/2	B.C. BAILEY - V.P.	
D E L	THOS MORT	RETURN TO: ONION MORTGAGE CO INC. P. O. BOX 515929		

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ENSTRUCTIONS

OR

214/660-3134

The triver and was UNION MORTGAGE CO., INC-2087 US 19 NO, SteA-2

"Clearwater, FL 34623