

LINGEFICIAL COPY

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THAT WHEREAS the Mortgagors are justly indebted to the Mortgagor upon the Retail Installment Contract dated. JUNE 4. 16.00.00. 100 AND STREET (CITY) (STATE) THAT WHEREAS the Mortgagors are justly indebted to the Mortgagor upon the Retail Installment Contract dated. JUNE 4. 16.00.00. 100 AND STREET (STATE) 16.00.00. AND STR		~····	
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Fields, being a subdivision of the Northeast Quarter of Section 34, Tournship 38 North, Range 14, East of the Third Principal Resident in Cook County, Illinois. 20-34-201-072 REAL ESTATE INDEX NUMBER: 20-34-201-072 PREMISES: 7935 S. Vernon	puy the said Amount Finar led together with a Finance Charge on stallment Contract from time to time unpaid in my 30 dails a 1622 Complete Lon 19 as terest after naturity at the Annual Proenting Rate stated in the contract may, from time to time, in with appoint and in the above Smeth Rolle Lad Funancial NOW, THEREFORE, the Mortgagors to secure the payment of the performance of the convenants and agreen are herein contained into the Mortgagee, and the Mortgagee's successors and assigns, the toate, lying and being in the	the principal halance of the onthly installments of \$	to Mortgagec, in and by which contract the Mortgagors promise Ansupp Figured in accordance with the terms of the Retail 2.5.55.55. As 2000 together with biedness is made payable at such place at the holders of the nen at the office of the holder at the holders of the office of the holder at the holders of the office of the holder at the holders of the office of the holder at the holders of the office of the holder at the holders of the office of the holder at the holders of the office of the holder at the holders of the holders of the office of the holder at the holders of the holder
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million expires . May 2. 192 - See Piterel.			· ' ' ' I
		, day of	July 90

ADDITIONAL CONVENANTS, CONDITIONS AND INCORPORATED THEREIN BY REFERENCE

1. Mortgagors shall (1) prombty 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, without waste, and free from mechanic's or other items or claims for lien not expressly subordinated to the lien hereof; (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 Mortgagee or to holder of the contract. (4) complete within a reasonable time any 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 ordinances. municipal ordinance. 2. Mortgagors shall pay before any penalty attaches all general taxes and shall pay special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall upon written request, furnish to Mortgagee or to holders of the contract 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. Mortgagors shall keep all buildings and improvements now and hereafter situated on said premises insured against loss or damage by fire, lightning and windstorm 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 holders of the contract, under insurance policies payable, 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 shall deliver all policies including additional and renewal 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 act hereinbefore required of Mortgagors in any form and manner deemed expedient, 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, affect in an anisotropic and sale or forfeiture, affect in an anisotropic and sale expenses paid or inculted in connection therewith, including attorneys fees, and any other moneys advanced by Mortgagee or the holders of the contract to protect the mortgaged premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and payr ale without notice. Inaction of Mortgagee or holders of the contract shall never be considered as a waiver of any right accruing to them on account of any 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, may do so according to any bill, statement or on mate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any the assessment, sale, forfeiture, tax tien or title or claim thereof 6. Morigagon shall pay each item of an ebtedness herein mentioned, when due according to the terms hereof. At the option of the holder of the contract, and without notice to the Morigage of all unpaid indebtedness secured by the Morigage shall notwiths landing anything in the contract or in this Morigage to the contrary, become due and payable (a) immediately in the case of default in making payment of any instalment on the contract, or (b) when default shall occur and continue for ince days in the performance of any other agreement of the Morigagors herein contained 7. When the indebtedness hereby secured shall become due whether by acceleration or otherwise. Mortgagée shall have the right to foreclose the lien hereof, then 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 or holder of the contract for attorness fees, appraiser a fees, outlays for documentary and expert evidence, stenographic or tharges, publication costs and costs which may be estimated as to terms to be expended after entry of the decree of procuring all such abstracts of title. It lies exarches and examinations, guarantee policies. Torrens certificates and similar data and assurances with respect to title as Mortgage or holder of the contract may deem to be reasonably necessary either to prosecute such soft or to evidence to bidgers at any sale which may be had pursuant to such different true condition of the title to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall or name so much additional indebtedness secured hereby and immediately due and payable, when paid or incurred by Mortgagee or holder of the contract to connection with tall any proceeding, including probate and bankruptcy proceedings, to which either of them shall be a party, either as plaintiff. (a) mant or defendant, by reason of this Mortgage or any indebtedness hereby secured; or the preparations for the defense of any threatened suit or or occeeding which might affect the premises or the security hereof whether or not actually commenced or its preparations for the defense of any threatened suit or occeeding which might affect the premises or the security hereof whether or not actually commenced. 8. The proceeds of any foreclosure sale of the premises shall be distribute 1 and applied in the following order of priority. First, on account of all costs and expenses incident to the foreclosure proceedings, including all such he has a sale mentioned in the preceding paragraph hereof, second, all other items which under the terms hereof constitute secured indebtedness addition; it that evidenced by the contract third, all other indebtedness. if any, remaining unpaid on the contract: fourth, any overplus to Morigagors, their bying legal representatives or assigns as their rights may appear. 9. Upon, or at any time after the filling of a bill to foreclose this mortgage the court in which such bill is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale without notice, without regard to the solvency of moderncy of moderncy of moderncy 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 Mortgage hereunder may be appointed as such receiver. Such receiver shall have power to collect the tents issues and profits of said premises during the pendency of such foreclosure suit and in case of a said and a deficiency during the fundations period of redemption whether there be redemption or not, as well as during any further times when Mortgagors, except for the intervention of such review 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 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 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 foreclosing this Mortgage or any tax, special assessment or other filed which may be or become superior to the lien hereof or of such decree, provided such applicated to it made print to foreclosure said (2) the deficiency. 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 for be good and available to the party interposing same in an action at law upon the contract hereby secured

13. Mortgagee or the holder of the contract shall have the right to inspect the premises at all reasonable times and accountier 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 artisen 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 centrary notwithstanding.

ASSIGNMENT

POR RECORDER INDEX PURPOSES INSERTATIONERS ADDRESS OF ABOVE DESCRIBED PROPERTY BERS

(Address)

This Instrument Was Propored to

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

Mortgagee .

(vail To)

SMITH ROTHCHILD FINANCIAL CORP.

221 N. 1953111, ST., SHITE 1500

CHICAGO, ILLINOIS 64601

OR

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UTREKT

CITY