UNOFF MONTGAGE COPY \$153.0355

837 W. Monroe Chicago in the Co	ounty of	Cook		(whether one or more), of
IORTGAGES AND WARRANTS to the Mortgagee, MI			ANY of ILLINOIS	and State of Illinois of 1050 E. 162nd St., Sou
ounty of Cook and State of II	Illinois, to se	ecure the payme	int of a certain pi	romissory note in the amount of
3202.27 executed by the Mortgagor, be	earing even	date herewith, p	ayable to the or	der of Mortgages, with the Final
stallment due not later than <u>JULY 10.</u> , 1 Ivanced or expenses incurred by Mortgagee purs				itions of said note; and any cost
avanced or expenses incurred by Mortgagee pure persinafter the "Indebtedness"), the following describ			andoning with a	limitation, costs or company
Lot 15 in Block 2 in D.G. Davis' So	ubdivisi	on of Lots	2 and 3 in t	he School
Trustee's Subdivision of the North Range 13, East of the Third Princip				
Kange 13, past of the mare ranner	bar recen	alan in occ.	, COURTLY	linois.
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			CODK	COUNTY RECORDER
tuated in the County of Cook				th all privileges, easements and
pourtenances, all rents, issues and profits, all availds and all existing and future improvements and fix tures (a				
nd all existing and future improvements and fix tures (a rtue of the Homestead Exemption Laws of this State		"Property J. Hai	BDy reitasing and	d waiving all rights under enitraly
Mortgagor covenants, that at the time of execution		and no liens o	mbrances	
morigagor covenants, that at the time of execution none	1 F 87 301 11.2	e are no nero	r encumorance	on the Property except
		-		
This mortgage consists of two pages. The covenant				
everse side of this mortgage) are incorporated herein	by reverses	Anna	hoten and	i be binding on the warman
eir heirs, successors and assigns		ce and are a part	nereorang snar	
eir heirs, successors and assigns The undersigned acknowledge receipt of an exact		0	nerest and shar	
The undersigned acknowledge receipt of an exact	copy of this	0	Thereof and shar	91510355
The undersigned acknowledge receipt of an exact	copy of this	0		91510255
The undersigned acknowledge receipt of an exact	copy of this	0	Jane	91510255
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The undersigned acknowledge receipt of an exact ATED. This 9th day of July FATE OF ILLINOIS 155	copy of the	estable	Jane 145	91510355 (SEAL)
The undersigned acknowledge receipt of an exact ATED. This 9th day of Jules FATE OF ILLINOIS OUNTY OF Cook I the undersigned notary in and for said County, in Henrietta Rance	copy of the	esclube	Jane.	91510355 (SEAL) (SEAL)
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THE COVENANTS, CONDITIONS, PROVISIONS AND ASSIGNMENT OF RENTS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS MORTGAGE):

- 1. Mortgager shall keep the improvements on the Property insured against any loss or damage occasioned by fire, extended coverage pents and such other hazards as Mortgagee may require, through insurers approved by Mortgagee, in amounts not less than the unpaid balance of the indebtedness plus any other indebtedness secured by the Property, without co-insurance. The policies shall contain the standard mortgage clause in favor of Mortgagee and, unless Mortgagee otherwise agrees in writing, the original or, if this is not a first mortgage, a certificate or memorandum copy of all policies covering the Property shall be deposited with Mortgagee. Mortgager shall promptly give notice of loss to insurance companies and Mortgagee. If this is a first mortgage, Mortgagee may adjust or compromise and claim and all proceeds from such insurance shall be applied. If Mortgagee's option, to the installments of the Note in the inverse order of their maturities or to the restoration of the improvements on the Property.
- 2. Mortgagor covenants: to keep the Property free from other liens and encumbrances superior to the lien of this mortgage; to pay all superior liens or encumbrances as they fall due; to keep the Property in good and tenantable condition and repair, and to restore or replace damaged or destroyed improvements and fixtures; not to commit waste or permit waste to be committed upon the Property; not to remove, demolish or materially alter any part of the Property without Mortgagee's prior written consent, except Mortgagor may remove a fixture, provided the fixture is promptly replaced with another fixture of at least equal utility; to comply with all laws, ordinances, and regulations affecting the Property, to permit Mortgagee and its authorized representatives to enter the Property at reasonable times to inspect it and at Mortgagee's option, repair or restore it: if this is a first mortgage, to pay Mortgagee sufficient funds at such times as Mortgagee designates, to pay the estimated annual real estate taxes and assessments on the Property and all property insurance premiums (hereinafter "Escrow"), but, if not designated to be paid to Escrow, to pay before they become definition all taxes, assessments and other charges which may be levied or assessed against the Property and to pay the property insurance premiums when due. Upon Mortgagors's failure to perform any duty herein, Mortgagee may, at its option and without notice, perform such duty, including without limitation paying any amount and the cost of such performance shall be due on demand and secured by this mortgage, bearing interest from date incurred until date paid at the lower of the annual percentage rate disclosed on the note of even date herewith or the highest rate allowed by law. No interest will be paid on funds held in Escrow and they may be committed with Mortgagee's general funds.
- 3. Mortgagee, without notice, and without regard to the consideration, if any, paid therefor, and notwithstanding the existence at that time of any inferior liens thereon, hay release any part of the Property or any person liable for any indebtedness secured hereby, without in any way affecting the liability of any party to we indebtedness and mortgage and without in any way affecting the prority of the lien of this mortgage, to the full extent of the indebtedness remaining unpaid hereunder, upon any part of the security not expressly released, and may agree with any party obligated on the Indebtedness or having any intirest in the security described herein to extend the time for payment of any or all of the indebtedness secured hereby. Such agreement shall not un any way, release or impair the lien hereof, but shall extend the lien hereof as against the title of all parties having any interest in said security which interest is subject to said lien.
- 4. Upon default by Mortgagor is any term of an instrument evidencing part or all of the Indebtedness, upon Mortgagor or a surety for any of the indebtedness ceasing to exist, becoming insolvent or a subject of bankruptcy or other insolvency proceedings, or upon breach by Mortgagor of any coverant or other provision herein, all this Indebtedness shall at Mortgagee's option be accelerated and become immediately due and payable, Mortgagee shall have lawful remedies, including foreclosure, but failure to exercise any remedy shall not waive it and all remedies shall be cumulative rather than alternative; and in any suit to fixeclose the lien hereof or enforce any other remedy of Mortgagee under this mortgage or any instrument evidencing part or all of the Indebtedness, there shall be allowed and included as additional indebtedness in the decree for sale or other judgment or decree, all expenditures and expenses which may no paid or incurred by or on behalf of Mortgagee including but not limited to attorney's and title lines.
- 5 Mortgagee may waive any default without waving an cother subsequent or prior default by Mortgagor. Upon the commencement or during the pendency of an action to foreclose this mortgage, or a forciliary other remedies of Mortgagee under it without regard to the adequacy of the Property as security, the court may appoint a receiver of the Property including homestead interest) without bond, and may empower the receiver to take possession of the Property and collect the rents, issues and grofit is of the Property and exercise such other powers as the court may grant until the confirmation of sale, and may order the rents, issues and profits with so collected to be held and applied as the court may direct. Invalidity or unenforceability of any provision of this mortgage shall not affect the ratio or enforceability of any other provision. The covenants and agreements of all Mortgagors are joint and several. This mortgage benefits Mortgagor successors and assigns, and blinds Mortgagor(s) and their respective heirs, executors, administrators, successors and assigns.
- 6. If all or any part of the Property or either a legal or equitable interrist thinterin is sold or transferred by Mortgagor without Mortgagee's prior written consent, excluding transfers by devise or descent or by operation of I we upon the death of a joint tenant or a partner or by the grant of a leasthold interest in a part of the Property of three years or less not containing an option, to purchase, Mortgagee may, at Mortgage's option, declare all sums secured by this Mortgage immediately due and payable to the extent allowing by award the note(s) hereunder and any failure to exercise said option shall not constitute a waiver of the right to exercise the same at any other time.
- 7. Assignment of Rents. To further secure the Indebtedness, Mortgagor does in early set lassign and transfer unto the Mortgagee all the rents, issues and profits now due and which may hereafter become due under or by virtue of any lease, whether written or oral, or any letting of, or of any agreement for the use or occupancy of the Property or any part thereof, which may now been heretofore or may be hereafter made or agreed to, it being the intention hereby to establish an absolute transfer and assignment of all such for any agreements unto Mortgagee, and Mortgagor does hereby appoint irrevocably Mortgagee its true and lawful altomay (with or without taking possesmon of the Property to any party at such rental and upon such terms as Mortgagee shall, in it discretion determine, and to collect all of said rents, is sues and profits arising from or accruing at any time hereafter, and all now due or that may he eafter fecome due.

Mortgagor represents and agrees that no rent has been or will be paid by any person in posses; on all any portion of the Property for more than one installment in advance and that the payment of none of the rents to accrue for any portion of the sake Property has been or will be waived, released reduced, discounted or otherwise discharged or compromised by the Mortgagor Mortgagor waives virus not set of against any person in possession of any portion of the Property. Mortgagor agrees not to further assign any of the rents or profits of the Imperty

Nothing herein contained shall be construed as constituting the Mortgagee a mortgagee in possess on in the absence of the taking of actual possession of the Property by the Mortgagee. In the exercise of the powers herein granted Mortgagee, the hability shall be asserted or enforced against Mortgagee, all such liability being expressly waived and released by Mortgagor.

Mortgagor further agrees to assign and transfer to Mortgagee by separate written instrument all future leases apply and to rank part of the Property and to execute and deliver, at the request of the Mortgagee, all such futter assurances and assignments as Mortgagee, all from time require

All leases affecting the Property shall be submitted by Mortgagor to Mortgagee for its approval prior to the execution their of All approved and executed leases shall be specifically assigned to Mortgagee by instrument in form satisfactory to Mortgagee

Although it is the intention of the parties that this assignment shall be a present assignment. It is expressly understood and a tread that Mongagne; shall not exercise any of the rights or powers conferred until the mongage shall be in default.

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FORM #2907

STATE MORTGAGE INCLUDING NMENT OF RENTS	TO.		GRANCH STAMP	UNY FINANCE CO. 50 E. 162nd Straot h Holland, IL 60473 (708) 331-3335
REAL ESTA INC ASSIGNM			MAIL TO (MIN)	MERCURY FIN. 1050 E. 162n South Holland, (708) 331-3