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Markhar	m, II. 60426	ICITY) ISTAT		1989 † H - *-91-5585 9 - COOK COUNTY RECORDER
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rein referred to as "Mor	rigagors," and			
	cepts		 [91858591
307 Ş.	Milwaukee Ave	. Wheeling, I	<u></u>	17 200 000 3
(NO AND S	STREETI 19	(CITY) (STAT		ve Space For Recorder's Use Only
ein referred to as "Mo	rigages, " witnesseth:	60090		#
THAT WHEREAS the	Mortgagors are justly inde	bled to the Mortgagee upo	n the Hetall Installment	Sixty Nine and 20/100
		111 (the amu or -2-1-2/4		DOLLARS
16069-20-) amount	e to the order of and delivers	d to the Mortgages, in an	by which contract the Mortgagora promise
		133.91		
9(and a final (towaller and of 0 133 C)1	payable on	10-23
				from time to time. In writing appoint, and in
		e of the holder at		
	6 / .			e terms, provisions and limitations of this
ID WARDANT unto the N	Hortgages, and the Mort Ar ate, lying and being in the	CITY OF	the following described	be performed, do by these presents CONVET Real Estate and all of their estate, right, title
* - 5 3 3	lovement the r	north 20 feet	thereof) and	lots 13
20t 12	in block 38 i	in H. W. Elmore	e's Kedzie Av	enue Ridge.
Being a	a subdivision	of the north	east and th	e south
east k	of section 23	3. Township 36	north, range	13 east
of the	third princip	al meridan, l	ying south of	the indian
Bounda	ry Line in Coc	ok County, [1].		•
PIN #28	-23-402-042	ζ	/	
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INSTRUCTIONS

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ADDITIONAL CONVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON THE REVERSE SIDE OF THIS MORTGAGE AND INCOMPORATED THERZIN BY REFERENCE.

- 1. Mortgagors shall (1) promptly repair, restore or rebuild any buildings or improvements now of 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 mer hante's or other bens 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 change on the premises superior to the lien hereof and upon request exhibit satisfactory evidence of the discharge of such prior ten to Mortgager or to holder in the contract; (4) complete, within a reasonable time any building or 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 alternations in said premises except as required by law or municipal ordinance.
- 2. Mortgagors shall pay before any penalty attaches all general taxes and shall pay special taxes, special ussessments, water charges, sewer service charges, and other charges against the premises when due, and shall upon written request; fixenish to Mortgagore 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. Morigagors shall keep all buildings and improvements now and bereafter situated on said premises insided against has or damage by fire; ingitating and windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing of 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, to case of loss or damage, to Morigager, such rights to be evidenced by the standard morigage clauser in he stacked 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. Mortgages or the holder of the contract may, but need not, make any payment or perform any act hereinbefore required af 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 our chase, discharge, compromise or settle any tax then or other prior then or title or claim thereof, or redeem from any tax sale or forfesture, affecting said premises or contest any tax or assessment. All moneys paid for any of these purposes berein authorized and all expenses paid or incurred in connection therewith, including attorneys fees, and any other moneys advanced by Mortgages or the holders of the contract to protect the managed premises and the tien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and payoble without notice. Inaction of Mortgages or holders of the contract shall never be considered as a waiver of any right accounted to them on accounted to my default hereunder on the part of the Mortgagors.
- 5. The Mortgagee or the horde, o' on contract hereby secured making any payment hereby authorized relating to lases and assessments, may do so according to any bill, statement or ex' mate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any var accomment, sale, forfeiture, tax from or title or claim thereof.
- 6. Mortgagers shall pay each item of in selections herein mentioned, when due according to the terms hereof. At the option of the holder of the contract, and without notice to the Mortgage of the contract or in this Mortgage to the contract, and without notice to the Mortgage of the contract or in this Mortgage to the contract, become due and season to the contract, or this meaning payment of any instalment on the contract, or the when default shall occur and continue for the says in the performance of any other agreement of the Mortgagers herein contained.
- 8. The proceeds of any foreclosure sale of the premises shall be distributed and ap sted in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such terms / s = mentioned to the preveding paragraph hereof; second, all such terms which under the terms hereof consist at secured indebtedness, additional to the account of the contract; third, all other indebtedness. If any, remaining unpaid on the contract; fourth, any overplus to Morigagoes, their heirs, * said representatives of assigns as their rights may appear.
- 9. Upon, or at any time after the filing of a bill to foreclose this mortgage the rourt in which such Lill is filed may appoint a receiver of said premises. Such appointment may be snade either before or after sale without notice without regard to 1 >> so verus or insolvency of Mortgagors at the time of application for such receiver and without regard to the then value of the premises or whether the large shall be then occupied as a homestead or not and the Mortgagor hereunder may be appointed as such receiver. Such receiver shall have power to collect its interest of period of redemption of such foreclosure suit and. In case of a sale and a deficiency during the full state for period of redemption, whether there he redemption or not, as well as during any further times when Mortgagors, 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 are usual in such cases for the processory, control management and operation of the premises during the whole of said period. The Court from time to time may authorize the local 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, is rigage or any tax, apactal assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made and deficiency.
- 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 garry interposing same in an action at law upon the contract hereby secured:
- It. Martgages or the holder of the contract shall have the right to inspect the premises at all reasonable times and access the every shall be permitted for that purpose.
- 12. If Mortgagors shall sell, assign on 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 contrary notwithstanding

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D	NAME:	RETURN TO:
R L	STREET	UNION MORTGAGE CO., INC.
l i	слту	P. O. BOX 515929 DALLAS, TEXAS 75251-5929
Ě		214/680-3134

16352 TRUMBULL AVE., MARKHAM, IL Stephen Walauty 3075 Milwarkee # 104

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