Form# 12186=4

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THIS INDENTURE, made DE	11.11.12 6711	19 <u></u>	n	
TOMAS L. TAVERA			-	
NICOLASA TAVERA			- DEPT-OL MECORDIN	•
1464 W. HURON (NO AND STREET	n (CII)	CAGO IL.	10.100 4 40 40 40	6 01/62/71 15 17 00
nerein referred to as "Mortgagor			200k 000kT/ r	· · · · · · · · · · · · · · · · · · ·
FIRST FAMILY BUI			***	VIAL DIMARCA
5875 N. LINCOLN INO AND STREET	p (Cris	CAGO IL.	Above Space For Recon	der's Use Only
herein referred to as "Mortgagee THAT WHEREAS the Mortga DECEMBER 67".(dors are justly indebted to t	the Mortgagee upon the	PRETAIL INSTAILMENT CONTRACT DATES HOUSAND SEVEN HUNDRE	
SIX AND 24/10%				DOLLARS
• 5,766,24 to pay the sold sold in 47	0	0.13	the Mortgages, in and by which contracts each beginning	
9 and all of said indeb	tedner 415-gade payable at si	uch place as the holders	of the contract may, from time to time. In	
he absence of such appointmen	t, then at the office of the h	nolder at UNION	MORTGAGE COMPANY, INC	
NOW, THEREFORE, the Mort nortgage, and the performance of ND WARRANT unto the Mortgage	gagors to secure he payme the convenance for agreeme ee, and the Mortgi gee's succ	ients herein contained. ·essors and assigns, the	accordance with the terms, provisions by the Mortgagors to be performed, do by t following described Real Estate and all o	these presents CONVEY f their estate, right, title
ind interest therein, situate, lyin	g and being in the CIT	Y OF CHICAGO		, COUNTY OF
COOK	AND 5	TATE OF ILLINOIS, to	wit:	1
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WRITE - OBIGINAL & CANABY - ROBBOWTH'S CORE

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

- 1. Mortgagors shall (1) promptly 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 liens 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 Mortgagec 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 ordinance. or municipal ordinance
- 2. Mortgagors shall pay before any penalty attaches all general taxes and shall pay special taxes, 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 ourchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture, affectly in tail premises or contest any tax or assessment. All moneys paid for any of these purposes herein authorized and all expenses paid or incutred 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 payt of 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 holdere, the contract hereby secured making any payment hereby authorized relating to taxes and assessments, may do so according to any bill statement or a strate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax increases ment, sale, forfeiture, tax lien or title or claim thereof.
- 6. Mortgagors shall pay each item of ind ibtedness herein mentioned, when due according to the terms hereof. At the option of the holder of the contract, and without notice to the Mortgage was all unpaid indebtedness secured by the Mortgage shall, notwithstanding anything in the contract or in this Mortgage to the contrary, become due and proble(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 three days in the performance of any other agreement of the Mortgagors herein contained.
- 7. When the indebtedness hereby secured shall become due whether by acceleration or otherwise. Mortgagee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, here 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 attorneys' fees, appraiser's fees, outlays for documentary and expert evidence, stenographer; e) arges, publication costs and costs which may be estimated as to items to be expended after entry of the decreed of procuring all such abstracts of the contract may deem to be reasonably necessary either to prosecute such suit of the evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall be or me so much additional indebtedness secured hereby and immediately due and payable, when paid or incurred by Mortgagee or holder of the contract may deem to be reasonably necessary either as plaintiff, laim ant or defendant, by reason of this Mortgage or any indebtedness hereby secured; or by preparations for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced or (c) preparations for the defense of any threatened suit or proceeding 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 distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings including all such items as re mentioned in the preceding paragraph hereof second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the contract; third, all other indebtedness. if any, remaining unpaid on the contract; fourth, any overplus to Mortgagors, their heirs, legal representatives or assigns as their rights may appear.
- 9. Upon, or at any time after the filing of a bill of 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 sole without regard to the premises or whether the same shall be then occupied as a homestead or not and the Mortgagee hereunder may be appointed as such receiver. Such receiver shall have power to sale the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency during the full sale such such sole of the premises 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 provident, possession, control, management and operation of 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 foreclosing this. Or tagge 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 defliciency in case of a sale and 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 not be 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 the reto 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 contract secured hereby, holder shall have the right, at holder's option, to declare all unpaid indebtedness secured by this mortgage to be mmediately due and payable, anything in said contract or this mortgage to the contrary notwithstanding.

ASSIGNMENT						
FOR VALUABLE	E CONSIDERATION, Mortgagee hereby s	ells, assigns and transfers the within mortgage to				
, <u> </u>						
Date	Mortga	gec				
	,					
	Ву					
D NAME	RETURN TO.	FOR RECORDERS INDEX PURIOSES INSERT STREET ADDRESS OF ADOVE DESCRIBED PROPERTY MADE				

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D	NAME	RETURN TO:
E L	STREET	UNION MORTGAGE CO. THE
I		F. U. ROV Elega
V E	CITY	DALLAS, TEXAS 75251-5929 214/680-3134
R		
Y	INSTRUCT	IONS OR

60622 "IL

1464 W. HUBON CHICAGO,

DON PROJANSKY 5875 N. LINCOLN CHGO
60659

Address