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	and William E. Jo		₩20 m2 • 7 °	e to the following
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527 Bohlan		Ill		Similar Branch
		CITY (STATE)	C401 C95	6 3 5 48 00 448 B
	"Mortgagors." and			
	ber and Constructi			
2140 N. CI (NO A	ybourn Chicago ND STREET	CITY ISTATE)	Above Space For	Recorder's Use Only
THAT WHEREAS	"Mortgagee, " witnesseth the Mortgagors are justly indebted	to the Morigagee upon the F	etail Installment Contract dat	ed
Sixty Fo	mber 19, 19 90	in the sum of THATCY	FOUT INDUSANG ON	e wayarea
	i, payable to th			
to pay the said sum !!	1 1 9 installments of •	284.70	each beginning	are 10 10 1931
19 and a fir	nal Install ner t of * 284.	70 paya	ole on	5,4XCL
19 and all of	sald indebte in a sis made payable	at such place as the holders of	the contract may, from time to the	me. in writing appoint.
the absence of such a	ppointment, the at he office of the	he holder at		······································
NOW THEREFOR	Mortgage Compant	ignent of the said sum in act	ordance with the terms, provi	sions and limitations
mortgage, and the perf	ormance of the convenants and agri he Mortgagee, and the Mortgages's s	eements nerein contained, by i successors and assigns, the fol	ne mortgagors to be performed. lowing described Real Estate an	dony these presents CC dail of their estate, righ
and interest therein, s	ituate, lying and being in the			, COUN
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or THE SOUT	THE NORTH 1 OF LOT 491 THWEST 1 OF SECTION 9, RIDIAN IN COOK COUNTY	TOWNSTIP 39 NORTH	BDIVISION OF THAT P , RANGE 12, EAST OF	ART OF THE EAS
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which with the proper	ty hereinafter described. Is referred	d to herein as the "premises."	E C/O/H/S	13°0
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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 mechanics 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 allen or charge on the premises superior to the lien hereof and upon request exhibit satisfactory evidence of the discharge of such prior lien to Mortgager or to holder of the contract. (4) complete within a reasonable time any building or buildings nower 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 afterations in said premises except as required by [aw or municipal ordinance.
- 2. Mortgagors shall pay before any penalty attaches all general taxes and shall pay special taxes, special taxes sments, water charges, sewer service charges, and other charges against the premises when due, and shall upon written request furnish to Mortgage 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 satisfactors to the holders of the contract under insurance policies payable, in case of loss or damage, to Mortgager such rights to be reviewed by the standard mortgage clausato 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, is discharge, compromise or seitle any lax lien or other prior lien or title or claim thereof or redeem from any tax sale or forfeiture, all sting said premises or contest any lax or assessment. All moneys paid for any of these purposes herein authorized and all expenses paid or incurred in connection therewith including attorneys, lees and any other moneys advanced by Mortgagee or the holders of the contract to protect the riortgaged premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice. Inaction of Mortgagee or holders of the contract shall never be considered as a waiver of any right according to them on account. If any default hereunder on the part of the Mortgagors.
- 5. The Mongagee 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 two limits procured from the appropriate public office without inquiry into the accuracy of such bill statement or estimate or into the validity of any tax. assessment sale forfeiture, tax item or title or claim thereof
- 6. Mortgagors shall pay each item of Ir debtedness herein mentioned, when due according to the terms hereof. At the option of the holder of the contract, and without notice to the Mortgagors, all unpaid indebtedness served by the Mortgagors hall not surbistanding anything in the contract or in this Mortgage to the contrary, become due and payable(a) immediately in the case of default in making payment of any instalment on the contract or the 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 be uncedue whether by acceleration or otherwise. Mortgagee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or included by or on behalf of Mortgagee or holder of the court. It is attentively less appraiser is less outlays for documentary and experi evidence, stenography is harges, publication costs and costs liwhich may be estimated as to items to be expended after entry of the decreed of procuring all such abstracts of time, tute sean hes and examinations, guarantee policies. Torrens 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 such suit or to evidence to bidders at any sale which may be had pursuant to such extreme the true condition of the trife toor the value of the primeses. All expenditures and expenses of the nature in this paragraph mentioned shall be one so much additional indebtedness secured hereby and immediately due and payable, when paid or incurred by Mortgagee or holder of the courteact into method any proceeding, including probate and bankruptcy received in the thereof them shall be a parity, either as plaintiff clair tant or defendant by reason of this Mortgage or any indebtedness hereby secured; or to preparations for the defense of any threatened suit or proceeding which might affect the premises or the security hereof whether or not actually commenced or depreparations 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 for applied in the following order of priority. First, on account of all costs and expenses incldent to the foreclosure proceedings, including all such items, is are mentioned in the preceding paragraph hereof, second, all other items which under the terms hereof constitute secured indebtedness additionally of that evidenced by the contract, third, all other indebtedness, if any, remaining unpaid on the contract, fourth, any overplus to Mortgagors, their lifts, degal representatives or assigns as their rights may appear
- 9. Upon, or at any time after the filing 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 solvenes at insolvency of Montgagors, at the time of application for such receiver and without regard to the then value of the premises or whether, the came 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 offect the rents issues and profile of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency during the fulls studios period of redemption, whether there be 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 profiles, and all other powers which may be necessary or are usual in such cases for the intervention, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may authors, it his receiver to apply the net success ment or other lien which may be or become superior to the lien hereof or of such decree, provided such application, single prior to foreclosure sale. (2) the 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 use the good and available to the party interposing same in an action at law upon the contract hereby secured
- 11. Mortgagee or the holder of the contract shall have the right to inspect the premises at all reasonable times and access in rete shall be permitted for that purpose.
- 12. If Morigagors 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 morigage to be immediately due and payable, onything in said contract or this morigage to the contrary notwithstanding

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