## MARIONESFICIAL COPY NHEWAL

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THIS INDENTURE made January 5,  MABLE GUIDER, UNMARRIED	<del></del> <del></del>			
5521 S. Wolcott				
		. DEPT-01 REC		\$13.
Chicago, Illinois 60636 (NO AND STREET) (CITY)	(STATE)	1	N 8344 92/15/91	•
herein referred to as "Mortgagors," and		. #9986 # ₩	*-91-0	73251
BUDGET CONSTRUCTION CO.		. COOK COU	NTY RECORDER	
6307 N. Pulaski Rd. Chicago, IL 606 (NO AND STREET) (CITY)	STATES	Above Space Fo	r Recorder's Use Only	v
herein referred to as "Mortgagee, " witnesseth THAT WHEREAS the Mortgagors are justly indebted to the b	Montdadan upon the D			<u></u>
	m of Twenty si	x thousand Nine hu	ndred ninety	five
26,996,20 26,095,20 ), payable to the order				
to pay the said sum in 119 installments of •224.	96	each beginn/hg	buch 18, 1	991
19 and a final instaument of \$ 224,96		~	8, 2001	
9and all of said indebted exxis made payable at such p				
the absence of such appointment, then at the office of the holde		RIGAGE COMPANY INC.	·	
NOW, THEREFORE, the Mortgagors to exare the payment of	of the sold sunt in nec	ordance with the terms, prin	olialimil bns anoish	ne of this
morigage, and the performance of the convenants and agreements AND WARRANT unto the Mortgagee, and the Mor, ga, jee's successo	herein contained, by t	he Mortgagors to be performed	i, do by these presents	CONVEY
and interest therein, situate, lying and being in theC				
Cook (ND:)TATI				
Lub 12 Common the Nameh 12 Co. b. Na		M	17	
Lot 13 (except the North 12 feet the in Block 2 in the Resubdivision or B.	reof) and the locks I to 8 :	North 1/ test of 1 Inclusive (except t	LOt 14 the	}
North 134 feet of Block 1 and 2 and				
350 feet of Block 7 and 8) in Lyon's				į
North East & of Section 18, Twonship	38 North, Rai	ige 14, East of the	2	
Third Principal Meridian, in Cook Co	unty, /ilinoi	3.		
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COMMONLY KNOWN AS: 5521 S Wolcott  PERMANENT TAX NO.: 20-18-202-012  which, with the property hereinafter described is referred to here	Chicago,	910		
COMMONLY KNOWN AS: 5521 S. Wolcott  PERMANENT TAX NO.: 20-18-202-012  which, with the property hereinafter described, is referred to here TOGETHER with all improvements, lenements, easements, fit hereof for so long and during all such times as Mortgagors may be und not secondarily and all apparatus equipment or articles now ight, power, refrigeration(whether single units or centrally controll hades, storm doors and windows, floor coverings, inador beds, awareal estate whether physically attached thereto or not, and it is incenties by Mortgagors or their successors of assigns shall be controlled to the control of the mortgagors and the premises unto the Mortgagore, and is the specific to the mortgagore, and is seen herein set forth, free from all rights and benefits under and by its seen herein set forth, free from all rights and benefits under and by	cin as the "premises," ixtures, and appurter entitled thereto (white or hereafter therein; led), and ventilation, is stoyes and water all similar misidered as constituted the Mortgagee's succepture of the Homeste wirtur of the Homeste.	ances thereto belonging and hare pledged primarily and or thereon used to supply heaveluding withour restricting theaters All of the foregoing at apparatus, equipment or arting part of the real estate.	d all rents, issues an in parity with said re in publisher conditionir in to egoing) screen irre in in red to be a pa rticle's hereafter pince or the purposes, and	ral estate ng, water. k window int of said rd in the
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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 of 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 firen hereof; (3) pay when due any indebtedness which may be secured by a lien or charge on the premises apperfor to the lien hereof and upon request exhibit satisfactory evidence of the discharge of such prior lien to Mortgager on to holder of the contract; (4) complete within a reasonable time any buildings now or all 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 niteral times 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 taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall upon written request, furnish to Mortgager 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 white before manded the to contract. which Mortgagora 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 of 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, affecting and premises or contest any tax or assessment. All moneys paid for any of these purposes herein authorized and all expenses paid or interest, in connection therewith, including attorneys fees, and any other moneys advanced by Mortgagee or the holders of the contract to protect the miningaged 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 accruing to them on account to any default hereunder on the part of the Mortgagors.
- 5. The Mortgagee or the he'der of the contract hereby secured making any payment hereby authorized relating to taxes and assessments, may do so according to any bill statement or att nate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any two assessment, sale, forfeiture, tax lien or title or claim thereof.
- 6. Mortgagors shall pay each item of incebtedness herein mentioned, when due according to the terms hereof. At the option of the holder of the contract, and without notice to the Mortgage 5.5. all unputs indebtedness secured by the Mortgage shall, notwithstanding anything in the contract or in this Mortgage to the contrary, become due and perspheta) 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 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' (see, appraiser's fees, outlays for documentary and expert evidence, stenographer, charges, publication costs and costs! which may be estimated as to!tems to be expended after entry of the decree of procuring all such abstracts of ith, title searches 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 necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such discrete 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 a mentioned shall be so much additional indebtedness secured hereby and immediately due and payable, when paid or incurred by Mortgagee or holder of the connection with (a) any proceeding, including probate and bankruptcy proceedings, to which either of them shall be a party, either as plaintiff, rain ant or defendant, by reason of this Mortgage or any indebtedness hereby secured; or to) preparations for the defense of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced or (d) preparations for the defense of any threatened suit or proceeding, the premises or the security hereof whether or not actually commenced. 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 expendes incident to the foreclosure proceedings, including all such iter is a sare mentioned in the preceding paragraph hereof, second, all other items which under the terms hereof constitute secured indebtedness addition; if that evidenced by the contract, third, all other indebtedness. if any, remaining unpaid on the contract: fourth, any overplus to Mortgagors, their hrars legal 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 act, 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 obvency 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 state shall be then occupied as a homestead or not and the Mortgagore hereunder may be appointed as such receiver. Such receiver shall have power to collect 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 size tutory period of redemption, whether there be redemption or not, as well as during any further times when Mortgagors, except for the intervention of the deemption, whether there have rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the protection, 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 (his foreclosure to apply the net income in his hands in payment in whole or superior to the lien hereof or of such decree, provided such application in an adequate 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 not be good and avaitable 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 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 identified by the replication 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 morigage to the contrary notwithstanding							
احث	Sangagagari a Sangari Sangari Zagari	ASSIGNMENT						
732	FOR VALUABLE CONSIDERATION. N	ortgagee hereby sells, assigns and tra	nsfers the within mortgage to					
916		Mortgagee						
	•	Ву						
	D NAME UNION MORTO	GAGE COMPANY, INC.	FOR RECORDERS INDEX PUREOSES INSERT STREET ADDRESS OF AROVE DESCRIBED PROPERTY HERE					

D E L	NAME STREET	UNION MORTGAGE COMPANY, P. O. BOX 515929 DALLAS, TEXAS 75251-5929	INC.
v	cmy	214/680-3134	

5521 S WOLCOTT

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flus Instrument Was Prepared by KIMBERLY J MORGAN 10 E 22ND ST LOMBARD 1L

INSTRUCTIONS

OR