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GLAOYS TORRES 2325 M. HADDON CHICAGO ILL SPATIS PERST PAMILY BUILDERS TAR. 5875 N. LINCOLN CHICAGO EXAMP SERVIN BARCH 2770 Altered to as "Managager." Williamshift. The same of Policy of the Servin of the Managager will present the same of the Managager will present the same of the	THIS INDENTURE made MARCH 27TH, 1991 between JUAN A. TORRES AND HIS WIFE	. మూరాగా చెక్కుడు మండులు కుండి కార్లు మూర్తి మండులు మండులు కార్లు కార్లు కుండి కార్లు కుండి కార్లు కుండి కార్లు కుండి కార్లు కుండి కార్లు కుండి కార్		
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This mortgage consists of two pages. The covenants, conditions and provisions appearing on page 21the reverse side of this mortgagel are incorporated herein by reference and are a part hereof and shall be binding on Mortgagors, their heirs, successors and assigns. Witness the hand and seal, of Mortgagors the day and year first above written. DUAN A. TORRES (Seal) PLEASE PRINT OR TYPE NAMERS SIGNATURE(S) State of Illinois County of COOK (Seal) In the State aforesaid, DO HEREBY CERTIFY that TORRES AND GLADYS TORRES, HIS WIFE. **OIMPRESPAL Sean His A. TORRES AND GLADYS TORRES, HIS WIFE. SCOSEAL PROJUNGS of the same person Sean whose name Sean subscribed to the foregoing instrument. SCOSEAL PROJUNGS of the me this day in person and arknowledged than Tree Examples and delivered the sud instrument as NOTARY FRIENC. STATE OF LINES are and voluntary act, for the uses and purposes therein set forth, including the release and waiver Given under my hand and official seal this 27TH day of MARCH 1991. Commission expires SCOTE Projansky Notary Public	TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belongh, total rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on parity with said real estate and not secondarily and all apparatus, equipment or articles now or hereafter thereto or thereto used to supply her, yes, air conditioning water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including without restricting the foregoing, screens, window shades storm doors and windows. flour coverings, inador beds awnings stoves and water heaters All of the foregoing are fectured to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or atteles, exafter placed in the premises by Mortgagors or their successors or assigns shalf be considered as constituting part of the feal estate. TO HAVE AND TO HOLD the premises unto the Mortgagee, and the Mortgagee's successors and assigns, forever, for the purposes, and upon the uses herein set forth, free from all rights and benefits under and by virtue of the homestead Exemption Laws of the State of Illinots, which said rights and benefits the Mortgagors do hereby expressly release and waive. The name of a record owner is: JUAN A. TORRES AND GLADYS TORRES, HIS WIFE.			
Witness the hand and seal, of Mortgagors the day and year first above written. OUAN A. TORRES ISeall GLADYS TORRES PRINT OR TYPE NAMERS BELOW SIGNATURE(S) State of Illinois County of COOK SIGNATURE(S) SCOSEAL PICO STATE OF ILLINOIS STATE OF	This mortgage consists of two pages. The covenants, conditions and provisions a incorporated herein by reference and are a part hereof and shall be binding on Mc	ortgagors, their heirs, successors and assigns.		
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Given under my hand and official seal this 27TH day of HARCH 1991 Commission expires 19 Scott Projansky Solary Public	SCOSEAL PROJANCE Refer me this day in person and acknowledged that FNOTARY REGISTOR STATE OF TELEMENTS free and voluntary act, for the uses and person and section of the second part of	The EY signed scaled and delivered the sud instrument as apposes therein set forth, including the release and waiver		
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Scott Projansky Notary Public	Commission expires	At Care		
	ILLINGIS	Scott Projansky Notary Public		

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 policles 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 Mortgagoe, 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. estima i till mid

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 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 said premises or contest any tax or assessment. All moneys paid for any of these purposes herein authorized and all expenses paid or the tree in connection therewith (neluding 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 pay ale 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 becomes or the Mortgagors.

5. The Mortgagee or the hof her of the contract hereby secured making any payment hereby authorized relating to taxes and assessments, may do so according to any bill, statement or __timate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any the assessment, sale, forfeiture, tax lien or title or claim thereof.

6. Mortgagors shall pay each item of in lebtedness herein mentioned, when due according to the terms hereof. At the opinion of the holder of the contract, and without notice to the Moriga fors, all unpaid indebtedness secured by the Mortgage shall, notwithstanding anything in the contract or in this Mortgage to the contrary, become do and payable (a) immediately in the case of default in making payment of any installment on the contract, or (b) when default shall occur and continue for once days in the performance of any other agreement of the Mortgagors herein contained.

7. When the indebtedness hereby secured she it become due whether by acceleration or otherwise. Mortgagee shall have the right to foreelose the lien hereof. In any suit to foreelose the lien hereof, one is 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 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 expenses of the decreed of procuring all such abstracts of title, title searches and examinations, guarantee politics. 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 attany 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 out the true conditional indebtedness secured hereby and immediately due and payable, when paid or incurred by Mortgagee or holder of the contract in connection with (a) any proceeding. Including probate and bankruptcy proceedings, to which either of them shall be a party, either as plat till. In mant or defendant, by reason of this Mortgage or any indebtedness hereby secured; or by 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 (d) preparations for the defense of any threatened suit or proceeding which might affect 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 expenses incident to the foreclosure proceedings, including all such jer in as are mentioned in the preceding paragraph hereof, second, all other items which under the terms hereof constitute secured indebtedness addition to that evidenced by the contract, third, all other indebtedness, it is that evidenced by the contract, third, all other indebtedness, it is that evidenced by the contract. if any, remaining unpaid on the contract: fourth, any overplus to Mortgagors, their none; 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 to, 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 solvency 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 same shall be then occupied as a homestead or not application for such receiver and without regard to the then value of 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 pow... V. 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 w. statutory periodiol 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 profits, and all other powers which may be necessary or are usual in such cases for Vier notection, possession, control management and operation of the premises during the whole of said period. The Court from time to time may author ... 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 Mortgage 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 to made prior to foreclosure sale;(2) the deficiency. In case of a sale and deficiency. defletency 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.

11. Mortgagee or the holder of the contract shall have the right to inspect the premises at all reasonable times and access thereto 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 intrinsic 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.

FOR VALUABLE CONSIDERATION, Mortg	arrive in resolution of the problem of the	Carried State of the Control of the Control	Application of the second section
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