**BOX 260** 

THI	S INDEN	TURI	E WITNESSE	TH: That the	undersigned	***************************************	91???922
							ife
	City	of	Chicago		County of	Cook	State of Illinois,
hereinafter :	referred to a	as the	Mortgagor, does	hereby Mortga	ige and Warr	int to	
			DAMEN S	BAVINGS A as DAMEN F	ND LOAN EDERAL BA	ASSOCIATI	ION INGS
corporatio	n organized	and e	xisting under the	e laws of the	State of Illino	is, hereinafter	referred to as the Mortgagee, the fol-
owing real	estate, situai	ted in	the County of	Cook			in the State of Illinois, to wit:
5208 Sou	. Cr ith Whipp		©hicago III	inois 60		:	1956-96 (ECTROCSON County, \$13. T#1111 TRAN 5006 05/16/91 12:50:00 #2512 * A * - 9 1 - 233922 COOK COUNTY RECORDER
"This mo	ortgage h	ieret	y incompora	tes the Af	fidavit o	f Occupancy	y dated May 1, 1991."
ipparatus, e litioning, wi he furnishir	quipment, fi ater, light, ag of which	xture power by le	or articles, who refrigeration, viscors to lessees i	ether in single entilation or o s customary o.	un ts or cer the wise and oppopriate,	trally controlle any other thin including scre	ereafter erected thereon, including all ed, used to supply heat, gas, air con- ing now or hereafter therein or thereon ens, window shades, storm doors and

windows, fluor coverings, screen doors, venetian blinds, in-a-door beds, awnings, stoves and water heaters (all of which are declared to be a part of said real estate whether physically attached thereto or not; and also together with all easements and the rents, issues and profits of said premises which are hereby plidged, assigned, transferred and set over unto the Mortgagee.

TO HAVE AND TO HOLD all of said property unto said Mort age e forever, for the uses herein set forth, free from all rights and benefits under the Homestead Exemption Laws of the State of Minois, which said rights and benefits said Mortgagor does hereby release and waive.

TO SECURE the payment of a certain indebtedness from the Mortgagor to the Mortgagoe evidenced by a note made by the Mortgagor in favor of the Mortgagee, bearing even date herewith in the rum of together with interest thereon as provided by said note, is payable in monthly installrien, of on the \_\_\_\_lst \_\_\_\_ day of each month, commencing with \_June 1, 1991

It is further agreed and understood by and between the parties hereto that should the above described real estate, at any time hereafter, be sold or title thereto transferred by deed of conveyance or by operation of law, then the amount of principal balance then remaining due secured by this mortgage shall become immediately due and payable at any time hereafter at the option of the owner or holder of this mortgage. Acceptance of any monthly installment payments on accent of said obligation by the owner or holder of this mortgage shall not, in any way, constitute a waiver by the owner or holder of this continuous courses the payment of the entire obligation secured by this mortgage.

To secure performance of the other agreements in said note, which are hereby incorporated herein and nave a part hereof, and which provide, among other things, for an additional monthly payment of one-twelfth (1/12th) of the estimated annual taxes, assessments, insurance premiums and other charges upon the mortgaged premises. And to secure possible future advances as hereinafter provided and to secure the performance of the Mortgagor's covenants herein contained.

## THE MORTGAGOR COVENANTS:

## **912**33922

- (1) To pay immediately when due and payable all general taxes, special taxes, special assessments, water charges, sewer service charges and other taxes and charges against said property, including those heretofore due, the monthly payments provided by said note in anticipation of such taxes and charges to be applied thereto), and to furnish the Mortgagee, upon request, with the original or duplicate receipts therefor.
- (2) To keep the improvements now or hereafter situated upon said premises insured against loss or damage by fire, lightning, windstorm and such other hazards, including liability under laws relating to intoxicating liquors and including hazards not now contemplated, as the Mortgagee may reasonably require to be insured against, 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, in such companies, through such agents or brokers, and in such form as shall be satisfactory to the Mortgagee. Such insurance policies, including additional and renewal policies shall be delivered to and kept by the Mortgagee and shall contain a clause satisfactory to the Mortgagee making them payable to the Mortgagee as its interest may appear.
- (3) To promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed; to keep said premises in good condition and repair, and free from any mechanic's or other lien or claim of lien not expressly subordinated to the lien hereof; not to suffer or permit any unlawful use of or any nuisance to exist on said property nor to diminish nor impair its value by any act or omission to act; to comply with all requirements of law with respect to the mortgaged premises and the use thereof;
- (4) That if the Mortgagor shall procure contracts of insurance upon his life and disability insurance for loss of time by accidental injury or sickness, or either such contract, making the Mortgagee assignee thereunder, the Mortgagee may pay the premiums for such insurance and add said payments to the principal indebtedness secured by this mortgage to be repaid in the same manner and without changing the amount of the monthly payments, unless such change is by mutual consent. ÕO

UNOFFICIAL COP Gloria Marcos **BOX 300** ASSOCIATION ORTGAG Fernandez as DAMEN FEDERAL BANK FOR SAVINGS Fernandez, 뙲 DAMEN SAVINGS and LOAN ASSOCIATION his 5100 South Demon Avenue Chicago, Illinois 80809 5100 South Damen Avenue, Chicago, III. Damen Savings and Loan Association iv: benegate was prepared the sale and the sale at the BIONICIA SO STATE CLUMO YMAETH BEARLE ESHIRES MAISEMMOD YM KENNETH D. YANEK and lead lairetoff and hand and John Jane .. **4**76 Кви Bushing and voluntary set, for the uses and purposes therein set forth including per our persaries oue persos 'peulis ..... Wallia, tadi begbelwonics and norse in yet side on eye Aniogenoit edit of sea'missium (sum (al) (al) animant seodim (al)norine sente sell sel ot enz of immons Villa Marcoa Tarnandaz and Gloria A.T. Tanandaza his Wils THE STREET, SPECIAL SPECIES Motary Jub'le in and for said county, Kenneth D. Vanek ···· 40 \$440**00** COOK 16 % JI .Y eunc

46) Then U.S. In the commencement of any forestorme proceeding hereunder, the court in which such bill is filled may all sense and will our notice to the Mortgagor, or any party claiming under him, appoint a receiver with power to manage and will our notice to the Mortgagor, or any party claiming under him, appoint a receiver with power to manage state that and to court in votice to the Mortgagor, or any party claiming the pendency of such receiver and to the projection and such result, insurance or other items necessary for the projection and such result, insurance or other items necessary for the projection and such result, insurance or other items necessary for the projection and such result, insurance of such result insurance of such results insurance of such i

IN WITNESS WHEREOF, the undersigned to be between their hands and seals this ... Lib.

That time is of the easence hereof, and it default be made in performence of any covenant herein somisimed of the mediage by growing the proceedings be instituted of the proceedings be instituted to the proceeding in the following the processing the most control of or in custody of any court or officer of the government or it is option; and without shell make an easignment for it is been any court or officer of the government, or it is option; and without appropriy be placed under some of any court or officer of the government, or it is option, and without appropriy then all time secured in surjective the Mortgagee is hereby surfactived and empowered, at its option, and without affecting the limit berther the mortgage indeptedness of the floring of the following the interest of the floring payable, whether to the floring to the floring in deciser, without notice all tums secured be read or the principle. The mortgage indeptedness of the floring in the payable, whether so increases here and empowered to forectoes this mortgage, and in any forectoes of increase in it is not the floring in may be made of the premises enmance without officers and in any forectoes are an increased in any forectoes the mortgage, and in any forectoes as an empowered profector of the premises and in any forectoes as an empowered of the premises enmance without officers. SAME DELET SOLATIONS:

(2) That it is the intent hereof to secure payment of said note whether the entire amount shall have been advanced to the bloom state of the intent hereof or at a later date, or having been advanced, shall have been repaid in part and further advances made at a later date, which advances a hall in no event operate to make the principal amount plus any amount or amounts that may be added to the mortgage indebtedness greater that may be added to the mortgage indebtedness under the terminal under the beating purpose; or for either purpose; or for either purpose;

(1) That in the case of failure to perform any of the covenants herein, the Mortgages may do on the Mortgagor's behalf everything so covenanted; that the Mortgages may also do any act it may deem necessary to protect the hereof; that the Mortgages for any of the shove purposes and such Mortgages for any of the above purposes and such memorary upon demand any moneys paid or disbutsed by the Mortgage and he shows purposes and such may be included in any decree foreclosing this mortgage and be paid out of the rents or protect and the Mortgages to inquire into the sale of sale of the rents of protect in any decree foreclosing this mortgage and be made out of the rents or protect and the material becomes a much and the Mortgages to inquire into the send of the rent contained shall be such more and may be included in any decree foreclosing this mortgage and be Mortgages to the sale of the rents of the rents of the sale of