## MORUMORIS FICIAL: GOPY

| THIS INDENTIFIC made. July 1st 1981 between Charles Notion  7228 S. Honore Chicago Illinois NO AND STREED According to the Construction of Chicago Illinois NO AND STREED According to the Construction of Chicago Illinois NO AND STREED According to the Construction of Chicago Illinois NO AND STREED ACCORDING TO THE WARRANGE OF THE WAR |  |  |   | 91397608  |                                      |
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| CALD Maintenance & Construction  3836 W. Berteau Chicago IIII 11015  NO AND STREET  NOTATION STATE  Above Space for Recorder's Co-Construction  THAT WIREKEN Mr. Management and implements to the Management of construction of the Construction of th |  |  |   |   |                                      |
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| and delivered to the Missingle, in and its which contract the Mottagues energing to the state of the Missing the state of the Missing the mines of the Missing the Missing of the Mis | herein referred to as "Mc  | ortgagee," witnesseth.   | Į   | Above Space for Recorder's Use Only   |                                      |
| Installment Contract and this mortizages only agreed-manne of the conversants and agreements between contracts. Mortizages to be performed distinct prices of these presents CONNEY AND WARRAN significants being and the Mortizages successors and assigns, the Indicating described flow Instant and all the design of the City of Chicago  AND STATE OF HILMOIS to we Let 12 in Block 3 in B.F. Jacob's Subdivision of the East 1/2 of the West 1/2 of NE 1/4 of Section 3C, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.  DEFF-01 BY 0601005.  DEFF-01 BY 0601005.  Tailit 1909 1805 1806 191 1512  Toggrand and the properties of the contract of the con | and delivered to the Mora, principal bilance of the A Contract from time to time 30. days after together with interest after at such place as the holder at Secondary Maintena   | rage, in and by which contract the Mortgago moont Financed at the annual percentage rate of appart in 23 monthic conpletion (9) and a financial value the Annual Percentage Rate of 2, softhe outlact max, from time to time, in writing C C Construction  | rs promise to have the col. 28 + 00 growth of 28 + 00 growth of 3 | s and Amount Financed together with a Finance Charge on a necordance with the terms of the Retail Installm each beginn [19, 6, 60]. The first section of the second results of the second results and all of said indebtedness is made pavaluable of such appointment, then at the office of the holder.  | the<br>jent<br>jing<br>jihle<br>r at |
| 1/2 of NE 1/4 of Section 36. Township 38 North, Range 14, East of the Third Principal Meridian, in Cook Conty, Illinois.  DEFI-01 BY OFFICE  174111 1704 INS. 186.98.79 1952  174111 1704 INS. 186.98 1952  174111 17 | Installment Contract and t<br>these presents CONVEY /<br>their estate, right, title and  | his mortgage, and me performance of the convAND WARRAN' (a) to the Mortgagee, and th   | venants and agreemen<br>ie Mortgagee's success  | nts herein contained, by the Mortgagors to be performed, do<br>sors and assigns, the following described Heal Estate and al<br>.Chicago   | i by<br>H of                         |
| PERMANENT REAL ENTATE INDEX NUMBER: 20-30-210-020  ADDRESS OF PREMISES: 7228 S. Honore  PREPARED BY:  G. & D. Main. & Const. 3834 W. Berteau  which with the property Myndrate described, is referred to berein as the "premises."  TOUGETHER with all improvements tenements, consements instares, and appartenances thereto belonging, and allowests, issues and profits thereof for long and during all such time as Mortagores may be entitled thereto which are pledged primarily and on a party with early at estate and not secondarily an all apparatus, equipment or articles now or hereafter therein and thereon used to supply heat, gas, sur conditioning, where it is in provided, and worth londers and windows, flowering, nawnays, stores and water hosters. All of the foregoing are declared to be a part of said state whether physicalic state the difference of the surface of the surface soots of established apparatus, equipment or articles now or hereafter therein and thereon used to be a part of said state whether physicalic state the difference of the surface soots of easiers shall be considered to be a part of said simular apparatus, equipment or articles now or hereafter the end in the premises by Mortagors or their successors of easiers shall be considered to consistenting part of the real estate.  TO HAVE AND TO HOLD, the premises unto the Mortagore, and the Mortagore's successors and assigns, forever, for the purposes, and upon the use herein set forth, free from all rights and benefits and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortagore of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortagore of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortagore of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortagore of the Homestead Exemption Laws of the State of Illinois and part of the Homestead Exemption Laws of the State of Illino | 1/2 of NE 1/   | 4 of Section 30, lowns   | hip 38 Nort   | th, Range 14, East of the Thir  | ď                                    |
| PREMANENT REAL ENTATE INDEX NUMBER: 20-30-210-070  ADDRESS OF PREMISES: 7228 S. Honore  PREPARED BY:  G. & D. Main. & Const. 3834 W. Berttau  Chicago III 60618  Chicago III 60618  Which, with the property Methodic described, is referred to herein as the "premises." TOGETHER with all impressements tensments, casements fastures and apportenances thereto belonging and allocate, issues and profits thereof for a long and during all such times as Mortgagers may be entitled thereto which are pledged primarily and on a partie with said 7 all estates and not secondarily and apparatus equipment or articles now thereafter there in and thereon used to supply heat, gas and conditioning, was not at power, refrigeration wheth single units or centralls controlled, and ventilation, including in without restricting the foregoing; screen's window shad, so are doors and windows. Ho exercise that all similar apparatus, equipment or articles hereafted before to be a part of said real estate whether physically stocked thetertoon not, and it agreed that all similar apparatus, equipment or articles hereafted placed in the premises by Mortgagors or their successors of assigns shall be considered a constitution part of the real estate.  TO HAVE AND TO HOLD the premises unto the Morgages, and the Mortgages's successors and assigns, forever, for the purposes, and upon the use herein expressed release and water.  This mortgage consists of two pages. The covenants, conditions and provisions appearing on page 2 the reverse side of this mortage) an incorporated herein by reference and are a part hereof and shall be binding on Mortgagors, their heirs, successors and assigns.  Witness the hand  and spile of Morgagors the das and sport first above written.  YER NAMES B.  HELOW SIGNATURES  Libe undersigned, a Notars Public mand for said County in the Charles Mellion.   |  |  | C   |   | \$13<br>5:0                          |
| ADDRESS OF PREMISES: 7228 S. Honore  G. & D. Main. & Const.  3834 W. Berteau  which, with the policy 680 hatch Research 18 referred to berein as the "premises."  TOTECTHER with all improvements, tenements, fatures, and apportenance thereto belonging, and all cetts, issues and profits thereof for ingrand during all such times as Mortgagers may be entitled thereto which are pledged primarily and on a party with said 7 all estate and not secondarily and all apparatus, equipment or articles now in hereafter therein and thereon used to supply hear, gos, air conditioning, waise of it, power, refrigeration wheth single units or centrally controlled, and ventilation, including without restricting the foregoing; screens, window shades, every doors and windows. Recovering, mainings, stores and water heaters. All of the foregoing are declared to be a part of said real estate whether physicalis vito hed thereto or not, and it agreed that all similar apporatus, equipment or articles becaute placed in the premises by Mortgagors or their successors or assigns shall be considered a consisting part of the real estate.  TO HAVE AND TO ROLD the premises winto the Mortgagee, and the Mortgagee's successors and assigns, forever, for the purposes, and upon the use herem set forth, free from all rights, and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits in mortgagers to hereby expressly release and waive.  This mortgage consists of two pages. The covenants, conditions and previsions appearing on page 2 (the reverse side of this mortinge) as incorporated herein by reference and are a part hereof and shall be binding on Mortgagors, their heirs, successors and assigns.  Witness the hand  and any spirit of Mortgagors the day and year first above written.  **Charles** Melton**  [Seab**   | DEDMANENT BEAL E   | PRIMER NUMBER 20-30  | -210-636  |   | ကန                                   |
| G. & D. Main. & Const.  3834 W. Berteau  which with the pripetry described is referred to herein as the "premises."  TOGETHER with all improvements, tenements, easements. Instaires, and apportenances thereto belonging, and all costs, issues and profits thereof for a long and during all such times as Mortgagers may be entitled thereto which are pledged primarily and on a parity with and r all estate and not secondarily an all apparatus, equipment or articles now or hereafter therein and thereon used to supply heat, gis, air conditioning, wares of it, power, refrigeration (wheth apparatus, equipment or articles now or hereafter therein and thereon used to supply heat, gis, air conditioning, wares of it, power, refrigeration (wheth apparatus, equipment or articles now or hereafter therein and thereon used to supply heat, gis, air conditioning, wares of it, power, refrigeration (which apparatus, equipment or articles horeafter therein and therefore, surface, and so the foregoing are declared to be a part of said real estate whether physically sinched thereto or not, and it greed that all similar apparatus, equipment or articles hereafter placed in the premises by Mortgagers or their successors or assigns shall be considered a constituting part of the real estate.  TO HAVE AND TO HOLD the premises unto the Morgagee, and the Mortgager's successors and assigns, forever, for the purposes, and upon the use herein by tends from the real estate.  This mortgage consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this mortage) as incorporated herein by reference and are a part hereof and shall be binding on Mortgagors, their heirs, successors and assigns.  Witness the hand  and said of Morgagers the day and year first above written.  Seal:  PLEASE PRINCE OR TYPE NAME'S, BELOW SIGNATURES  All Defended therein by reference and are a part hereof and shall be binding on Mortgagors, their heirs, successors and assigns.  Seal:  Liberandersigned, a Notars Public mand County in t |  |  |   |   |                                      |
| which, with the property described, is referred to herein as the "premises."  TOGETHER with all improvements, tenements, easements fatures, and apportenances thereto belonging, and all costs, issues and profits thereof for a long and during all such times as Meritagors, may be entitled thereto twich are predicted promards and on a party with said role estate and not secondarily an all apparatus, equipment or articles now or hereafter therein and thereon used to supply heat, gies, air conditioning, waver of it, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shad, s. over doors and windows. Book single units or centrally controlled, and ventilation, including (without restricting the foregoing), screens, window shad, s. over doors and windows. Book single units or centrally controlled, and ventilation, including (without restricting the foregoing), screens, window shad, s. over doors and windows. Book single units or centrally controlled, and ventilation, including without restricting the foregoing, screens, window shad, s. over doors and windows. Book single units or centrally controlled, and ventilation, including without restricting the foregoing, screens, window shad, s. over doors and windows. Book saids and controlled as an expension of said controlled, and ventilation, including without restricting the foregoing, screens, window shad, s. over doors and windows. Book surges of the restriction of the restriction of said controlled, and surges of surges and surges of said windows. Book surges or centrally and controlled, and windows and surges or centrally and benefits the foregoing are deferred to be reference and are a part hereof and shall be binding on Mortgagors, their heirs, successors and assigns.  Witness the hand and surges of Mortgagors the day and year first above written.  Libe undersigned, a Notary Public mand for said County in the State aforesaid, DO HEREBY CERTIFY that  Charles Mellon          | PREPARED BY:   |  |   | C   |                                      |
| which, with the property methodic described, is referred to herein as the "premises."  TOGETHER with all improvements, tenements, easements fatures, and apportenances thereto belonging, and all costs, issues and profits thereof for a long and during all such times as Meritagors may be entitled thereto to keho are pledged primarils and on a parity with said role estate and not secondarily an all apparatus, equipment or articles now or hereafter therein and thereon used to supply heat, ges, air conditioning, waves of at, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shad, s. over doors and windows, flow coverings, awayers, stores and water heaters. All of the foregoing are delared to be a part of said real estate whether physicality all other theretor and of, and it agreed that all similar apparatus, equipment or articles hereafter placed in the premises by Mortgagors or their successors or assigns shall be considered a constitution part of the real estate.  TO HAVE AND TO HOLD the premises unto the Morgagee, and the Mortgagee's successors and assigns, forever, for the purposes, and upon the use herein set forth, free from all rights, and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and wave.  This mortgage consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this mortage) as incorporated herein by reference and are a part hereof and shall be binding on Mortgagors, their heirs, successors and assigns.  Witness the hand of Morgagors the day and year first above written.  **Eval **PRINT** OR** **Public mand for said County in the State aforesaid, DO HEREBY CERTIFY that **Charles **Melton**  **Libe undersigned, a Notary Public mand for said County in the State aforesaid, DO HEREBY CERTIFY that **Charles **Melton**                                      |  |  |   | (Q <sub>4</sub> )   |                                      |
| which, with the property Methafter described, is referred to herein as the "premises."  TOTETHER with all improvements, tenements, ease ments, fixtures, and apportenances thereto belonging, and all reads, issues and profits thereof for a long and during all such times as Merriangers may be entitled thereto which are pledged primarily and on a parity with and to all estate and not secondarily an all apparatus, equipment or articles now or hereafter therein and thereon used to supply heat, gis, air conditioning, wareholds, and ventilation, including (without restricting the foregoing), series, window shad, so are all doors and windows, flow coverings, usnings, stoves and water heaters. All of the foregoing are declared to be a part of sud real estate whether physicably attached thereto or not, and it agreed that all similar apporatus, equipment or articles becaute the placed in the premises by Mortgagors or their successors or assigns shall be considered to constituting part of the real estate.  TO HAXE AND TO HOLD the premises unto the Morgagee, and the Mortgagee's successors and assigns, forever, for the purposes, and upon the use herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits in Mortgagors do hereby expressly release and waive  This mortgage consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this mortage) as incorporated herein by reference and are a part hereof and shall be binding on Mortgagors, their heirs, successors and assigns.  Witness the hand and soal of Mortgagors the day and year first above written.  **EREANE** PRINT OR**  TYPE NAMES:  BELOW**  Seal:  **ELEANE**  PLEANE**  PRINT OR**  TYPE NAMES:  BELOW**  Seal:  **Libe undersigned, a Notary Public mand for said County in the State afterward, DO HEREBY CERTIFY that  Charles Melton**  |  |  |   | <i>7</i> ,  |                                      |
| TOGETHER with all improvements, tenements, easements, fixtures, and appartenances thereto belonging, and all cities, sixes and profits thereof for a long and during all such times as Mortgagors may be entitled thereto's which are pledged primarily and on a parity with and it all estate and not secondarily and all apparatus, equipment or articles now or hereafter therein and thereon used to supply heat, gas, air conditioning, waver at it, power, refrigeration (wheth single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shad, so earn doors and windows, flow coverings, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physicality (to hed thereto or not, and it agreed that all similar apparatus, equipment or articles hereafter placed in the premises by Mortgagors or their successors or oscans shall be considered a constituting part of the real estate.  TO HAVE AND TO HOLD the premises unto the Morgagee, and the Mortgagee's successors and assigns, forever, for the purposes, and upon the use herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and wave.  This mortgage consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this mortage) as incorporated herein by reference and are a part hereof and shall be binding on Mortgagors, their heirs, successors and assigns.  Witness the hand  A Martiness and spair of Myrigagors the day and year first above written  ELEASE  PRINT OR  TYPE NAME(S)  SIGNATURES  Lithe undersigned, a Notary Public mand for said County in the State aforesaid, DO HEREBY CERTIFY that  Charles Melton   |  |  | the Unternices "  | 0,0   |                                      |
| incorporated herein by reference and are a part hereof and shall be binding on Mortgagors, their heirs, successors and assigns.  Witness the hand of Mortgagors the day and year first above written.    Value   Please   Please   Print Or   Pri | TOGETHER with all long and during all such tim all apparatus, equipment or single units or centrally converings, awnings, stoves agreed that all similar appropriate that all similar appropriate part of the results of HAVE AND TO I herein set forth, free from all | improvements, tenements, easements, fixture,<br>ies as Mortgagors may be entitled thereto (who<br>r articles now or hereafter therein and thereon<br>introlled), and ventilation, including (without<br>and water heaters. All of the foregoing are dech<br>iriatis, equipment or articles hereafter placed<br>all estate.<br>(HOLD) the premises unto the Morgagee, and tall rights and benefits under and by virtue of the | s, and apportenances to<br>chare pledged primari<br>rused to supply heat, a<br>restricting the foregoi<br>ared to be a part of said<br>in the premises by Mo<br>he Mortgagee's successi   | als and on a parity with said r al estate and not secondarily a gas, air conditioning, water of it, power, refrigeration (whetlying), screens, window shad s, tarin doors and windows. It dreal estate whether physically the hed thereto or not, and it fortgagors or their successors or assigns shall be considered assigns and assigns, forever, for the purposes, and upon the u | and<br>her<br>oor<br>it is<br>I as   |
| PLEASE PRINT OR TYPE NAME(S) RELOW SIGNATURE(S)  State of Illinois. County of  | incorporated herein by   | reference and are a part hereof and shal   | ll be binding on Mo   | ortgagors, their heirs, successors and assigns.   | are                                  |
| the State aforesaid DO HEREBY CERTIFY that   | PRINT OR<br>TYPE NAME(S)<br>BELOW  |  | Seal  | (Seal)  | 43971                                |
|  | State of Illinois, County of   | the State aforesaid, DO HEREBY CERTIFY that  |   | L the undersigned, a Notars Public in and for said County in  | 825                                  |
| IMPRESS paraonally known to me to be the same person whose name Ssubscribed to the foregoing instrument, appeared before me this day in  | IMPRESS  |  | whose name_S  | subscribed to the foregoing instrument, appeared before me this day i   | -  <br>                              |
| SEAL person and acknowledged that <u>he</u> signed, sealed and delivered the said instrument as <u>his</u> free and volumed acceptor the HERE uses and purposes therein set forth, including the release and waiver of the right of homestead.   |  | person, and acknowledged thath_esigned, so   | ealed and delivered the sa  | and instrument as his free and volume are for the   | -                                    |
| 154 0  |  | 154  | 9   | 13  | , ;                                  |
| Commission expires   19   19   19   19   19   19   19   1  |  | 121 Seal, 1118   | 1 / LA  | in Hagen  | _                                    |

- 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 Mortgagee or to holder of the contract; (4) complete within a reasonable time any buildings now or at any time in process of crection 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.
- 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 deaire 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 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 purchase, discharge, compromise or settle any tax lien or other prior lien on title or claim thereof, or redeem from any tax sale or forfeiture, affecting said premises or contest any tay or assessment. All moneys paid for any of these purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' fees. and so yother moneys advanced by Mortgagee or the holders of the contract to protect the mortgaged premises and the lien hereof, shall be so much additional indebtedners, secured hereby and shall become immediately due and payable without notice. Inaction of Mortgagee or holders of the contract shall never be considered at a major right accruing to them on account of any default hereunder on the part of the Mortgagors.
- 5. The Mortgagee or the holder Attle contract hereby secured making any payment hereby authorized relating to taxes and assessments, may do so according to any bill, statement or estimate process of 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, (ax.) on or title or claim thereof.
- 6. Mortgagors shall pay each item of inde ite dreas 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 it debtedness secured by the Mortgage shall notwithstanding anything in the contract or in this Mortgage to the contrary, become due and payable (a) in the case of default in making payment of any instalment on the contract which default shall continue for 30 days, 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 downlether by acceleration or otherwise, Mortgagee shall have the right to foreclose the lien hereof, there shall be allowed at a 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, temographers' charges, publication costs and costs (which may 'e e stimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title searches and examinations, guarantee policies. Torre is 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 out or to 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 become so much additional indebtedness secured hereby and immediately due and payable, when pail for 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 by a party, either as plaintiff, claimant or defendant, by reason of this Mortgage or any indebtedness hereby secured; or (b) preparations for the commencement of any such 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 such approceeding 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 private in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are 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, fourth, any overplus to Mortgagors, their heirs, legal representatives or assigns as their i.gh.s 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 application may be made either before or after sale without notice, without regard to the solvency or insolvency of Mortgagers 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 and the Mortgager hareunder may be appointed as such receiver. Such receiver shall have power to collect the rents, issues and profits of said priemies during the pendency of such foreclosure suit and, in case of a sale and a deficiency during the full statutory period of redemption, whether there be redemption to 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 profit, 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 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 is made 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 available to the party interposing tame 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 sto shall be premitted 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 holder of the contract secured hereby, holder shall have the right, at holder's option, to delcare all unpaid indebtedness secured by this mortgage to be immediately due and payable, anything in said contract or this mortgage to the contrary notwithstanding.

## ASSIGNMENT FOR VALUABLE CONSIDERATION. Mortgagee hereby selfs, assigns and transfers the within mortgage to Mortgagee Mortgagee By FOR RECORDERS INDEX PURPOSES INSERT MURET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE SMITH ROTHCHILD FINANCIAL CORP. L STREET 221 N. LaSALLE ST., SUITE 1300

This Instrument Was Prepared By

Address

CHICAGO, ILLINOIS 60501

OR

V

E R CITY

INSTRUCTIONS