

UNOFFICIAL COPY

Official State of Illinois Mortgage Contract form with fields for names, dates, and legal descriptions.

Section containing the mortgage conditions and previous mortgages, including a reference to page 2 of the mortgage.

Section detailing the mortgage terms, including the principal amount, interest rate, and payment schedule.

Section for the lender's address and contact information, including the name of the lender and their address.

Section for the borrower's address and contact information, including the name of the borrower and their address.

Section for the property description, including the block, section, township, and range information.

Section for the legal description of the property, including the county and state information.

Section for the recording information, including the recording date, time, and location.

COOK COUNTY RECORDER
DEPT-01 RECORDING
181133 TRAM ISS4 09/03/92 14:47:00
48025 # -92-658170
92658170

909 N. RIDGWAY, CHICAGO, ILLINOIS
4501 N. CUMBERLAND, NORridge, ILLINOIS
CITY OF CHICAGO
AND STATE OF ILLINOIS

MORTGAGE (ILLINOIS) 3133

SMITH ROYSHLD FINANCIAL CORP.  
221 N. LA SALLE ST., SUITE 1300  
CHICAGO, ILLINOIS 60601

FOR RECORDS IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

RECEIVED  
JUN 10 1990

9365170



ASSIGNMENT

FOR FULL AND ABLE CONSIDERATION Mortgagee hereby calls assign and transfers the within mortgage to

1. Mortgagee shall promptly repair, restore or rebuild any building or improvement now or hereafter on the premises which may become damaged or destroyed. (2) keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for the not later than the date hereof. (3) pay when due any indebtedness which may be secured by a lien or charge on the premises as the same may appear on the lien hereof. (4) pay when due any indebtedness which may be secured by a lien or charge on the premises as the same may appear on the lien hereof. (5) keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for the not later than the date hereof. (6) pay when due any indebtedness which may be secured by a lien or charge on the premises as the same may appear on the lien hereof.

2. Mortgagee 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 copies thereof. To prevent default hereunder Mortgagee shall pay in full under review, in the manner provided by statute, any tax or assessment which Mortgagee may be liable to incur.

3. Mortgagee 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 provided for payment by the insurance companies of money sufficient to pay the cost of replacing or repairing the same or to pay the amount of any loss or damage by fire, lightning and windstorm and shall deliver to the lender a copy of each policy, and shall deliver to the lender a copy of each policy, and shall deliver to the lender a copy of each policy, and shall deliver to the lender a copy of each policy.

4. In case of default thereon, Mortgagee or the holder of the contract may, but need not, make any payment or perform any act hereunder required of Mortgagee in any form and manner deemed expedient, and may, but need not, make full or partial payment of principal or interest or prepayment thereon, if any, including attorney's fees, and any other money advanced by Mortgagee or the holder of the contract to protect the mortgagee's interest in the premises, and shall have a lien on the premises for the amount of any such payment or advance.

5. The Mortgagee or the holder of the contract hereby secures and agrees to pay to the lender any taxes and assessments, and any tax, management, sale, tort, injury, or claim thereof, any bill, statement or estimate of amount or into the validity of any bill, statement or estimate secured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any such statement or estimate.

6. Mortgagee shall pay each item of indebtedness herein mentioned, when due according to the terms hereof, at the option of the holder of the contract, and without notice to the Mortgagee, all (a) and indebtedness entered by the Mortgagee shall notwithstanding anything in the contract or in this Mortgagee to the contrary, become due and payable (b) in the case of default in making payment of any installment on the contract which default shall continue for 30 days, or (c) when default shall occur and continue for three months in the performance of any other agreement of the Mortgagee herein contained.

7. When the indebtedness hereby secured shall be due whether by accelerated or otherwise, Mortgagee shall have the right to foreclose the lien hereof in any suit to foreclose the lien hereof, there shall be included as additional indebtedness in the debt for all expenses incurred and expenses which may be incurred by or on behalf of Mortgagee or holder of the contract for attorney's fees, appraisal fees, expenses for documentation and expert witnesses, mortgagee's charges, publication costs and costs of suit. It may be determined as to terms to be advanced after entry of the decree of foreclosure or the entry of the decree of foreclosure. Mortgagee or holder of the contract shall be entitled to a lien on the premises for the amount of the interest on the advance and shall have the right to foreclose the lien hereof. Mortgagee or holder of the contract shall also be entitled to a lien on the premises for the amount of the principal of the advance and shall have the right to foreclose the lien hereof. Mortgagee or holder of the contract shall also be entitled to a lien on the premises for the amount of the interest on the advance and shall have the right to foreclose the lien hereof.

8. The proceeds of any foreclosure sale of the premises shall be distributed as follows: (a) to the holder of the contract for the amount of the principal of the advance and the interest thereon and any expenses incurred in connection with the advance, and (b) to the holder of the contract for the amount of the principal of the advance and the interest thereon and any expenses incurred in connection with the advance. The holder of the contract shall also be entitled to a lien on the premises for the amount of the principal of the advance and the interest thereon and any expenses incurred in connection with the advance.

9. If prior, or at any time after the date hereof, a lien in favor of Mortgagee shall be recorded in the public records of Cook County, Illinois, which shall be a lien in favor of Mortgagee, the lien hereof shall have priority over the lien so recorded in the public records of Cook County, Illinois, provided that the lien hereof shall be a lien in favor of Mortgagee and shall be a lien in favor of Mortgagee and shall be a lien in favor of Mortgagee.

10. The action for the enforcement of the lien or any provision hereof shall be subject to the provisions of Cook County, Illinois, relating to the enforcement of a lien in favor of Mortgagee. The holder of the contract shall have the right to enforce the lien hereof in any court of competent jurisdiction, and shall have the right to enforce the lien hereof in any court of competent jurisdiction.

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

12. If Mortgagee shall sell, lease or otherwise dispose of all or any part of the premises, or any part thereof, without the consent of the holder of the contract, the holder of the contract shall have the right to purchase the premises, or any part thereof, at the same price and terms as offered to any third party, and shall have the right to purchase the premises, or any part thereof, at the same price and terms as offered to any third party.

13. This mortgage shall be binding on all persons claiming an interest in the premises, and shall be binding on all persons claiming an interest in the premises, and shall be binding on all persons claiming an interest in the premises.

14. The assignor hereby warrants that the premises are free and clear of all liens and encumbrances, and that the assignor has the right to assign the premises to the assignee.

15. The assignor hereby warrants that the premises are free and clear of all liens and encumbrances, and that the assignor has the right to assign the premises to the assignee.

ADDITIONAL CONDITIONS AND PROVISIONS REFERRED TO ON THE REVERSE SIDE OF THIS MORTGAGE AND INCORPORATED THEREIN BY REFERENCE