Dated this 5th September A. D. 1992 day of

Loan No. 88~26086

THIS INDENTURE WITNESSETH: THAT THE UNDERSIGNED, EDWARD HERRING AND BERTHALENE HERRING, HIS WIFE, AS JOINT TENANTS. OF THE VILLAGE of Phoenix - COUNTY OF Cook

HEREINAFTER REFERRED TO AS THE Mortgagor, dues hereby mortgage and convey to the MUTUAL TRUST AND

SAVINGS BANK, a corporation organized and existing under the laws of the State of Illinois, hereinafter referred to as the Mort-

, in the State of Illmon, to-wit: gagee, the following real estate situated in the County of Cook Lot Twenty-two in Block Two inPhoenix manor, a resubdivision of Lot Fourteen (except the East Three Hundred thirty feet thereof) and (except that part taken

Property commonly known as: 724 East 155th Place, Phoenix, Illinois 60426 PIN# 29-16-320-022

TOGETHER with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon, including all apparatus, equipment, fixtures or articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, had, power refrigeration, ventilation or other services and any other thing now or hereafter therein or thereon the furnishing of which by lessors to lessees is customary or appropriate, including screens, venetian blinds, window shades, storm doors and windows, floor coverings, acreen doors, in-u-door beds, awnings, stoves and water heaters (all of which are declared to be a part at a part a issues and profits of every (are nature and kind, to being the intention fiereby to establish an absolute transfer and assignment to the Mortgagee of all leases and avails of said premises and the furnishings and equipment therein. Such rents, issues and profits shall be applied first to the payment of all costs and expenses of acting under such assignment, including taxes and assessments, and second to the payment of any indebtedness then due and or incurred hereunder.

TOGETHER with the rents, issues and profits thereof which are hereby assigned, transferred and set over unto the Mortgagee, whether now due or which may hereafter to ome due under or by virtue of any lease whether written or verbal, or any agreement for the use or occupancy of said property, or any nart or parts thereof, which may have been heretofore, or may be hereafter made or agreed to, or which may be made and agreed to by the Mortgagee under the power herein granted to it; it being the intention hereby to establish an absolute transfer and assignment to the Mortgagee of all such leases and agreements and all the avails thereunder, together with the right on the part of the Mortgagee to collect all of said avails, rents, issues and profits arising or accruing at any time hereafter and all now dut of that may hereafter become due under each and every of the leases or agreements existing or to hereafter exist for said premises and to use such measures, legal or equitable, as in its discretion may be deemed proper or necessary to enforce the payment or security of such avails, rents, issues and profits, or to secure and maintain possession of said premises, or any portion the not, and to fill any and all vacancies and to rent, lease or let any portion of said premises to any party or parties, at its discretion, with portion of use and apply said avails, issues and profits to the payment of all expenses, care and management of said premises, including tixes and assessments, and to the payment of any indebtedness secured hereby or incurred hereunder. secured hereby or incurred hereunder.

TO HAVE AND TO HOLD all of said property with said appure nances, apparatus, fixtures and other equipment unto said Mortgagee forever, for the uses herein set forth.

TO SECURE (1) The payment of a note and the performance of the obligations therein contained, executed and delivered concurrently herewith by the Mortgagor to the Mortgagee in the principr, sam of

THIRTEEN THOUSAND SIX HUNDRED NINETY-SIX AND 43/100************ Dollars (\$13,696.43)

which is payable as provided in said note, and (2) any additional advances mode by the Mortgagee to the Mortgagor, or his successors in title for any purpose, at any time before the release and cancellation of this mortgage, but at no time shall this mortgage secure advances on account of said original note and such additional advances in a sum in excess of

THIRTEEN THOUSAND SIX HUNDRED NINETY-SIX AND 43/100******* Dollars 1513,696.43

such additional advances shall be evidenced by a Note or other agreement executed by the Morigi gor or his successors in title as being secured by this mortgage, provided that, nothing herein contained shall be considered as Uniting the amounts that shall be secured hereby when advanced to protect the security. 92692557

THE MORTGAGOR COVENANTS.

A. THE MORTGAGOR COVENANTS.

(1) To pay all taxes, and assessments levied or assessed upon said property or any part thereof under any existing or future law in accordance with the terms of the Note of even date herewith; (2) To keep the improvements now of hereafter upon said premises insured against such hazards or liability, as the Mortgagee may require in such companies, and in such form as shall be approved by the Mortgagee. All such insurance policies shall contain proper mortgage clauses and the policie \$1 all be retained by the Mortgagee until the loan is fully repaid; (3) In the event such insurance policies are cancelled for any leason whatsoever and no new insurance policies are presented to the Mortgagee on or before the date of termination of the notice of cancellation, then the Mortgagee shall have the right to declare the total indebtedness due and payable immediately and the Mortgagee shall have the right to commence foreclosure proceedings as provided in paragraph B5; (4) To promptly repair, restore or rebuild any buildings or improvement now or hereafter on the premises which may become damaged or destroyed; (5) To operate said premises and keep them in good condition and repair in accordance with the building, fire, zoning, health and sanitation laws and ordinances of the Municipality and any other governmental board, authority or agency having jurisdiction over the mortgaged premises; (b) 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; (7) Not to suffer or permit, without the written permission or consent of the Mortgagee being first had and obtained, (a) any use of said property for a purpose other than that for which the same is now used, (b) any alterations, additions to, demolition or removal of any of the improvements, apparatus, fixtures or equipment now or hereafter upon said property, (c) a sale, assignment or transfer of any right, title or interest in and to said property or an alterations, additions to, demolition or removal of any of the improvements, apparatus, lixtures or equipment now or necessary upon said property, (c) a sale, assignment or transfer of any right, title or interest in and to said property or any portion thereof, or any of the improvements, apparatus, fixtures or equipment which may be found in or upon said property. (d) the Mortgagor will not suffer or permit any change in the nature or character of the operation of said premises which will increase the intensity of the use thereof, save and except upon the written approval and consent of the Mortgagoe, and further, will not suffer or permit to be changed or altered the exterior and interior structural arrangement including tout not to the exclusion of others) walls, rooms and halls without first obtaining the written consent of the Mortgagoe; (8) The Mortgagoe shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

B. THE MORTGAGOR FURTHER COVENANTS

(1) That in case of its failure to perform any of its covenants herein, the Mortgagee may do on its behalf everything so covenanted; that said Mortgagee may also do any act it may deem necessary to protect the lien of this mortgage; and that it will immediately repay any monies paid or disbursed by the Mortgagee for any of the above purposes, and such monies shall be added to the unpaid balance of the aforesaid Note as of the first day of the then current month and become so much additional indebtedness secured by this mortgage and may be included in any decree foreclosing this mortgage and be paid out of the rents or proceeds of the safe of said premises, it not otherwise paid by it that a shall not be obligatory upon the Mortgager to impute into the validity of any lien, encumbrance or claim in advancing monies in that behalf as above authorized, but nothing herein contained shall be construed as requiring the Mortgagee to advance any monies for any purpose nor to do any act hereunder; that the Mortgagee shall not incur personal liability because of anything it may do or omit to do hereunder;

(2) That it is the intent hereof to secure payment of said Note whether the entire amount shall have been advanced to the Mortgagor at the date hereof or at a later date, and to secure any other amount or amounts that may be added to the mortgage indebtedness under the terms of this mortgage;

(3) That in the event the ownership of said property or any part thereof becomes vested in a person other than the Mortgagor, the Mortgagee may, without notice to the Mortgagor, deal with such successor or successors in interest with reference to this mortgage and the debt hereby secured in the same manner as with the Mortgagor, and may forbear to suc or may extend time for ayment of the debt secured byreby without discharging or m any way affecting the liability of the Mortgagor hereunder or upon the debt hereby secured;

- (4) That time is of the essence hereof and if default be made in performance of any covenant herein contained or in case of default in making any payment under said Note or any extension or renewal thereof, or if proceedings be instituted to enforce any other lien or charge upon any of said property, or upon the filing of a proceeding in bankruptcy by or against the Mortgagor, or if the Mortgagor shall make an assignment for the benefit of his creditors or if his property be placed under control of or in custody of any court, or if the mortgagor abandon any of said property or if the ownership of said property entitles the mortgagor to membership or a share interest or any other form of interest in an association or corporation or other form of organization which holds title to any other property, the Mortgagor shall agree not to sell, convey, dedicate, mortgage, lease or encumber in any manner said other property without obtaining the prior consent of the Mortgagee, then and in any of said events, the Mortgagee is hereby authorized and empowered, at its option, and without affecting the lien hereby created or the priority of said lien or any right of the Mortgagee hereinder, to declare, without notice, all sums secured hereby immediately due and payable, whether or not such default be remedied by the Mortgager, and apply toward the payment of said mortgage indebtedness any indebtedness of the Mortgagee to the Mortgager, and said Mortgagee may also immediately proceed to foreclose this mortgage.
- (5) That upon the commencement of any foreclosure proceeding hercunder, the Court in which such bill is filed may, at any time, either before or after sale, and without notice to the Mortgagor, or any party claiming under him; and without regard to the solvency of the Mortgagor or the then value of said premises, or whether the same shall then be occupied by the owner of the equity of redemption as a homestead, appoint a receiver (who may be the Mortgagee or its agent) with power to manage and rent and to collect the recits, issues and profits of said premises during the pendency of such foreclosure suit and the statutory period of redemption, and such rents, issues and profits, when collected, may be applied before as well as after the Master's sale, towards the payment of the indebtedness, costs, taxes, insurance or other items necessary for the protection and preservation of the property, including the expenses of such receivership, or on any deficiency decree whether there be a decree therefor in personain or not, and it a receiver shall be appointed he shall remain in possession until the expiration of the full period allowed by statute for redemption, whether me be redemption or not, and until the issuance of deed in case of sale, but if no deed be issued, until expiration of the statutory neriod during which it may be issued, and no lease of said premises shall be nullified by the appointment or entry in possession of a receiver but he may elect to terminate any lease junior to the lien hereof; and upon foreclosure of said premises. (5) That upon the commencement of any foreclosure proceeding becounder, the Court in which such bill is filed may, at any time, expenditures and expenses which may be paid or incurred by or on behalf of Mortgagee for attorney's fees. Mortgagee's fees, appraiser's fees, outlays for exhibits attached to pleadings, documentary and expent evidence, stenographer's fees. Master's fees and commissions, court costs, publication costs and costs (which may be estimated as to and include items to be expended after the entry of the decree) of procuring all such abstracts of title, title searches, examinations and reports, guaranty policies. Torrest the entry of the decree) of procuring all such abstracts of title, title searches, examinations and reports, guaranty policies. Torrens certificates and similar data and assurt nots with respect to title as Mortgagee may reasonably deem necessary either to prosecute such suit or to evidence to biddets at any sale held pursuant to such degree the true title to or value of said premises; and all amounts as aforesaid, together with interest thereon at the ratge of 7% per annum, shall become additional indebtedness of and be immediately due and payable by the Mortgagor in connection with (a) any proceeding, including probate or bankruptcy proceedings to which either party hereto shall be a party by reason of this mortgage or the note hereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof after the accrual of the right to foreclose, whether or not actually commenced; or (c) preparations for, he developed whether or not actually commenced. In the event of a foreclosure sale of said premises there shall first be paid out of the proceed. Thereof all of the aforesaid items, then the entire indebtedness whether due and payable by the terms hereof or not, and the interest due thereon up to the time of such sale, and the overplus, if any, shall be paid to the Mortgagor, and the purchaser shall not by obliged to see to the application of the purchaser money: be paid to the Mortgagor, and the purchaser shall not bookiged to see to the application of the purchase money;

(6) In case the mortgaged property or any part thereof is damaged, or destroyed by fire or any other cause, or taken by condemnation, then the Mortgagee is hereby empowered to receive any compensation which may be paid. Any monies so received shall be applied by the Mortgagee as it may elect, to the immediate reduction or payment in full of the indebtedness secured hereby, or to the repair and restoration of the property. In the even the Mortgagee makes inspections and disbursements during the repair and restoration of the property, the Mortgagee may in see a charge not to exceed 2% of the amount of such disbursements. dispursement.

(7) That each right, power and remedy herein conferred upon the Morigagre is cumulative of every other right or remedy of the Morigagee, whether herein or by law conferred, and may be enforced concurrently therewith, that no waiver by the Morigagee of performance of any covenant herein or in said not contained shall thereafter in an manner affect the right of Morigagee to require or enforce performance of the same or any other of said covenants, that whetever the context hereof requires, the masculine gender, as used herein, shall include the feminine, and the singular number, as used herein, shall include the piural, and that all rights and obligations under this mortgage shall extend to and be binding on the respective heirs, executors, administrators, successors and assigns of the Mortgagor and Mortgagoe.

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IN WITNESS WH	EREOF, we have hereunto	set our hands and seals, this	5th		da
of September	A.D., 19 92		2,'		
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Edward Herrin	18	(SEAL) Berthale	tti blene Jer ene Herring	7	(SEAL)
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State of Illinois					

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County of Cook

the undersigned A Notary Public in and for said 1. County, in the State aforesaid, DO HEREBY CERTIFY that Edward Herring and Berthalene Herring, his wife, as joint tenants personally known to me to be the same persons whose names subscribed to the foregoing Instrument appeared before me this day in person and acknowledged that they signed, scaled and delivered the said Instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and notartal seal, this

OFFICIAL SEAL NOTARY PUBLIC, STATE OF ILLINOIS MINICOMMUSEIRUS 7/31/93 }

day of September A. D. 1992

**Tradecologie State Cherry

Notary Public

**Tradecologie State Cherry

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A.D., 19 day of

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