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rein referred to as "Mortgagee, " witnesseth:	All forms at the control of the cont
THAT WIEREAS the Mortgagors are justly indebted to the Mortgages upon the Retail August 22 19.92 in the Amount Finance	Installment Contract dated E1ght
narod white a Nine and 36/100	DOLLARS
A 3 9 3 6); payable to the order of and delivered to the buy the said Amount Finance a cycther with a Finance Charge on the principal balance of the A	Mortgagee, in and by which contract the Mortgagora promise
allment Contract from time to the unpaid in 24 monthly installments of \$232	4.49 . The factor of the factor $\sim 10^{-3}$ and $\sim 10^{-3}$ cach beginning $\sim 10^{-3}$
rest after maturity at the Annual Countage Rate stated in the contract, and all of said indebe	September 15 , 1994, together with
tract may, from time to time, in with grappoint; and in the absence of such appointment, the	whithe office of the holder at Minimum and the first
NOW, THEREFORE, the Mortgagors to are one the payment of the said sum in accordance with	
performance of the convenants and agreements herein contained, by the Mortgagors to be per	formed, do by these presents CONVEY AND WARRANT
the Morigagee, and the Morigagee's successor, and assigns, the following described Real II ate, lying and being in the C. ty Of Chicago	state and all of their catale, right, title and interest theyon,
COOK AND STATE OF ILLINOIS, to wit:	Contract to Leaving structure of the contract of the collection of the
ot 15 in William Zuetell's Resubdivision of L	ots 529 to 556 in Samuel
rown Jr's Fullerton Avenue sublivision in the	Northeast 1/4 of Section
4, Township 40 North, Range 15, East of the T n Cook County, Illinois.	uira, mrnicrbar maniarticative
The Court of the C	र वे इस्तरायक एर्डिंग और स्वर्धा के एक एक एक स्वरंग है। यह स्वरंग के प्रतास के स्वरंग के स्वरंग के सार्वा के स स्वरंगित के इस्तरंग के प्रतास के प्रतास के प्रतास के स्वरंग के स्वरंग के स्वरंग के स्वरंग के स्वरंग के स्वरंग क
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RMANENT REAL ESTATE INDEX NUMBER: 13-34-201-073 DRESS OF PREMISES: 2301 N. Lowell Ave. Chicago EPARED BY: Rose Reilly, 555 W. Roosevelt Ro Chicago Reilly, 555 W. Roosevelt Ro EPARED BY: Rose Reilly, 555 W. Roosevelt Ro Chicago Reilly, 555 W. Roosevelt Ro Rose Reilly, 555 W. Roosevelt Ro Chicago Reilly, 555 W. Roosevelt Ro Rose Reilly, 555 W. Roosevelt Ro Roosevelt Ro Roose Reilly, 555 W. Roosevelt Roose Roose Roose Roose Roose Roose Roose Roose Roose Roose Roose Roose Roose Roose Roose Roose Roose Roose Roose Roose Roose Roose Roose Roo	o belonging, and all rints, issues and profits thereof for so and on a parity with so the results and not secondarily) and air conditioning, water, light, wear, refrigeration (whether screens, window shades, start doors and windows, flowr and of said real estate whether of so ally attached thereto or isses by Morigagors or their successory or assigns shall be and assigns, forever, for the purposes, and upon the uses we of the State of Illinois, which said rights and benefits the there and Maria Magdalano (J) aring on page 2 (the reverse side of this mortgage) are igner their heirs, successors and assigns. Deranza Pacheco (Seal) The undersigned a Notary Fublic in and for said County Pacheco & Esperanza Pacheco
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RMANENT REAL ESTATE INDEX NUMBER: 13-34-201-0.3 DRESS OF PREMISES: 2301 N. Lowell Ave., Chicago EPARED BY: Rose Reilly, 555 W. Roosevelt Rd TOGETHER with all improvements, incoments, easements, fixtures, and appurtenances there and during all such times as Mortgagors may be entitled thereto (which are pledged primarily a pparatus, equipment or articles now or hereafter therein and thereon itself to supply hear, gas, to units or centrally controlled), and ventilation, including (without restricting the foregoing), trings, inador beds, awnings, stoves and water heaters. All of the foregoing are declared to be a fand it is agreed that all similar apparatus, equipment or articles hereafter placed in the promisered that all similar apparatus, equipment or articles hereafter placed in the promiser of the real estate. TO HAVE AND TO HOLD the premises unto the Mortgagee, and the Mortgagee's successor in set forth, free from all rights and benefits under and by virtue of the Homestead Illempidon Lo tagagors do hereby expressly release and waive. To HAVE AND TO HOLD the premises unto the Mortgagee, and the Mortgagee's successor in set forth, free from all rights and benefits under and by virtue of the Homestead Illempidon Lo tagagors do hereby expressly release and waive. This mortgage consists of two pages. The overnants, conditions and provisions apper proporated herein by reference and are a part hereof and shall be binding on Mortga Witness the hand. and settle of Mortgagors the day and year first above written. X July L. Pacheco ESPERINZA PEACE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S) Manda A Magdalepo Controlled and Maria Magdaleno Controlled and Maria Magdaleno Controlled and Maria Magdaleno Controlled and Maria Magdaleno The life of the same persone and alknowledges that Lib their free and voluntary act, for the uses and purpor	o belonging, and all rinis, issues and profits thereof for so and on a parity with sail remarks and not secondarily) and air conditioning, water, light, were refrigeration (whether screens, window shades, start doors and windows, floor part of said real estate whether of saily attached thereto or isses by Morigagors or their successors on assigns shall be and assigns, forever, for the purposes, and upon the uses we of the State of Illinois, which said rights and benefits the theodo and Maria Magdalano (J) aring on page 2 (the reverse side of this mortgage) are igner their heirs, successors and assigns. Deranza Pacheco (Seal) the undersigned a Notary Public in and for said County Pacheco & Esperanza Pacheco

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INSTRUCTIONS

OR

UNOFFICIAL COPY

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

- 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.
- 2. 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 desire 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 Mortgages, 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.
- 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, as a ving said premises or contest any tax 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 any other moneys advanced by Mortgagee or the holders of the contract to protect the nortgaged premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and payr ole 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 hereunder on the part of the Mortgagors.
- 5. The Mortgagee or the holder of the contract hereby secured making any payment hereby authorized relating to taxes and assessments, may do so according to any bill, statement of each mate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any too. Assessment, saie, forfeiture, tax lien or title or claim thereof.
- 6. Mortgagors shall pay each item of inceptedness 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 indebtedness secured by the Mortgage shall, notwithstanding anything in the contract or in this Mortgage to the contrary, become due and parable (a) immediately in the case of default in making payment of any instalment on the contract, or (b) when default shall occur and continue for the performance of any other agreement of the Mortgagors herein contained.
- 7. When the indebtedness hereby secured shall be come due whether by acceleration or otherwise. Mortgagee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incur. etc. of or on behalf of Mortgagee or holder of the contract for attorneys fees, appraiser's fees, outlays for documentary and expert evidence, stenograph insight charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of utile. It is examines and examinations, guarantee policies. Torrens certificates and similar data and assurances with respect to title as Mortgagee or holder. It is exercises and examinations, guarantee policies. Torrens certificates and similar data and assurances with respect to title as Mortgagee or holder. It is exercise and examinations in the reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to sur't, incree 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 come much additional indebtedness secured hereby and immediately due and payable, when paid or incurred by Mortgage or holder of the control ti in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which either of them shall be a party, either as plaintif, claimant or defendant, by reason of this Mortgage or any indebtedness hereby secured; or (b) preparations for the commencement of any sulf for the force? In our before a filer accrual of such right to foreclose whether or not actually commenced or (c) preparations for the defense of any threatened suit or proceedings 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 applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such item 47, are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness addition; it is that evidenced by the contract: third, all other indebtedness, if any, remaining unpaid on the contract: fourth, any overplus to Mortgagors, their help, regal representatives or assigns as their rights may appear.
- 9. Upon, or at any time after the filling of a bill to foreclose this mortgage the court in whith note, a 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 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 solvency of such foreclosure suit and, in case of a sale and a deficiency during the full at the properties of redemption, whether there be redemption or not, as well as during any further times when Mortgagors except for the intervention 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 Mortgagor 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 mortgagor any tax, special assessment 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 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 the roto shall be permitted for that purpose.
- 12. If Morrgagors 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 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.

		Assigna	AENT			
FOR VALUABLE	E CONSIDERATION, Mortgagee I	hereby sells, assigns an	d transfers the within r	nortgage to		
Date		Mortgagee			Y app	
					:	
D NAME L STREET	SOUTH CENTRAL BANK &			ers index purposes insi Above described prope		
V cmv	CHICAGO, IL 60607		This !ne	trument Was Prepared By		* *.)
			(Namel		(Address	