

UNOFFICIAL COPY MORTGAGE

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THIS INDENTURE WITNESSETH: That the undersigned Kenneth Lau, a bachelor and Chiu Lun Choi

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married to Yuk Chi Choi,

City of Chicago County of Cook State of Illinois
hereinafter referred to as the Mortgagor, does hereby Mortgage and Warrant to

Washington Savings and Loan Association of Chicago

a corporation organized and existing under the laws of the State of Illinois hereinafter

referred to as the Mortgagee, the following real estate, situated in the County of Cook
in the State of Illinois, to wit:

Lot 5 in Subdivision of Westerly 101.47^{feet} of the Northerly 212 Feet of Lot 6
in Block 27 in Canal Trustee's Subdivision of the South Fractional 1/2
of Section 23, Township 39 North, Range 14 East of the 3rd
Principal Meridian, in Cook County, Illinois
PIN: 17-21-328-008

The mortgagor shall not suffer or permit, without the written consent of the mortgagee, a sale,
assignment or transfer of any right, title or interest in and to the said property, or any portion
thereof, or of any of the improvements, apparatus, fixtures or equipment which may be found
in or upon said property.
The mortgagee may collect a "late charge" in accordance with the statutory provisions and
Association bylaws relating thereto, for the non-payment of each aggregate monthly payment
(total of all payments to be made hereunder) when due.

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ckn: 3091 S. Archer, Chicago

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, light, power, refrigeration, ventilation or otherwise and any other thing now or hereafter therein or
thereon the furnishing of which by lessors to lessees is customary or appropriate, including screens, window shades, storm
doors and windows, floor coverings, screen doors, venetian blinds, in-a-door buds, 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 pledged, assigned, transferred and set over
unto the Mortgagee.

TO HAVE AND TO HOLD all of said property unto said Mortgagee forever, for the use herein set forth, free from
all rights and benefits under the Homestead Exemption Laws of the State of Illinois, 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 Mortgagee, evidenced by a note made
by the Mortgagor in favor of the Mortgagee, bearing even date herewith in the sum of
Dollars (\$ 30,000.00), which note,
together with interest thereon as provided by said note, is payable in monthly installments of
Three hundred
1st hundred sixty three 99/100 DOLLARS (\$ 363.99)
on the 1st day of each month, commencing with November 1, 1992 until the entire sum is paid.

COOK COUNTY, ILLINOIS
CLERK FOR RECORD
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To secure performance of the other agreements in said note, which are hereby incorporated herein and made 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.

A. THE MORTGAGOR COVENANTS:

- (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 pay-
ments 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 heretofore, 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 Mortgagor may
pay the premiums for such insurance and said 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.

