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New Years			
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5116 N.Cicero	Suite 105 Chica	go,11,60630	+7786 + A *-92-314355 COOK COUNTY RECORDER
And the second section of the second section and the second second second section sect	STREET) (CITY)		
herein referred to as "M	ortgagee," witneseth:	y a service of the se	Above Space for Recorder's Une Only
THAT WHEREAS	the Mortgagors are justly indebted to the octand Eight Hundred 80	Mortgagee pursuant to a f	Retail Installment Contract of even date herewish, in the Amount
	n and the second	ARS (S), payable to the order of
and delivered to the Mor	igar L., in and by which contract the Mer Aniov a Financed at the Annual Percenta	igagors promise to pay the	e said Amount Financed together with a Finance Charge on the
Contract from time to time	ne us naid n 97 monthly ins	tallments of \$	in accordance with the terms of the Retail Installment 123.84 each, beginning er, with a final installment of \$ 123.84
topether with interest offi	ir matarit, a' die Annual Perceulage Rat	c ol	as stated in the contract, and an or said indebtedness i
	ace as the hald risof the contract may, fro Ribbon Rim Ileing . 511		ppoint, and in the absence of such appointment, then at the office
NOW, THEREFO	RE, the Morteug ex to secure the payme	ent of the said sum in acco	ordance with the terms, provisions and limitations of that Retail
presents CONVEY AND	WARRANT unto the Monteager, and th	e Mortgagge's successors	herein contained, by the Mortgagors to be performed, do by these and assigns, the following described Real Estate and all of their
estate, right, title and into	erest therein, situate, lying one being in th	ne <u>Caty of</u>	Chacago AND STATE OF ILLINOIS, to wit:
			he East 1 feet) the South
169.5 feet of	lot 2 & the East 69 6(21)	of the North 13	6.6 feet of lot 2 & THE
East 16 feet o	the South 109.6 feet (t eet 3 in Lisen Lin 16 Townshi	barth's Subdivision of Lot p 16 North, Range 14, East
of the Third P	rincipal Meridian, in Coo	ok County, Illin	ois.
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PERMANENT REAL	ESTATE INDEX NUMBER: 20	0-16-323-025	
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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 he destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for hen 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 building or buildings row or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinances with respect to the premises and the uso 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 Mortgages 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
- 3. Mortgagors shall keep all buildings and improvements now and bereafter situated on said premises insured against loss or demage by fire, lightning and industorm 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 physible, 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 not less than ten days prior to the respective dates of expiration.
- 4. In case of default therein, Mortgages or the holder of the contract may, but need not, make any payment or perform any act hereinbofore 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 lies or other prior lies on title or claim thereof, or redeem from any tax sale or forfeiture, affecting said premises or contest any text a sessment. 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 mortgaged premises and the lien hereof, shall be so much additional indebtedny as recured hereby and shall become immediately due and payable without notice. Inaction of Mortgagee or holders of the contract shall never be considered as a valvar of any right accruing to them on account of any default hereunder on the part of the Mortgagors.
- 5. The Mortgagee or the holder . 'tr' contract hereby secured making any payment hereby authorized relating to taxes and assessments, may do so according to any bill, statement or estimate procured a match appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax here or the or claim thereof.
- 6. Mortgagors shall pay each item of inda ite does 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 is debtedness secured by the Mortgage shall notwithstanding anything in the contract or in this Mortgage to the contrary, become due and payable (s) 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 he programmes of any other agreement of the Mortgagors herein contained.
- . When the indebtedness hereby secured shall become doe 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 an 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. stenographers' charges, publication costs and costs (which may to extimated as to items to be expended after entry of the decrea) of procuring all such abstracts of tille, title searches and examinations, guarantee policies. Torrens or in cates and similar data and essurances with respect to tille as Mortgagee or holder of the contract may deem to be reasonably necessary either to projecute as 'b', or to evidence to bidders at any asle which may be had pursuant to such decree the true condition of the title to or the value of the premises. All expenditures an appearance of the nature in this partyraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable; when pair for in-red by Mortgague or holder of the contract in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which either of them shall be a party, either an plaintiff, claimant or defendant, by reason of this Mortgague or any indebtedness hereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not sectually commenced or (c) preparations for the defense of any threatened suit or proceeding which might affect the premises or the security hereof whether or not excluding properties. sctually commenced.
- 2. The proceeds of any foreclosure sale of the prepises shall be distributed and explicit 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 pringraph hereof; account, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the contract, third, all other includences, if any, remaining unpaid on the contract, fourth, any overplus to Mortgagors, their heirs, legal representatives or sasigns as their righ e day appear.
- 9. Upon, or at any time after the filing of a bill to foreclose this mortgage the court in which at ch bill is filled may appoint a receiver of said premises. Such apointment 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 same shall be then occupied every restead or not and the Mortgage hereunder may be appointed as such receiver. Such receiver shall have power to collect the rents, issues and profits of said premises 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 he redemption of one, as well as during any further times when in case of a saw and a deficiency during the full scattupry period or requirement there we received in c. not, as wen as quiring any turner times where Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and pro it and ell 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 suthorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) I he index tedness 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 hereby 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 lian or any provision hereof shall be subject to any defense which would not be god in a available to the party interposing same in an action at law upon the contract bereby secured.
- 11. Mortgagee or the holder of the contract shall have the right to inspect the premises at all reasonable ti nes and access thereto 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 then of, without the written consent of the holder of the

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