UNDER COPY

<u>His Wife, As</u>	<u>Joint Tena</u>	HAT THE MORTGAGO	Congress	Inton And Dorothy	one or more), o
Chicago, Il	60644	in the County of _	Cook	end	State of Illino.
MORTGAGES AND W	ARRANTS to the A	Mortpages, MERCURY #	INANCE COMPAN	IA OLIFFINOIS OL. TJUTGA	rark
\$ 3.967.56	exaculad by the	ang State of Hillnois, 10 t Mortogos: bessing succ	lecure the payment	of a certain promissory note in table to the order of Mortgage	n the amount o
installment due not late	r than Aug.	5th, 1996: Any	extensions, renew	able to the order of Mortgage als or modifications of said no	e, with the Fina
egaeuceg of exbeuses	incurred by Mo	irlagges pursuant la th	lia mortosoe, incli	ding without limitation, cost	a of collection
(hereinafter the "Indeb	ledness"), the folk	owing described Real E	state:		
[1	the E TO te	et of Lot 12 a	nd Lot 13 (c	xcept the E 7 feet	့ မွှ
1	nereot) in	the Subdivision	on of Lot 11	O in School Truste 16, Township 39 No	se's G
ı. L	Sundarvision Rande 13. E	net of the Thi	rd Principal	Meridian, In Cook	, retu, 💥
	County, [1]			110,100,000	` '
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	N # 16 16	101 000			•
,	*N # 16-16	-121-030			
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	C/A	7.25	98902	्रवास्त्रा र केल्प्या स्थिति।	popilif to
		300	000		
situated in the County o	or Cook	i	n the State of Illino	s. together with all privileges,	eatements and
appurtenances, all rents	s, issues and profit	s, all a vards and payme	nts made as a result	of the exercise of the right of e	minant domain
and an existing and lutu virtue of the Homestead	re improvements a 1 Exemption Laws	ind hatures (a) called in	B "Properly"), heret	y releasing and waiving all righ	d ti na reb nu ef i
- Mortgagor covenar Independence	it s that at the t ime One Morteas	e of execution Second the Sec. Co.,	are are no liens or i	neumbrances on the Property	•хсері
	,				·····
reverse side of this mor heir heirs, successors	igage) are incorpo	The covenants, conditions of the condition of the covenants of the covenan	ons, provisions and ide and are a part h	assignment of rents appearing reof and shall be binding on t	g on page 2 (the he Mortgayors
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		ot of an exact copy of th	is motinane		
DATED, This	th	day of			
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			Cor Con The	6.16.2-	(SEAL)
			Oxygetiky X	0.5-2-	(SEAL)
TATE OF 11 1 10 010			ζ	(Q.	(00.00)
STATE OF ILLINOIS))SS			
COUNTY OFCO	ok)		T_{α}	
I the undersigned of	olary in and lor s	aid County, in the State	aloresaid DO HEE	ERV CERTILY TON	
Walter	Hinton And	Dorothy (Unto	n. His Wile	As Join Timents	
					
-	•	erson_S whose name _		cribed to the foregair o matru	
				red the said instrument in	
		6+15		In Lu	0.3
GIVEN under my ha	ind and notarial si	eal, this	de y o	- KIIIY	D 19
				and the	
			HORTH & LAR	I P / L NOE	
		My com		12-2-05	
This instrument was	prepared by Cyn	ithia Galbayy 1723	16 S.Hav:1em#40	<u>) Tinley</u> Park,IL 60477	•
This instrument was	prepared by Cyn	ithia Galbayy 1723	16 S.Harlein#40 • • • • • • • • • • • • • • • • • • •) Tipley Park, IL 60477	

Page 1

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THE COVENANTS, CONDITIONS PACUSIONS AND A HIGHN EAT OF REATS REFER RED TO ON PAGE 1 (THE REVENSE SIDE OF THIS MORTGAGE):

- Mortgagor shall keep the improvements on the Property insured against any loss or damage occasioned by fire, extended coverage perils and 1. Mortgagor shall keep the improvements on the Property insured against any loss or damage occasioned by fire, extended coverage perits and such other hazards as Mortgagee may require, through insurers approved by Mortgagee, in amounts not less than the unpaid balance of the indebtedness plus any other indebtedness secured by the Property, without co-insurance. The policies shall contain the standard mortgage clause in favor of Mortgagee and, unless Mortgagee otherwise agrees in writing, the diginal or, if this is not a first mortgage, a certificate or memorandum copy of all policies covering the Property shall be deposited with Mortgagee. Mortgager shall promptly give notice of loss to insurance companies and Mortgagee. If this is a first mortgage, Mortgagee may adjust or compromise and claim and all proceeds from such insurance shall be applied, it Mortgagee's option, to the insurance of the Note in the inverse order of their maturities or to the restoration of the improvements on the Property.
- 2. Mortgage e opion, to the installments of the Note in the inverse order or treir maturities or to the restoration of the improvements on the Property.

 2. Mortgagor coverants to keep the Property free from other lians and encumbrances superior to the lien of this mortgage; to pay all superior liens or encumbrances as they fall due; to keep the Property in good and tenantable condition and repair, and to restore or replace damaged or destroyed improvements and fixtures; not to commit waste or permit waste to be committed upon the Property; not to remove, demolish or materially after any part of the Property without Mortgagee's prior written consent, except Mortgagor may remove a fixture, provided the fixture is promptly replaced with another fixture of at least equal utility; to comply with all taws, ordinances, and regulations affecting the Property, to permit Mortgagee and its attributes of enter the Property at reasonable times to inspect it and at Mortgagee's option, repair or restore it; if this is a first mortgage, to pay Mortgagee sufficient funds at such times as Mortgagee designates, to pay the estimated annual real estate taxes and assessments on the Property and all property in the page of the Property and the Property in the page of the Property and assessments on the Property and all property in the page of the Property and Property and the Property and all property insurance premiums (hereinatter "Escraw"), but if not designated to be paid to Escraw, to pay before they become delenged in the property insurance premiums and other charges which may be levied or assessed against the Property, and to pay the property insurance premiums when due. Upon Mortgagors's failure to perform any duty herein, Mortgagoe may, at its option and without notice, perform such duty, including without limitation paying any amount and the cost of such performance shall be due on demand and secured by this mortgage, bearing interest from curred until date paid at the lower of the annual percentage rate disclosed on the note of even date herewith or the highest rate allowed by law. No interest will be paid on funds held in Escrow and they may be commingled with Mortgagee's general funds.
- 3. Mortgages, without notice, and without regard to the consideration, if any, paid therefor, and notwithstanding the existence at that timu of any meterior literal thereon, may release any part of the Property or any person liable for any indebtedness secured hereby, without in any way affecting the liability of any party to the indubtedness and mortgage and without in any way affecting the priority of the lien of this mortgage, to the full extent of trie indebledness remaining in paid hereunder upon any part of the security not expressly released, and may agree with any party obligated on the Indisbediedness or having any intrinst in the security described herein to extend the time for payment of any or all of the indebtedness secured hereby Such agreement shall not up may, release or impair the lien hereof, but shall extend the lien hereof as against the title of all parties having any interest in said security which interest is subject to said lien.
- 4. Upon default by Marking or in any term of an instrument evidencing part or all of the Indebtedness, upon Martagoor or a surety for any of the Indebtedness, upon Martagoor or a surety for any of the Indebtedness. distributions coasing to exist becoming insolvent or a subject of bankruptcy or other insolvency proceedings, or upon breach by Mortgagor of any conversal or other provision hure; [2] the indubtedness shall at Mortgage's option be accelerated and become inmediately due and payable. Mortgages shall have lawful remedier; [3] including foreclosure, but failure to exercise any remedy shall not waive it and all remedies shall be cumulative rither than alternative; and in any subject to exercise any other remedy of Mortgages under this mortgage or any instrument dividencing part or all of the Indebtedness, that a shall be allowed and included as additional indebtedness in the decree for sale or other judgment of decree, all expenditures and expenses with many payable provided by or on health of Mortgages. decree, all expenditures and expenses which may be paid or incurred by or on behalf of Mortgagee, including but not limited to attorney's and title
- 5. Mortgages may waive any default without wrong any other subsequent or prior default by Mortgagor. Upon the commencement or during the pendency of an action to foreclose this mortgage, or a notice any other remedies of Mortgages under it, without regard to the adequacy of the Property as security. The court may appoint a receiver of the Property (including homestead interest) without bond, and may empower the receiver to take possussion of the Property and collect the rents, issues and profits of the Property and exercise such other powers as the court may grant until the confirmation of sale, and may order the rents, issues and profile whom so collected, to be held and applied as the court may direct. Invalidity or unenforcuability of any provision of this mortgage shall not affect it validity or enforceability of any other provision. The covenants and agreements of all rigagors are joint and several. This mortgage benefits Mcrigrigee, its successors and assigns, and binds Mortgagor(s) and their respective heirs. executors, administrators, successors and assigns
- 6. If all or any part of the Property or either a legal or equitable interest therein is sold or transferred by Mortgagor without Mortgagoe's prior written consent, excluding transfers by devise or descent or by operation or aw upon the death of a joint tenant or a partner or by the grant of a leasehold interest in a part of the Property of three years or less not containing an ontion to purchase. Mortgagoe may, at Mortgagoe's option, declare all sums succeed by this Mortgago immediately due and payable to the extent alloyed by the ended the reunder and any failure to exercise said option. shall not constitute a waiver of the right to exercise the same at any other time
- 7. Assignment of Runts. To further secure the Indebtedness, Mortgagor or as hereby self, assign and transfer unto the Mortgagee all the rents, issues and profits now due and which may hereafter become due under or by while of any lease, whether written or oral, or any letting of, or of any agreement for the use or occupancy of the Property or any part thereof, which risy have been hereto'ore or may be hereafter made or agreed to it being the intention hereby to establish an absolute transfer and assignment of all surviving and agreements unto Mortgagee, and Mortgage. and Mortgagee. heraby appoint irrevocably Mongages its true and tawful attorney (with or without taking possession of the Property) to rent. lease or let all or any portion of the Property to any party at such rental and upon such terms as Mortgages shall in its discretion determine, and to collect all of said rents, is sues and profits titising from or accruing at any time hereafter, and all now due or that may netastier become due

Mortgagor represents and agrees that no rent has been or will be paid by any person in posser and not any portion of the Property for more than one installment in advance and that the payment of none of the rents to accrue for any portion of the said Property has been or will be waived, released reduced, discounted or otherwise discharged or compromised by the Mortgagor Mortgagor waives any right of sat off against any person in possession of any portion of the Property. Mortgagor agrees not to further assign any of the rents or profess of the Property.

Nothing herein contained shall be construed as constituting the Mortgages a mortgages in possession in the absence of the taking of actual posseasion of the Property by the Mortgages. In the exercise of the powers herein granted Mortgages, no lability shall be asserted or enforced against Mortgagee, all such liability being expressly waived and released by Mortgagor.

Morigagor further agrees to assign and transfer to Morigages by separate written instrument all future lease; upon all or any part of the Property and to execute and deliver, at the request of the Morigages, all such futher assurances and assignments as Mirit gages shall from time to time require

All leases affecting the Property shall be submitted by Mortgagor to Mongagoe for its approval prior to the execution; hereof. All approved and executed leases shall be approved as Mortgagos by instrument in form satisfactory to Mortgagos.

Although it is the intention of the parties that this assignment shall be a present assignment, it is expressly understood and digreed that Mortgegiee shall not express any of the rights or powers contened until the mortgage shall be in detault

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