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Kimperim Manconer	"BRUST",	H . As-	Sacconsor	Turuntaa	T.D

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SOUTH CENTR	AL BANK & TRUST CO			30302138	u Gri Gari
		HICAGO, ILLINOIS 6			e de la companya de l
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erein referred to as	Mortgagee, "witnesseth	· · · · · · · · hAvetunger m	the Beteil Inst		
October October	th Mortgagors are justly ind	9 93	mount Financed of	Eight Thousand	Eight
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stailment Contract to	on time to time unpaid in 4	ment of \$ 232.83	IRIX OF \$17, 2000	7/ - 1: 11	272, together with
e-out after matricity at	the Annual Percent pe Rate states to none on writing an own and	ited in the contract, and all (d in the absence of such ann	of said indebtedness pointment, then at th	is made payable at such place office of the holder at	e as the noticers of the
NOW THEREPOR	SOUTH CENTRAL (IA (K. &. 1)	RUST COMPANY, 555 WEST	accordance with the	terms, provisions and limitation	s of this mortgage, and
s performance of the c	convenants and agreements can	hin contained, by the Mortga	agons to be performe	ed, do by these presents CONV	TEY AND WARKANT
to the Mortgagee and	the Morigageo's successor.	n' assigns, the following des	scribed Real Estate (und all of their estate, right, us	te and interest therein, COUNTY OF
Cook	AN	ND TATE OF ILLINOIS, to	wit:		
he South 3	5 feet of Lot 4	in Block 2 in	n McNeill'	s Addition to E	vanston
Subdivision	of the Northwe	st 1// of the	Northeast	1/4 of Section	13,
ownship 41	North, Range 1	3, East of the	e Third Pr	incipal Meridia	n, in
look County	, Illinois.	' (
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		10-13-1	221 004		
RMANENT REAL	. ESTATE INDEX NUMBE	ER: 10-13-2	501-02-		
ODRESS OF PREM	MISES: 2032 Dewe	y Ave., Evanst	ton		
		K W Poosevelt	⊦ Rđ Chi	eaco, IL 60607	
	Paga Reilly, 559	3 M. MONDOLLE	L 114 ,		
EPARED BY:	Rose Reilly, 55			/	
EPARED BY:	Rose Reilly, 55			7.0	
EPARED BY:	Rose Reilly, 55			15	
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ADDITIONAL CONVENANTS. CONDITIONS AND PROVISIONS REFERRED TO ON THE REVERSE SIDE OF THIS MORTGAGE AND INCORPORATED THEREIN BY REFERENCE.

- i. Mortgagora 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 a 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 building or buildings now 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 use thereof; (6) make no material alterations in said premises except so 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. Surnish 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 windsform, under said previous playing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to given builtile findstockenses secured hereby, all in companies satisfactory to the holders of the contract, under insurance policies payable, in case of foss 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. 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, p to 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, affective said premises or contest any tax or assessment. All moners paid for any of these purposes herein authorized and all expenses paid or incurred to connection therewith, including attorneys' fees, and any other moneys advanced by Mortgagee or the holders of the contract to protect the more good premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and payable vithout 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 accured making any payment hereby authorized relating to taxes and assessments may do so according to any bill, statement or entirility procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any text accessment, sale, forfeiture, tax lien or title or claim thereof
- 6. Mortgagors shall pay each item of it debtedries 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 indebtedriess secured by the Mortgage shall not with vianding anything in the contract or in this Mortgage to the contract, become due and pay iblical immediately in the case of default in making payment of any instalment on the contract or this when default shall occur and continue for the contract or
- 7. When the indebiedness hereby secured shall be come due whether by acceleration or otherwise. Mortgager shall have the right 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 incurred by or on behalf of Mortgager or holder of the contract for attorneys fees, appraiser a fees outlays for documentary and expert evidence, stenographe or honges, publication costs and costs which may be estimated as to items to be extended after entry of the decreed of procuring all such abstracts of title it life searches and examinations, guarantee policies. To rrens certificates and similar data and assurances with respect to title as Mortgager or holder of the contract may deem to be reasonably receives any either to prosecute such suit of the evidence to bidders at any sale which may be had pursuant to such a contract may deem to be reasonably receives any either to prosecute such suit of the evidence of the nature in this paragraph mentioned shall be none or much additional indebtedness secured hereby and insmediately due and payable, when paid or incurred by Mortgager or holder of the contract in connection with lat any proceeding, including probate and bunkrupley proceedings, to which either of them shall be a party either as plaintiff, claimant or defendant, by reason of this Mortgage or any indebtedness hereby secured; or lib preparations for the commencement of any suit for the force) as the breefing which might affect the premises or the security hereof whether or not actually commenced or defendent for the defense of any threatened suit or pioce ofting 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 inplied in the following order of priority. First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items which under the terms hereof constitute secured indebtedness addition; (iv) that evidenced by the contract, third, all other indebtedness, if any, remaining unpaid on the contract, fourth, any overplus to Morigagors, their helds, legal representatives or assigns as their rights may appear.
- 9. Upon, or at any time after the fitting of a bill to foreclose this mortgage the court in which such bill is fised may appoint a reverser 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 permises or whether the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the then occupied as a homestead or not and the Mortgagee 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 function of receiver would be entitled to collect such rents, lastics and profits, and all other powers which may be necessary or are usual in such cases for the profession, control, management and operation 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 hortgage or any last special assessment or other lien which may be or become superior to the lien hereof or of such decree provided such application in more prior to foreclosure said (2) the 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 no oe good and available to the party interpooling same in an action at law upon the contract hereby secured.
- 1). Mortgagee or the holder of the contract shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

hole	i 2. If Mortgagors shall sell, assign or transfer any right, title or interest der of the contract secured hereby, holder shall have the right, at holde nediately due and payable, anything in said contract or this mortga;	in said premises, or any portion thereof, without the written consent of the r's option, to declare all unpaid indebtedness secured by this mortgage to be get to the contrary notwithstanding.
		93902135
POI	R VALUABLE CONSIDERATION, Morigagee hereby selfs, assigns	and transfers the within mortgage to
Dat	Cost	
D E L	NAME SOUTH CENTRAL BANK & TRUST COMPANY STREET 555 WEST ROOSEVELT ROAD	FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
V E R	CITY CHICAGO, IL 60607	Thie Instrument Was Prepared By (Manual