UNOFFIGHAde (COPY) = 3.328406

	TH That the undersigned,DAVID_FI	UTE and GLORIA FLUTE, married in
hereafter referred to as "Mortgag	ors", do hereby convey and warrant to	
	XX Beneficial Illinois Inc. d/b/a BENEFICIAL ILLINOIS INC., (The box checked above identifies the Mortgages)	CIAL MORTGAGE CO. OF ILLINOIS,
a Delaware corporation qualified Chicago, 11, 60638	to do business in Illinois, having an office	and place of business at 6099 Archer Ave. referred to as "Mortgagee", the following real property s, hereafter referred to as the "Property", to-wit:
situate in the County of	COOK, State of Issinos	s, hereafter referred to as the "Property", to-wit:
and 3 in Derby an Barry Point Road of Section 13, To	2 in Willis G. Jackson's Resund Wallace's Subdivision of Tof the North West Quarter of ownship 39 North, Range 13, E. County, Illinois.	hat Part South of the North West Quarter
Commonly known as	3054 W. Jackson Chicago, Il, 60608	
PIN # 16-13-14/-0	238	
Document prepared	by: Janet Ferenzi 4929 W. 79th ST. Chicago, Il, 60652	- DEPT-01 RECORDING #2 - T\$0000 TRAN 0990 05/03/93 15:256 - \$8410 \$ ****システースとおそると - CGOK COUNTY RECORDER
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	and improvement now or hereafter crected profits of the Property of every name, nature	d on the Property and all appurtenances, apparatus and
☐ If this box is checked, this Mor	tgage is subject to a prior mortgage dated	1, 19, executed by
as mortgagee, which prior mortgage. That prior mortgage was recorded	te secures payment of a promissory note in	the principal amount of \$, 19 with the Register of Deeds of Mortgages at page
TO HAVE AND TO HOLD the Pro	perty unto Mortgagee forever, for the uses	and purposes herein set forth, free from all rights and its and benefits Morigagors do hereby release and waive.
Mortgagors' Loan Agreement ("Agi	reement") of even date herewith	s payable to the order of Mortgagee, evidenced by
-	1 \$	together with interest on unpaid balances
of the Actual Amount of L	oan at the Rate of Charge set forth in the	Agreemen
additional advances made by Mortg payment of any subsequent Agreeme shall not at any time secure outstand	agee to Mortgagors or their successors in t nt evidencing the same, in accordance with	Loan at the relie set forth in the Agreement and, (2) any itle, prior to the cincellation of this Mortgage, and the the terms thereof; provided, however, that this Mortgage o hundred thousand do lars \$250,000.00) plus advances
whether the entire amount shall hav made shall be liens and shall be see	e been advanced to Mortgagors at the date sured by this Mortgage equally and to the	gagors to Mortgagee within the finits prescribed herein e hereof or at a later date. All over future advances so same extent as the amount originally advanced on the ces shall be liens on the Property as of the date hereof,
Mortgagors or their successors in tit any subsequent note/agreement 1) repay to Mortgagee the Indebted	le, either under the terms of the Agreement or under the terms of this Mortgag Iness secured by this Mortgage whether su	I sums owed or agreed to be paid to Mortgagee by as originally executed or as modified and amended by se or any supplement thereto. Mortgagors shall sch sums shall have been paid or advanced at the date
eceipts for such payments to Mortg continually insured against five and payable to Mortgagee as its interest n of the Property and maintain the P	agee promptly upon demand; (3) keep the such other hazards in such amount and wonsy appear; (4) not commit nor suffer any stroperty in good condition and repair; (5) of	is against the Property or any part thereof and to deliver buildings and improvements situated on the Property with such carrier as Mortgagee shall approve, with loss rip, waste, impairment or deterioration of all or any part comply with all applicable laws, ordinances, rules and mit the Property to be used for any unlawful purpose;
6) keep the mortgaged Property free indebtedness which may be secured be property without the pilor written 8) consider any waiver of any right of the Agreement, the lien of this Mor	e from liens superior to the lien of this Mo y a lien or charges on the Property superior consent of Morigagee; time being of robligation under this Mortgage or the Ag- tgage remaining in full force and effect of	ortgage, except as listed above, and pay when due, any to the lien of this Mortgage; (7) not to sell or convey the the essence of this Mortgage and the Agreement; reement as a waiver of the terms of this Mortgage or of during any postponement or extension of the time of the Property becomes vested in a person or persons other
-	to Mortgagors with such successor or suc-	cessors in interest with reference to this Mortgage and
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If Mortgagors fail to pay, when due, the monthly instalments on the Indebtedness in accordance with the terms of the Agreement, Mortgagee, at its option, may declare the unpaid balance of the Indebtedness immediately due and payable.

In the event of the death of one of the Mortgagors, Mortgagee, at its option, may declare the unpaid balance of the Indebtedness immediately due and payable.

Mortgagors herein expressly covenant and agree to pay and keep current the monthly instalments on any prior mortgage and to prevent any default thereunder. Mortgagors further agree that should any default be made in the payment of any instalment of principal or any interest on the prior mortgage, or should any suit be commenced or other action taken to force lose the prior mortgage, then the amount secured by this Mortgage shall become and be due and payable in full at any time thereafter, at the option of Mortgagee and in accordance with the Agreement. Mortgagee, at its option, may pay the scheduled monthly instalments on the prior mortgage and, to the extent of the amount so paid, become subrogated to the rights of the mortgagee identified on the prior mortgage. All payments made on the prior mortgage by Mortgagee shall bear interest at the Rate of Charge until paid in full.

Upon the commencement of any foreclosure proceeding under this Mortgage, the court in which such suit is filed may at any time, either before or after sale and without notice to Mortgagors, appoint a receiver with power to manage, rent and collect the rents, issues and profits of the Property during the pendency of such foreclosure suit; and the statutory period of redemption, and such rents, issues and profits, when collected either before or after any foreclosure sale, may be applied toward the payment of the Indebtedness or any deficiency decree, costs, taxes, insurance or other items necessary for the protection and preservation of the Property, including the expenses of such receivership. Upon foreclosure and sale of the Property, there shall first be paid out of the proceeds of such sale a reasonable sum for plaintiff's attorney's fees; all expenses of advertising, selling and conveying the Property; and all sums advanced for court costs, any taxes of other liens or assessments, title costs, master's fees and costs of procuring or completing an abstract of title, title guaranty policy or Torrens Certificate showing the complete title of the Property, including the foreclosure decree and Certificate of Sale. There shall next be profit the Indebtedness secured hereby, and finally the overplus, if any, shall be returned to Mortgagors. The purchaser at the sale shall have no duty to see to the application of the purchase money.

If Mortgagors voluntarily shall sell on convey the Property, in whole or in part, or any interest in that Property or by some act or means divest themselves of title to the Property, without obtaining the written consent of Mortgagoe, then Mortgagoe, at its option, may declare the unpaid balance of the Indebtedne a immediately due and payable. This option shall not apply if (1) the sale of the Property is permitted because the purchaser's credit corthiness is satisfactory to Mortgagoe and (2) that purchaser, prior to the sale, has executed a written assumption agreement containing terms prescribed by Mortgagoe including, if required, an increase in the rate of interest payable under the Agreement.

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If there	be on	ly one	mort	gagor, ail	plural words	h zreii	refer	ring to	Mortgagors sh	all be co	onstru	ed in th	e sing	ular.	
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DAVID & GLORIA FLUTE

Chicago, 11, 60608

3054 W. Jackson

X3 Beneficial Illinois Inc. db/a BENEFICIAL
MORTCAGE CO. OF ILLINOIS

☐ BENEFICIAL ILLINOIS INC.

6099 Archer Ave

Chicago, II, 60638

MAIL TO



MR Beneficial Hinois Inc. d'Esa BENEFICIAI MORTCACE CO. OF ILLINOIS C'BENEFICIAL ILLINOIS INC.

MAIL TO:

Chicago, 11, 60638

6099 Archer Ave.