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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 be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanic's or other bens or claims for iten 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 superforto the lien hereof and upon request exhibit satisfactory evidence of the discharge of such prior iten to Mortgage or to holder of the contracted all 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 all craftons in said premises except as required by law or municipal ordinances. or municipal ordinance.
- 2. Mortgagors shall pay before any pensity 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, to the manuer provided by statute, any tax or assessment which Mortgagors may desire to contest.
- 3. Morigagors shall keep all buildings and improvements now and hereafter situated on said premises insured against loss or damage by fire, lightning and windstorm 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 payable, in case of loss or damage, to Morigagor, such rights to be evidenced by the standard morigagor clause to be attached in each policy, and shall deliver all policies including additional and reviewal policies to holder of the contract and in case of insurance about to expire, shall deliver senses 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 tull or partial payments of principal or interest on prior encumbrances, if any, and 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, affecting said premises or contest tiny tax or assessment. 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 non-judged premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and pay, by rithout 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 secured making any payment hereby authorized relating to taxes and assessments, may do so according to any bit, statement or or invoke procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any two a sessment, sale, forfetture, tax iten or title or claim thereof.
- 6. Mortgagors shall pay each item of indebtedness 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 indebtedness secured by the Mortgagorshall, notwithstanding anything in the contract or in this Mortgage to the contracy, become due and profile(a) immediately in the case of default in making payment of any instalment on the contract, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
- 7. When the indebtedness hereby secured shall recorde due whether by occuleration or otherwise. Mortgagee 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 Mortgagee or holder of the contract for attorneys' fees, appraiser's fees, outlays for documentary and expense 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 expense which may be paid or incurred by or on behalf of Mortgagee or holder of the contract may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become an incurred by the paid or incurred by Mortgagee or holder of the contract of a connection with (a) any proceeding, including probate and bankruptey 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 the preparations for the commencement of any suit for the low also or coding which might affect the premises or the security hereof whether or not actually commenced or its preparations for the defense of any threatened suit or proceedings which might affect the premises or the security hereof whether or not actually commenced. not actually commenced
- 8. The proceeds of any foreclosure sale of the premises shall be distributed and expenses incident to the foreclosure proceedings, including all such its modern emittioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the contract: third, all other indebtedness. if any, remaining unpaid on the contract. fourth, any overplus to Mortgagors, their hors, legal representatives or assigns as their rights may appear.
- 9. Upon, or at any time after the filing of a bill to foreclose this mortgage the court in which such bill is filed may appoint a receiver of said premiaes. Such appointment tray be made either before or after sale without notice, without regard to the then value of the premises or whether the same shall be 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 full state dury period of redemption, whether there be redemption or not, as well as during any further times when Mortgagors, except for the intervention receiver, would be entitled to collect such tents, issues and profits, and all 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 lime may authorize it is 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 in a Mortgage or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency. 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 not be good and available to the party interposing same in an action at law upon the contract hereby secured.
- 11. Mortgagee or the holder of the contract shall have the right to inspect the premises at all reasonable times and access in reto shall be permitted for that purpose
- 12. If Mortgagors shall sell, assign or transfer any right, little or interest in said premises, or any portion thereof, without the written consent of the holder of the contract secured hereby, holder shall have the right, at holder's option, to declare all unpaid indebtedness secured by this mortgage to be immediately due and payable, anything in said contract or this mortgage to the contrary notwithstanding.

		ASSIGNME	NT	
FOR VALUABL	E CONSIDERATION. Mortga	gee hereby sells, assigns and	iransfers the within montgage to	
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RIDER

This MORTGAGE is executed by the PIONEER BANK & TRUST COMPANY, not personally, but as Trustee under a Trust Agreement dated December 18, 1985 and known as TRUST NO. 24263 in the exercise of the power and authority conferred upon and vested in it as such Trustee, and it is expressly understood and agreed that nothing herein or in said principal note or obligation contained shall be construed as creating any liability on the said mortgagor, or on the PIONEER BANK & TRUST COMPANY, personally to pay the said obligation or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant either express or implied herein or in said obligation contained, all such liability, if any, being expressly waived by said mortgage and by every person now or hereafter claiming any right or security thereunder.

IN WITNESS WHEREOF, the PIONEER BANK & TRUST COMPANY, not personally, but, as Trustee as aforesaid, has caused there presents to be signed by its Trust Officer and Assistant Secretary and its corporate seal to be hereunto affixed and attested by its Assistant Secretary, this 27th day of July, 1994

PIONEER BANK & TRUST COMPANY,

DAMIES N. WLODEK/Trust Officer

DURA A. HUGHES/ABSt. Sec'y

STATE of ILLINOIS)
COUNTY of COOK)

I, the undersigned, a Notary Public ir and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Trust Officer and Assistant Secretary of the PIONEER BANK & TRUST COMPANY, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Corporation, caused the corporate seal of said Corporation to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth,

Given under my hand and Notarial Seal this 27th day of July,

OFFECTAR SEAL
ALANGA C. FERGUSON
Normy radic State of Illinois
My Commission Expires 9-18-95

Notary Public