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THIS INDENTURE, ma		
Trinidad	d D Gonzalez & Yvonne A Gonzalez	
16924 5	Oketo Ave Tinley Park IL	DEPT-01 RECORDING
	D STREET (CITY) (STATE)	T#8888 TRAN 9307 08/62/94 09:39:00
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herein referred to as 1	AL BANK & TRUST COMPANY	COOK COUNTY PECORDER
	SEVELT ROAD CHICAGO, ILLINOIS 80607	
		Above Space For Recorder's Use Only
	Mortgagee, " witnesseth	Intellment Contract dated
THAL WHEREAS	the Mortgagors are justly indebted to the Mortgagee upon the R	nanced of
	THE SAND STY HUNDRED THERTY AND NOVIDO	DOLLARS
9,630.00	The same to make make a finence Champion the propriet balance of t	the Mortgagee, in and by which contract the Mortgagors promise he Amount Financed in accordance with the terms of the Retail
Installment Contract from	m time 1/1 c unpaid in119 monthly installments of \$	130.01 each beginning i
7/16	the Annual Price tage Rate stated in the contract, and all of said in	Of ID Zittig together with
contract may, from time	to now in up have proving and in the absence of such appointment	then at the office of the holder at
	SOUTH CENTRAL PANK & TRUST COMPANY, 555 WEST ROOSEVE	I.I. ROAD, CHICAGO, IELISOIS 8/80/.
NOW, THEREFORE	E, the Mortgagors to secure the payment of the said sum in accordance onvenants and agreements herein contained, by the Mortgagors to be	e performed do by these presents CONVEY AND WARRANT
unto the Mortgagee, and	the Mortgagee's successors and assigns, the following described Re	al Estate and all of their estate, right, title and interest therein.
situate, lying and bein	g in the Village of Tinley Park	, COUNTY OF
	Cook AND STATE OF ILLINOIS, to wit:	
lat 15 in D	lock 6 in Tinley Heights unit 3, being a	Subdivision in the NF 1/4
of Section	25, Township 36 North, Range 12, East of	f the Third Principal Meridian.
	nty, Illinois.	
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PERMANENT REAL	. ESTATE INDEX NUMBER:27_25_212_015	3:
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ADDRESS OF PREM	16004 C Obere Ave Timber De	
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ADDRESS OF PREM	Josephine Nip, 555 W Roosevelt, Chicago	, IL 69507
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**UNOFFICIAL COPY** 

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 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 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 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 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 windatorm 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 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 heretibefore 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 lien or other prior lien or title or claim thereof or redeem from any tax sale or forfeiture, affecting a sid premises or contest any tax or assessment. All moneys paid for any of these purposes herein authorized and all expenses paid or incurred to connection therewith, including attorneys fees, and any other moneys advanted by Mortgagee or the holders of the contract to protect the more gaged premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall becommediately due and paymor without notice. Inaction of Mortgagee or holders of the contract shall never be considered as a waiver of any right 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 bill, statement or edit rate produced from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, last asment, sale, forfeiture, tax lien or title or claim thereof
- 6. Morigagors shall pay each item of ind thirdness herein mentioned, when due according to the terms hereof. At the option of the holder of the contract, and without notice to the Morigagors, all unpaid indebtedness secured by the Morigago shall notwiths tunding anything in the contract or in this Morigage to the contrary, become due and provide (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 tives of as in the performance of any other agreement of the Morigagors herein contained
- 7. When the indebtedness hereby secured shall become a unwhether by acceleration or otherwise. Mortgages shall have the right to foreclose the lien hereof. In any suit 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 Mortgages or holder of the contract for attorneys fees appraiser's fees outlays for documentary and expert evidence, stenographen, thinges, publication costs and costs/which may be estimated as to items to be expended after entry of the decreed of procuring all such abstracts of the forecast and examinations, guarantee policies. Torrens certificates and similar data and assurances with respect to title as Mortgages or holder of the ontract 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 belon ne so much additional indebtedness secured hereby and immediately due and payable, when paid or incurred by Mortgages or holder of the contract for a nanection with (a) any proceeding, including probate and bankruptcy proceedings, to which either of them shall be a party, either as plaintiff, c aims nt or defendant, by reason of this Mortgage or any indebtedness hereby secured: or lot preparations for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced or (d) preparations for the defense of any threatened suit or proceeding 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 applied in the following order of priority. First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as a zero mentioned in the preceding paragraph hereof, second, all other items which under the terms hereof constitute secured indebtedness additionally trial endenced by the contract, third, all other indebtedness. If any, remaining unpaid on the contract, fourth, any overplus to Mongagors, their heirs, legal representatives or assigns as their rights may appear
- 9. Upon oratany time after the filing of a bill to foreclose this mortgage the court in which such sill is filed may appoint a receiver 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 premises or whether 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 solvency or insolvency of Mortgagors at the time of and the Mortgagor hereunder may be appointed as such receiver. Such receiver shall have power to collect hereits, 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 stall of one period of redemption, whether there be redemption or not, as well as during any further times when Mortgagors except for the intervention of such receiver would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the profits of such 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 No tagge 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.
- 10. No action for the enforcement of the lien or any provision hereof shall be subject to any defense which would in the 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 the rate shall be permitted for that purpose.
- 12. If Mortgagors shall sell, assign or transfer any right, title 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

ASSIGNMENT  FOR VALUABLE CONSIDERATION. Mortgagee hereby sells, assigns and transfers the within mortgage to					
Date		Mortgagee			
D E L	NAME	SOUTH CENTRAL BANK & TRUST COMPANY	FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE		
i V E	спу	CHICAGO, IL 60607	This Instrument Was Prepared By		

OR