UNOFFICIAL GOPPORM 6

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THIS INDENTURE made		10/22 19_93 b	etween		
	Irma Laboy				
44 14	*****			• .	
3409 W 65th		Chicago, Il		·	
herein referred to as "Mo		p. am. an			
SOUTH CENTRAL	BANK & TRUST			() # 0 0 mm = = =	
555 WEST ROOSE		CHICAGO, ILLINOIS 6	0807	9 4 05698 6	
(NO AND S		(CITY) (STAT		ve Space For Recorder's Use Only	
herein referred to as "Mo THAT WHEREAS the	Mortgagors are justly	y indebted to the Mortgageo up	on the Retail Installment	Contract dated	
SEVEN THOUSA	AND NO LIDO	. 19 <u>93</u> in the A		DOLL	ARS
to pay the said Amount Final Installment Contract from to 12/6 interest after maturity at the contract may, from time to 800 Science and the said said said said said said said said	ince I to rether with a F time of the unpaid in 19 23 and a final in Annual Person tage Rai time, in writing a point	.), payable to the order of and de inance Charge on the principal be 59 monthly installment of \$ 149.31 to stated in the convact, and all to, and in the absonce of such app & TRUST COMPANY, 355 WEST	livered to the Mortgages, in lance of the Amount Pinan nts of \$ 149.31 1. Dof said indebtedness is marchitement, then at the office ROOSEVELT ROAD, CHICA	i and by which contract the Mortgagors pro- iced in accordance with the terms of the R each begin 1/6, 19 98, together de payable at such place as the holders of the holder at WIO, HALINOIS 181417	totali nning with of the
NOW, THEREFORH, to the performance of the convento the Montgages, and the	he Mortgagors to scours renants and agreements a Mortgague's successor	the payment of the said sum in a herein contained, by the Mortga a d resigns, the following de	coordence with the terms, p gors to be performed, do b cribed Real listate and all ICO	provisions and limitations of this mortgage by these presents CONVEY AND WARR of their estate, right, title and interest the	ANT rein.
Subdivision	of the NE & c	Subdivision of Bloof Section 23, Towns	hip 38 North, R	ohn Eberhart's ange 13, East of the thi	rd
erriterbar ta	stidian, in co	ok country of the	r.	DV-04	
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		MBER: 19-23-22	21-015/		
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ADDITIONAL CONVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON THE REVERSE SIDE OF THIS MORTGAGE AND INCORPORATED THEREIN BY REFERENCE.

- I. Mortgagors shall(1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premiess which may become damaged or be destroyed; (2) keep said premiess 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 change on the premises superior to the lien hereof and upon request exhibit satisfactory evidence of the discharge of such prior lien to Mortgagor 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 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 Mortgages 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 statuts, any tax or passesment which Mortgagors rang define 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 astisfactory to the holders of the contract, under insurance policies payable, in sage globally stability, by Morigage, such rights to be evidenced by the standard morigage clause to be attached to each policy, and shall deliver all policies freights 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, any purchase, discharge, compromise or settle any tax lien or other prior tien or title or claim thereof, or redeem from any tax sale or forfeiture, affecting i said premises or contest any 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 project the mortgaged premises and the lien hereof, shall be so much additional indebtedness accured hereby and shall become immediately due and payably, without notice, lisaction of Mortgagee or holders of the contract shall never be considered as a watter of any right accruing to them on account of any default hereunder on the part of the Mortgagors.
- 6. The Mortgagee or the holder of the contract hereby secured making any payment hereby authorized relating to takes and assessments, may dose according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any last assessment, sale, forfeiture, tax lien or title or claim thereof.
- 6. Mortgagors shall pay each Hem of Indebiedness herein mentioned, when due according to the terms hereof. At the option of the holder of the contract, and without notice to the Mortgage and Lunpaid indebtedness secured by the Mortgage shall, notwithstanding anything in the contract or in this Mortgage to the contract, become due and pays blets) immediately in the case of default in making payment of any instalment or, the contract, or this when default shall occur and continue for three flags in the performance of any other agreement of the Mortgagors herein contained.
- 7. When the indebtedness hereby secured shall become, the whether by acceleration or otherwise. Mortgage shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, here shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incum the part of the contract for attorneys fees, appraised a fees, outlays for documentary and expert evidence, stenographers of anges, publication costs and costs which may be estimated as to tiems to be expended after entry of the decree of procuring all such abstracts of the fees and examinations, guarantee policies. Torrens certificates and similar data and assurances with respect to title as Mortgage or holder of him 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 of more the true condition of the title too the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall been me so much additional indebtedness secured hereby and immediately due and payable, when paid or incurred by Mortgage or holder of the construct in connection with tall any proceeding, including probate and bankruptey proceedings, to which either of them shall be a party, either as plaintiff. Islim anto or defendant, by reason of this Mortgage or any indebtedness hereby appared or to which either of the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced price preparations for the security hereof whether or not actually commenced price preparations for the security hereof whether or not actually commenced or 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 any plied in the following order of priority: First, on account of all costs and expenses inclident to the foreclosure proceedings, including all such (temp as the mentioned in the preceding panagraph hereof; second, all other frems which under the terms hereof constitute secured indebtedness additional to have evidenced by the contract, third, all other indebtedness, if any, remaining unpaid on the contract; fourth, any overplus to Mortgagors, their heir. Light representatives or assigns as their rights may appear.
- 9. Upon, or at any time after the filing of a bill to lorectose this mortgage the court in which such bill 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 vivency 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 same shall be then occupied as a homestead or not and the Mortgagore hereunder may be appointed as such receiver. Such receiver shall have power to rollect the rents, issues and profits of said premises during the pendency of such foreclosure soft and, in case of a sale and a deficiency during the full of the full of period of redemption, whether there be redemption or not, as well as during any further times when Mortgagors, except for the intervention of say in 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 polection, possession, 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 not income in his hands in payment in whole or in part of (1) The indebtedness accurred hereby, or by any decree foreclosing this) fortigage 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 medicine or one 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 not be good and available to the party interposing same in an action at law upon the contract hereby secured.
- £1. Mortgager 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.
- 12. If Mortgagors shall sell, assign or transfer any right, title or interest in seld premiers, or any portion thereof, without the written consent of the holder of the contract secured hereby, holder shall have the right, at holder a 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.

7	ASSIGNMENT ASSIGNMENT FOR VALUABLE CONSIDERATION, Mortgagee hereby sells, assigns and transfers the within mortgage to					
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	, By					
D	NAME	SOUTH-CENTRAL BANK & TRUST COMPANY	POR RECORDERS INDEX PURIFORES IMERIT SYSTET ADDRESS OF ABOVE DESCRISED PROPERTY HERE			
L	STREET	555 WEST ROOSEVELT ROAD				
V	спу	CHICAGO, IL 80607	This Instrument Was Propured By			
R	CHETRUCT	OR OR	(Name (Address)			