UNOFFICIAL

MORTGAGE

NAME AND ADDRESS OF MORTGAGOR JOSEPH DAVIS and OLIVIA DAVIS, his wife 8221 S. Paulina Avenue Chicago, Illinois 60636

900 M

NAME AND ADDRESS OF MORTGAGEE AETNA FINANCE COMPANY d/b/aiTT Financial Services 1510-B W. 75th Street Downers Grove, Illinois 60516

DATE OF MORTGAGE

MATURITY DATE

FUTURE ADVANCE AMOUNT

February 28, 1994 | March 4, 2009

XXXX

\$66,950.00

AMOUNT OF MORTGAGE

WITNESSETH, That mortgagor, in consideration of a loan from mortgagee evidenced by a Note bearing even date herewith in the amount shown above, together with interest thereon, does by these presents morigage and warrant unto mortgages, lorever, the following described real estate located in COOK. County, State of fillnois, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of Illinois, to wil.

SEE ATTACHED LEGAL DESCRIPTIONS

DEPT-01 RECORDING

\$25.56

745555 TRAN 4020 03/08/94 16:24:00

記録 ナゴリ キータチー213483

COOK COUNTY RECORDER

This mortgage shall also secure advances by the Mortgageen in an amount not to exceed the amount shown above as Future Advance Amount.

Together with all buildings and improvements now or here; the greated thereon and the rents, issues and profits thereof, and all screens, awnings, shades, storms, sash and blinds. And all heating, lighting, plumbir g. gr s. electric, ventilating, refrigorating, and air-conditioning equipment used in connection therewith, all of which, for the purpose of this mortgage, shall be deemed fixtures and subject to the lien hereof, and the hereditaments and appurtenances pertaining to the property above described all of which is referred to hereinalter as the "premises" or the "mortgaged premises

TO HAVE AND TO HOLD the premises u emprigages, its succerso, and assigns, forever, for the purposes, and upon the conditions and uses herein set

The mortgagor hereby congressits of gagor is seized of a good title to the mortgaged premises in fee simple, free and clear of all liens and incumbrances, except as follo

NONE

and the mortgagor will forever warrant and defend the same to the mortgagne against all thins whatsdever.

PROVIDED ALWAYS, and these presents are upon this express condition, that if the morigages shall pay or critical to be paid to the mortgages the indebtedness as expressed in the above described Note secured hereby according to the terms thereof and all renewals and extensions thereof, and all other present and future indebtedness of mortgagor to mortgagee (except subsequent consumer credit cates and direct loans made pursuant to the Illinois Consumer Finance Act), all of such indebtedness begin herein collectively referred to as the "indebtedness hereby secured," and shall make all other payments and perform all other terms, conditions, covenants, warranties and promises herein contemps, then these presents shall cease and be void.

The mortgagor covenants with the mortgagee that the interests of the mortgagor and of the mortgager in the premises shall be assessed for taxation and laxed together without separate valuation, and to pay before they become definquent all taxes and assessments now or hereafter assessed or levied against this mortgage or the indebtedness hereby secured and on the premises described in this mortgage, including every mortgage interest which this mortgage may have or be deemed to have in such premises by reason of this mortgage, and to deliver to the mortgages of the mortgages's representative on demand to receipts showing the due payment thereof, hereby waiving and releasing all rights of offset or deduction against the in debtedness secured by this mortgage. because of the payment of such taxes or assessments

The mortgagor further covenants with the mortgagee to keep the mortgaged premises insured for fire and extended love age for the full insurable value thereof, to pay the premiums thereon when due and to comply with coinsurance provisions, if any, in insurance companies a incoved by the mortgages, with 🖎 loss payable to the mortgagee as its interest may appear. All policies covering the mortgaged premises shall be deposited yith and held by the mortgagee. Loss proceeds, less expenses of collection, shall, at the mortgagee's opton, be applied on the indebtedness hereby secure in whether do or not, or to the restoration of the mortgaged premises

The mortgagor further covenants with the morgages: (1) to pay the indobledness hereby secured, (2) to keep the mortgaged of minicus in good tenantable condition and repair. (3) to keep the mortgaged premises free from fiens superior to the lien of this mortgage; (4) not to commit was exampled to be committed on the mortgaged premises, and (5) not to do any act which shall impair the value of the mortgage premises.

to case any such taxes or assessments remain ungold after they become delinquent, or in case of failure to keep the mortgaged premises so insured, the approved policies deposited, or the insurance premiums paid, or to keep the same in good condition and repair, free from liens and waste, the mortgages may on its part cure such detaults and all sums advanced for that purpose shall immediately be repaid to the mortgages and shall, unless so repaid, be added to and deemed part of the indebtedness secured hereby, bear interest at the maximum legal rate allowed by Illinois statute and form a lien upon the rast estate described herein.

Upon breach of number performance of any of the terms, conditions, covenants, warrantles, or promises by the mortgagor contained herein, in said Note or any other evidence of an indebtedness secured hereby, said Note and all Indebtedness herby secured shall, at the option of the mortgagee and without further notice or demand, become immediately due and payable.

Mortgagor hereby waives all rights to possession of and income from the mortgaged premises for the period following commencement of any action to foreclase this mortgage through expiration of any redemption period. Mortgagor further agrees that upon commencement of an action to foreclose this inortgage, the court may appoint a receiver of the mortgaged premises, including homestead interest, and may empower the receiver to preserve and maintain the mortgaged premises and to collect the rents, issues and profits of said premises during the pendency of said action and until expiration of any redemption period, and may order such rents issued and profits when so collected, be applied first to the receivership expenses, including expenses incurred for necessary repairs, for the psyment of insurance premiums, taxes and assessments, and for commissions due the receiver, with the balance thereof being paid to the person entitled to a need under the certificate of sale, or in reduction of the redemption money if said premises be redeemed as prescribed by law.

Mortgagor agrees to pay all expenses and disbursements paid or incurred in behall of mortgagee in connection with the foreclosure hereof including, without limitation, reasonable attorney's lees, abstracting or little insurance fees, outlays for documentary evidence and all similar expenses or disbursements All such expenses and disbursements shall be an additional lien upon the mortgaged premises, shall be taxes as costs and included in any decree that may be rendered in such Inreclosure proceeding

If mortgagor in an illinois corporation or a foreign corporation (icensed to do business in the State of Illinois, mortgagor hereby warves any and all notits of redemption from sale under any order or decree of foreclosure of this mortgage fully, on behalf of the mortgagor and, to the extent permitted by law, on behalf of every person or party acquiring any interest in or title to the mortgaged premises subsequent to the date of this mortgage.

noneys received, as above prov IN WITNESS WHEREOF, this r	nded for insurance loss proceeds naxigage has been executed and d	tolivined this2	8th day of	Februa	EY	. w . 94
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LEGAL DESCRIPTIONS

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20-30-222-014 P.I.N:

7333 South Paulina, Chicago, Illinois 60636 C/K/A:

PARCEL 2:

LOT 179 IN DEWEY AND CUNNINGHAM'S SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ago, Illin

20-30-214-046 P.I.N:

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