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117E NAME(3) (c. 1)	Seal)
SIGNATURES(S)	
tate of Illinois, County of COOK ss., I, the undersigned, a Notary Public in and for said C in the State aforesaid, DO HEREBY CERTIFY that CREGORY L. POWELL	
IMPRESS	

whose name

" Hee and voluntary act, for the uses and purposes therein set forth, including the release and waiver

NOVEMBER

appeared before markis day in person, and acknowledged that ____ h E__ signed, sealed and delivered the said instrument as

personally known to me to be the same person ____

16TH

SEAL

Given MICHAE LOT the right Office state.

Given MICHAE LOT the right Office state.

Grown MICHAEL OF STATE OF LINUMOIS

Commit WY COMMISSION EXPIRES V27/96

265174 - STI ART-HOOPER CO. enicago - Res. 7/95

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Notary Public

_ subscribed to the forgoing instrument.

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 hen 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 her 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 contrast 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 windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing of repairing the saids 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 hereinbefore required of Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payinents of principal or interest on prior encandbrances, if any, and purchase, discharge, compromise or seltie any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale of forfeiture, affecting said premises or contest a sy 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 mortgaged premises and the here hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice. Inaction of Mortgagors, of the contract shall never be considered as a waiver of any right accounting to them on account of any default hereunder on the part of the Mortgagors.

The Mortgagous or the norder of the contract barrely recurred making the part of the Mortgagors.

5. The Mortgagee or the noide) of the contract hereby secured making any payment hereby authorized relating to taxes and assessments, may 30 so according to any bill, statement or early are procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment size forfeiture, tax lien or title or claim thereof.

into the validity of any tax, assessment state forfeiture, tax lien of title or claim thereof.

6. Mortgagors shall pay each memor in achtedness 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 upped indebtedness secured by the Mortgage shall, notwithstanding anything in the contract or in this Mortgage to the contract become due and payable (a) implication in the case of default in making payment of any installment 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 occur due whether by acceleration or otherwise, Mortgagee shall have the right to foreclose the here 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 Mortgage eor holder of the contract for altorness, fees, appraiser's fees, outjays for documentars and expense shender, stemographers' charges, publication costs and costs (which may be estimated as to terms to be expended after employ of the decree of procuring all sach abstracts of title, title searches and examinations, guarantee pto fees. Torrens certificates and similar data and assurances with respect to title as Mortgagee or holder of the contract may deem to be reasonably necessary enter 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 of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, when paid or mentioned by Stortgagee or holder of the contract in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which might of them shall be a party, either as plainfit, c 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.e. actioned in the preceding paragraph hereof, second, all other items which under the terms hereof constitute secured indebtedness additional to that eviden ed by the contract; third, all other indebtedness, if any, remaining unpaid on the contract; fourth, any overplus to Mortgagors, their heirs, legal representative, or assigns as their right may appear.

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 premises. Such appointment may be made either before or after sale without notice, without regard to the sol ency 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 end the Mortgagor hereunder may be appointed as such receiver. Such receiver shall have power to collect the rems, issue, and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency during the full statutory 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, issues and profits, and alt 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 time may authorize the receiver to apply the net income in his hands in payment in a hole or in part of (1). The indebtedness secured hereby, or by any decree foreclosing this Mortgago or any tax, special assessment or other lien which may be one superior to the lien betted or of such decree, provided such application is made prior to foreclosure sale: (2) the deficiency in case of a sale and detreiency.

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 they to shall be permitted for that

12. If Mortgagors shall sell, assign or transfer any right, title or interest in said premises, or any portion thereof, without the wrigen 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

		ything in said contract or this mortgage to the contrary notwiths ASSIGNME ONSIDERATION, Mortgage hereby sells, assigns and transfers	ENT		
Date .		Mongagee			
		Ву	Ву		
D E L	NAME	SOUTH CENTRAL BANK & TRUST COMPANY	FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE		
I V	STREET	555 WEST ROOSEVELT ROAD			
E CITY CHICAGO ILLINOIS 60607 R Y		CHICAGO ILLINOIS 60607		Was Prepared By	
INSTRUCTIONS OR			(Name)	(Address)	