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THIS INDENTURE mad						
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LOUISE VC	DULTZ			. DEPT-01 RE	CORDING	<b>±23</b> .
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to pay the said sum in	7 installments of	le to the order of and delh ( • 289.04	vereu (o the Mor	rach beginning	LD-S	ріопільс
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NOW, THEREPORE.	the Mortgagors to secure 1	ill advection in herein con	itained by the M	ortuadors to be performe	n, do by these presents (	CONVEY
AND WARRANT unto the	: Mortgagee, and the Mort	e's successors and assi	gns. the following	g described Real Estates CVI CAGO	ind all of their estate, ri	gri. litie
and interest therein, sit	wate, lying and being in the	AND STATE OF ILLIN	<u> </u>	CPITCHOO	, cot	INTY OF
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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 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 Mortgager or to holder of the contract; (4) complete within a reasonable time any building or buildings now eral any time in process of erection upon vaid 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 to said premises except as required by law or municipal ordinances.
- 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 attuited 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 satisfactors to the holders of the contract, under insurance policies payable, in case of loss or damage, to Mongagor, such rights to be evidenced by the standard mortgagor clause to be attached to each policy, and shall deliver all policies including additional and renewal policies to holder of the contract and to 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 principal or interest on principal 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, kileting said premises or contest any tax or assessment. All moneys paid for any of these purposes herein authorized and all expenses paid or incurry; in connection therewith, including attorneys fees, and any other moneys advanced by Mortgagee or the holders of the continue to protect the mortgaged premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice. Inaction of Mortgagee or holders of the contract shall never be considered as a waiver of any right securing to them on account of any default hereunder on the part of the Mortgagors.
- 5. The Mortgagee or the hold (r.o.) the contract hereby secured making any payment hereby authorized relating to taxes and assessments, may do so according to any bill statement or or 2 make procured from the appropriate public office without inquiry into the accuracy of such bill statement or estimate or into the validity of any (ax assessment, sale forfeiture, tax item 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 Mortgage shall, notwithstending anything in the contract or in this Mortgage to the contrary, become due and physicial immediately in the case of default in making payment of any instalment on the contract, or (b) when default shall occur and continue to the days in the performance of any other agreement of the Mortgagors herein contained.
- 7. When the indebtedness hereby secured shall become due whether by acceleration or otherwise. Mortgagee 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 included by or on behalf of Mortgagee or holder of the contract for attorneys' fees, appraiser's fees, outlays for documentary and expert evidence, atenographe s' charges, publication costs and costs which may be estimated as to items to be expended after entry of the decreed of procuring all such abstracts or file, title searches and examinations, guarantee policies. Torrens certificates and similar data and assurances with respect to title as Mortgagee or he lide 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 purpuant to so, it 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 so much additional indebtedness secured hereby and immediately due and payable, when paid or incurred by. Mortgagee or holder of the contract in connection with (a) any proceeding, including probate and bankrupicy proceedings, to which either of them shall be a party, either as plain liff, claimant or defendant, by reason of this Mortgage or any indebtedness hereby secured; or the preparations for the commencement of any suit for the foreclose whether or not actually commenced or id preparations for the defense of any threstened suit of preparations for 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 the proceeding of the preceding paragraph hereof, second, all other items which under the terms hereof constitute secured indebtedness addition, it to that evidenced by the contract, third, all other indebtedness, if any, remaining unpaid on the contract, fourth, any overplus to Mortgagors, their burst, 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 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 wheth it is ame 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 still and, in case of a sale and a deficiency during the fig. It attains 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 protection, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may author is, the receiver to apply the net income in his hands in payment in whole or in part of (1) The indebtedness accured hereby, or by any decree foreclosity (nits Mortgage or any tax, apectal 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 iten or any provision hereof shall be subject to any defense which we use not be good and available to the party interposing same in an action at law upon the contract hereby secured
- 11. Mortgager or the holder of the contract ahall have the right to inspect the premises at all reasonable times and decean thereto shall be permitted for that purpose
- 12. If Mortgagors shall sell, assign or transfer any right, tille 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 soption, 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.

		ASSIGNM	ent 95053.18
OR	VALUABLE (	CONSIDERATION, Mortgages hereby solis, assigns and	transfers the within mortgage to
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>	NAME	SFA: State Financial Acceptance Corporation	COM SECCIONIDENS INTERNATIONAL PARA PROPERT STORETT ADDRESS OF ARCATE DESCRIPTORISED PROPERTY 415-46
;	STREET	16901 Dallas Parkway, Suite Zuu	Constant production of the control of Edit (1991)
	2 ( mg. t <sub>r</sub> 1	Dallas, Texas 75248	
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ł ,	INSTRUCTIONS	OR	

Manuel

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