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MORTGAGE (ILLINOIS)

DEPT-01 RECORDING \$25.50
 T#2222 TRAN 7328 10/21/96 14:37:00
 #8897 K# *-96-799355
 COOK COUNTY RECORDER

Above Space for Recorder's Use Only

THIS INDENTURE, made October 1 19 96, between

James F. & Deborah Lathan

9340 S. Vanderpoel Chicago IL 60620
(NO AND STREET) (CITY) (STATE)

herein referred to as "Mortgagors" and

LEVCO FINANCIAL SERVICES, INC.

5225 W. Touhy Ave., #216 Skokie IL 60077
(NO AND STREET) (CITY) (STATE)

herein referred to as "Mortgagee," witnesseth:

THAT WHEREAS the Mortgagors are justly indebted to the Mortgagee pursuant to a Retail Installment Contract of even date herewith, in the Amount Financed of Ten Thousand Five Hundred DOLLARS (S 10,500.00), payable to the order of and delivered to the Mortgagee, in and by which contract the Mortgagors promise to pay the said Amount Financed together with a Finance Charge on the principal balance of the Amount Financed at the Annual Percentage Rate of 14.50% in accordance with the terms of the Retail Installment Contract from time to time unpaid in 83 monthly installments of \$ 199.67 each, beginning November 15, 19 96 and on the same day of each month thereafter, with a final installment of \$ 199.67, together with interest after maturity at the Annual Percentage Rate of 14.50% as stated in the contract, and all of said indebtedness is made payable at such place as the holders of the contract may, from time to time, in writing appoint, and in the absence of such appointment, then at the office of the holder at LEVCO FINANCIAL SERVICES, INC.

NOW, THEREFORE, the Mortgagors, to secure the payment of the said sum in accordance with the terms, provisions and limitations of that Retail Installment Contract and this Mortgage, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, do by these presents CONVEY AND WARRANT unto the Mortgagee, and the Mortgagee's successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the City of Chicago COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

The North 1/2 of Lot 97 in Longwood, a Subdivision of all that part of Section 6, Township 37 North, Range 14, East of the Third Principal Meridian, lying South of the Center Line of Hopkinson Place East of the Center Line of Pleasant Avenue and East of the Center Line of Spruce Street and North of the South line of the South East 1/4 of Section 4, Township 37 North, Range 14, East of the Third Principal Meridian, and West of the West line of the PCC and St. Louis Railroad right of way in Cook County, Illinois

PERMANENT REAL ESTATE INDEX NUMBER: 25-06-416-027

ADDRESS OF PREMISES: 9340 S. Vanderpoel Chicago, IL 60620 which, with the property hereinafter described, is referred to herein as the "premises,"

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits
B/R-IND 1 OF 3 12/04

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When the indebtedness hereby secured shall become due whether by acceleration or otherwise, Mortgagee shall have the right to foreclose the lien hereon. In any suit to foreclose the lien hereon, 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 Mortgagee or holder of the contract for attorneys' fees, appraiser's fees, expenditures for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title searches and examinations, guarantee policies, Torrens certificates and similar data and assurances with respect to title as Mortgagee or holder of the contract may deem to be reasonable; necessary either to procure 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 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 bankruptcy proceedings, to which either of them shall be a party, either as plaintiff, claimant or defendant, by reason of this Mortgage or any indebtedness hereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced or (c) preparations for the defense of any threatened suit or proceeding which might affect the premises or the security hereof whether or not actually commenced.

6. Mortgagee 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 Mortgagee, all unpaid indebtedness secured by the Mortgage shall notwithstanding anything in the contract or in this Mortgage to the contrary, become due and payable (a) in the case of default in making payment of any installment on the contract which default shall continue for 30 days, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagee herein contained.

5. The Mortgagee or the holder of the contract hereby secured making any payment hereto authorized relating to taxes and assessments, may do so 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 tax, assessment, sale, foreclosure, tax lien or title or claim hereof.

4. In case of default hereon, Mortgagee or the holder of the contract may, but need not, make any payment or perform any act hereinafter required of Mortgagee 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 on title or claim hereof, or redeem from any tax sale or foreclosure, affecting said premises or contract 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 holder of the contract 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 holder of the contract shall never be considered as a waiver of any right accruing to them on account of any default hereunder on the part of the Mortgagee.

3. Mortgagee shall keep all outbuildings and improvements now and hereafter situated on said premises insured against loss or damage by fire, lightning and windstorm under policies procuring 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 compliance 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.

2. Mortgagee shall pay before any penalty attaches all general taxes and shall pay special taxes, special assessments, water charges, sewer service charges, and utility charges against the premises when due, and shall upon written request, furnish to Mortgagee or to holders of the contract duplicate receipts thereof. The present default hereunder Mortgagee shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagee may desire to contest.

1. Mortgagee 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 mechanical 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 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.

MORTGAGOR AND MORTGAGEE COVENANT AND AGREES AS FOLLOWS:

said rights and benefits the Mortgagee do hereby expressly release and waive.

TO HAVE AND TO HOLD the premises unto the Mortgagee, and the Mortgagee's successors and assigns, forever, for the purposes, and upon the uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which

premises by Mortgagee or their successors or assigns shall be considered as constituting part of the real estate.

real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the window shades, storm doors and windows, floor coverings, awnings, moves and water heaters. All of the foregoing are declared to be a part of said light, power, refrigeration (whether single units or generally controlled), and ventilation, including (without restricting the foregoing), screens, and not secondarily) and all apparatus, equipment or articles now or hereafter (herein and hereon used to supply heat, gas, air conditioning, water, fixtures for so long and during all such times as Mortgagee may be entitled thereto (which are pledged primarily and on a parity with said real estate

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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 are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the contract; third, all other indebtedness, if any, remaining unpaid on the contract; fourth, any overplus to Mortgagors, their heirs, 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 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 same 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 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, should 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 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 Mortgage 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 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 thereto 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.

WITNESS the hand and seal of Mortgagors the day and year first above written.

James F. Lathan II *Deborah A. Lathan*
James F. Lathan II Deborah A. Lathan

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

(Seal) (Seal)

State of Illinois, County of Cook I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that James F. Lathan II and wife Deborah A. Lathan

OFFICIAL SEAL
DONALD SCHNEIDER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 07/24/98
known to me to be the same person S whose name sau subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 16th day of October 19 96
Commission expires July 24, 19 98 Donald Schneider
Notary Public

ASSIGNMENT

FOR VALUABLE CONSIDERATION, Mortgagee hereby sells, assigns and transfers of the within mortgage to _____

Date _____ Mortgagee _____
By _____

DELIVERY INSTRUCTIONS
WFCO FINANCIAL SERVICES, INC.
STREET 5225 W. Touhy Ave., #216
CITY Skokie, IL 60077
OR

FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
9340 S. Vanderpoel Chicago, IL
This Instrument Was Prepared By
R.J. Levinson 5225 W. Touhy Ave., #216
(Name) (Address)

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