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CHOCKTURE #	Sept. 12	· 19 [£]	Q.5 mercens (204000
BRENDA L R			95. between	021922 DEPT-01 RECORDING T#0004 TRAN 2203 01/09/96 10:19
	H STREET CHICAGO IL			#6065 # LF #-96-0215 COOK COUNTY RECORDER
	NO STREET	ICITY	(STATE)	
RIVERSIDE	"Mongagors" and BUILDERS, INC			968819823
	RSIDE PLAZA SUITE 9	CITY	IL 60606	
	"Mortgagee," witnesseth:			Above Space For Recorder's Use Only
	A :0	· to the mass of		ctati installment Contract dated 4-12-95
	D CGAL HUNDKÉĎ EIG	HTY ONE & OO.		DOLLARS
4881.00 pay the said sum h	n 59 Installments of	81.35	delivered to the	Merigages, in and by which contract the Mortgagors promiseeach beginning
25 and a fi	inal installuten of	.35		ole on
				he contract may, from time to time, in writing appoint, and in JERSIDE PLAZA SUITE 960
	appointment, then 41 for office		CHICAGO,	IL 60604
hattigade, and the next	Mormance of the convenants 🦡	M autrocomo a ta bacceta	ted beginner	ordance with the terms, provisions and limitations of this he Mortgagors to be performed, do by these presents CONVEY
ND WARRANT unto t and interest therein.	the Mortgagee, and the Mon aw CITY OF CHICAGO structe lying and being in the	er's successors and	assigna the folia	owing described Real Estate and all of their estate, right, title
COOK	Situate true	_ AND STATE OF H	LLINOIS to wit:	23.50
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See Attache	ed "Exhibit 'A'"	0/		i
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UNOFFICIAL COPY

ADDITIONAL CONVENANTS CONDITIONS AND PROVISIONS REFERRED TO ON THE REVERSE SIDE OF THIS MORTCAGE AND INCORPORATED THEREIN BY REFERENCE

- 1. Mortgagors shall (1) promptly repair, restore or rebutid any buildings or improvements now or begrafter 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 items are claims for item not apprecially subordinated to the lien hereof (3) pay when due any indebtedones 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 Mortgage or to holder of the contract (4) consplete the lien hereof and upon request exhibit satisfactory evidence of the discharge of such prior lien to Mortgage or to holder of the contract (4) consplete the lien hereof and upon request exhibit astisfactory evidence of the discharge of such prior lien to Mortgage or to holder of the contract of the lien hereof and the lien hereof in upon said premises except as required by law or municipal ordinance.
- 2. Morigagors shall pay before any penalty attaches all general taxes and shall pay special taxes, special assessments, water charges, sever service charges, and other charges against the premises when due, and shall upon written request, furnish to Morigager or to holders of the contract duplicate tweetips therefor. To prevent default hereunder Morigagors shall pay in full under protein, in the manner provided by statute, any tax or assessment which Morigagors may desire to contest
- 3. Mortgagors shall keep all buildings and improvements now and becauters attuated on said premises insured against ions or damage by fire, lightning and windstorm under policies providing for payment by the insurance companies of moneys sufficient either in pay the cost of replacing or repairing the same 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 Mongagor, such rights to be evidenced by the standard mortgagor clause to be attached to each 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 policies and in case of insurance about in expire, shall deliver mineral 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 Mortgagon in any form and manner deemed expedient, and may, but need not, make tuit or partial payments of principal or interest on prior encumbrances, it any, and purchase, discharge, compromise or settle any tax item or other prior ten or title or claim thereof, or redeem from any tax make or forfeiture, after may said premises or content any tax or assessment. All moneys paid for any of these purposes herein authorized and all expenses paid or in unrel in connection therewith, including alterneys' fees, and any other moneys advanced by Mortgager or the holders 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 Mortgage or holders of the contract shall never be considered as a warrer of any right according to them on according to them on according to the manner of any default hereunder on the part of the Mortgagons.
- 6. The Mortgages or the hrider of the contract hereby secured making any payment hereby authorized relating to taxes and assessments, may do so according to any bill statement or a timate produced from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any to assessment, sale, forfeiture, tax lies or title or claim thereof.
- 6. Mortgagors shall pay each item of ir debtedness berein mentioned, when due according to the terms berent. At the option of the holder of the contract, and without notice to the Mortgage shall, notwithstanding anything in the contract or in this Mortgage shall, notwithstanding anything in the contract or in Mortgage to the contrary, become do, and payable is immediately in the case of default in moiting payment of any instalment 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 any a become due whether by acceleration or otherwise, Mortgagee shall have the right to invectose the item hereof. In any suit to foreclose the lien hereof, incre shall be allowed and included as additional indebtedness in the decree for ask all supersditures and supersease which may be paid or incurred by or on behalf of Mortgagee or holder of the contract for attorneys' fees, sustings for documentary and expert evidence, stenogiaphers' charges, publication costs and costs which may be estimated us to itema to be expended after entry of the decree of procuring all such abstracts of title, title searches and examinations, fluarantee policies. Torrens certificates and similar exists and assurances with respect to title as Mortgagee or love of the contract may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any safe which may be had pursuant to such decree the true condition of the life to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall be some so much additional indebtedness secured hereby and immediately due and payoble, when paid or incurred by Mortgagee or holder of the romact in connection with (a) any proceeding, including probate and bankrupicy secured; or the preparations for the commencement of any suit for the functional enter of such right to foreclose whether or not actually commenced or of preparations for the defense of any threatened suit is proceeding which might affect the premises or the security hereof whether or not actually commenced or of preparations for the defense of any threatened suit is proceeding which might affect the premises or the security hereof whether or not actually commenced or of preparations for the defense of any threatened suit is proceeding which might affect 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 applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all survivers are mentioned in the preceding paragraph hereof: account, all other terms which under the terms hereof constitute secured indebtedness addition; to that evidenced by the contract, third, all other indebtedness, their recommends unpaid on the contract, fourth, any overplus to Morigagors, their recommends in expenses as their rights may appear.
- 9. Upon, or at any time after the fiting of a bill to forcelose this morigage the court in unlich 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 prohiberory of Morigagon at the time of application for such receiver and without regard to the then value of the premises or whelf erith, same shall be then occupied as a homestead or not and the Morigages hereunder may be appointed as such receiver. Such receiver shall have no ver in collect the rents, issues and profits of said premises during the pendency of such forcelosure suit and, in case of a said and a deficiency during the "the statutory period of redemption, whether there he redemption or not, as well as during any further times when Morigagons 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 in 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 and payment in whole or in part of (1). The indebted ness accured hereby, or by any decree forcetoels a time Morigage or any tax, special associate and deficiency in case of a said 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). Mortgages or the holder of the contract shall have the right to inspect the premises at all reasonable times and ser an thereto shall be permitted for that purpose.
- 12. If Mortgagors shall sell, seatign or transfer any right, title or interest to eald premises, or any portion thereof, without it is written consent of the holder of the contract secured hereby, holder shall have the right, at holder's option, to declare all unused indebtedness secured by this mortgage to be immediately due and payable, anything in said contract or this mortgage to the contrary notwithstanding.

		Assignment					
POR	VALUABLE CONSIDERATION, Morigage	e herrby sells, assigns and transfers the within mortgage to					
Date	Now I Party	Morigager Priverside Builders, Inc Morigager Priverside Builders, Inc Morigager Priverside Builders, Inc Morigager Priverside Builders, Inc					
D E L	MAME. STREET	DESCRIBING PROPERTY IN AN AND AN AND AND AND AND AND AND AND	****				
J V E R	CITY	flats tossessness: Was Prepared #W					

UNOFFICIAL COPY

Exhibit "A"

LOT 97, EAST 1/2 OF LOT 98 IN MASON'S ADDITION TO PULLMAN, A SUBDIVISION OF LOTS 48 AND 49 IN THE SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN# 25-16-418-012

Property of County Clerk's Office

Services,

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