

UNOFFICIAL COPY

THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT MORTGAGEE AND ITS ADDRESS

Address(es) of Real Estate: 10327 S. Union Avenue, Chicago, IL 60628
 TOGETHER with all improvements, tenements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgages may be entitled thereto (which are pledged primarily and on a party with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used or supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, radiator beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by Mortgagees or their successors or assigns shall be considered as constituting part of the real estate.

Permanent Real Estate Index Number(s): 25-16-102-013
 which, with the property hereinafter described, is referred to herein as the "premises,"

95904368

ILLINOIS.
 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY,
 1/2 OF LOT 5 IN THE SCHOOL TRUSTEES SUBDIVISION OF SECTION 16 TOWNSHIP
 OF THE EAST 1/2 OF LOT 4 AND (EXCEPT THE SOUTH 1 ACRE THEREOF) OF THE EAST
 LOT 16 IN BLOCK 2 IN HOMEBUILDERS ADDITION TO FERNWOOD, BEING A SUBDIVISION
 CITY OF Chicago, COUNTY OF Cook, STATE OF ILLINOIS, to wit:

assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the
 is hereby acknowledged, do by these presents CONVEY AND WARRANT unto the Mortgagee, and the Mortgagee's successors and
 contained, by the Mortgagees to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof
 accordance with the terms, provisions and limitations of this mortgage, and the performance of the covenants and agreements herein
 NOW, THEREFORE, the Mortgagee to secure the payment of the said principal sum of money and said interest in

the Mortgagee at P.O. Box 471827, Charlotte, NC 28247
 December 19 1998, and all of said principal and interest are made payable at such
 place as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of

said note, with a final payment of the balance due on the 1st day

to the Mortgagee, in and by which note the Mortgagee's promise to pay the
 said principal sum and interest at the rate and in installments as provided in

sum of Seven Thousand Six Hundred Eighty Six 35/100 Dollars
 Mortgage upon the installment note of the date herewith, in the principal

THAT WHEREAS the Mortgagees are justly indebted to the
 herein referred to as "Mortgagee," witnesses:
 (No. and Street) (City) (State)

P.O. Box 33261, Charlotte, NC
 PUBLIC-SIX CORP.
 herein referred to as "Mortgagees," and
 (No. and Street) (City) (State)

10327 S. Union Avenue, Chicago, IL
 (No. and Street) (City) (State)

THIS AGREEMENT, made December 18, 1995, between
 Essie Kye, a widow

CAUTION: Consult a lawyer before using or acting under this form.
 Neither the publisher nor the seller of this form makes any warranty
 with respect thereto, including any warranty of merchantability or
 fitness for a particular purpose.

For Use with Note Form No. 1447
 MORTGAGE (ILLINOIS)
 November 1994
 No. 103
 GEORGE E. COLE
 LEGAL FORMS

F	2550A	F	2550A
P	P	P	P
T	2550V	T	2550V
I	2550I	I	2550I

Space for Recorder's Use Only

DEPT-01 RECORDING \$25.50
 145555 TRAN 6827 01/30/96 15:52:00
 43988 J J * -96-079202
 COOK COUNTY RECORDER

DEPT-01 RECORDING \$25.50
 142222 TRAN 1432 12/28/95 15:40:00
 42282 KB * -95-904368
 COOK COUNTY RECORDER

96079202

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210261.0315

95082

1. Mortgagees 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 mechanics' or other liens or claims for lien not expressly subordinated to the lien thereof; (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 the Mortgagee; (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.

2. Mortgagees 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 the Mortgagee duplicate receipts therefor. To prevent default hereunder Mortgagees shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagees may desire to contest.

3. In the event of the enactment after this date of any law of Illinois deducting from the value of land for the purpose of taxation any lien thereon, or imposing upon the Mortgagee the payment of the whole or any part of the taxes or assessments or charges or liens herein required to be paid by Mortgagees, or changing in any way the laws relating to the taxation of mortgages or debts secured by mortgages or the Mortgagee's interest in the property, or the manner of collection of taxes, so as to affect this mortgage or the debt secured hereby or the holder thereof, then and in any such event, the Mortgagees, upon demand by the Mortgagee, shall pay such taxes or assessments, or reimburse the Mortgagee therefor; provided, however, that if in the opinion of the Mortgagee (a) it might be unlawful to require Mortgagees to make such payment or (b) the making of such payment might result in the Mortgagee's position of interest beyond the maximum amount permitted by law, then and in such event, the Mortgagee may elect, by notice in writing given to Mortgagees, to declare all of the indebtedness secured hereby to be and become due and payable sixty (60) days from the giving of such notice.

4. If, by the laws of the United States of America or of any state having jurisdiction in the premises, any tax is due or becomes due in respect of the issue of the note hereby secured, the Mortgagees covenant and agree to pay such tax in the manner required by any such law. The Mortgagees further covenant to hold harmless and agree to indemnify the Mortgagee, and the Mortgagee's successors or assigns, against any liability incurred by reason of the imposition of any tax on the issuance of the note secured hereby.

5. At such time as the Mortgagee is not in default either under the terms of the note secured hereby or under the terms of this mortgage, the Mortgagees shall have such privilege of making prepayments on the principal of said note (in addition to the required payments) as may be provided in said note.

6. Mortgagees shall keep all buildings and improvements now or 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 or repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the Mortgagee, under insurance policies payable, in case of loss or damage, to Mortgagees, 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 the Mortgagee, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.

7. In case of default therein, Mortgagee may, but need not, make any payment or perform any act hereinafter required of Mortgagees 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 or title or claim thereof, or redeem from any tax sale or foreclosure affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorney's fees, and any other moneys advanced by Mortgagee 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 and with interest thereon at the highest rate now permitted by Illinois law. Inaction of Mortgagee shall never be considered as a waiver of any right accruing to the Mortgagee on account of any default hereunder on the part of the Mortgagees.

8. The Mortgagee making any payment hereby authorized relating to taxes or 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 thereof.

9. Mortgagees shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the option of the Mortgagee and without notice to Mortgagees, all unpaid indebtedness secured by this mortgage shall, notwithstanding anything in the note or in this mortgage to the contrary, become due and payable (a) immediately in the case of default in making payment of any installment of principal or interest on the note, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagees herein contained.

10. When the indebtedness hereby shall become due whether by acceleration or otherwise, Mortgagee shall have the right to foreclose the lien hereof. In any suit to foreclose 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 for attorneys' fees, appraisers' fees, outlays 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, title insurance policies, Torrens certificates, and similar data and assurances with respect to title as Mortgagee may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such decree the 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, with interest thereon at the highest rate now permitted by Illinois law, when paid or incurred by Mortgagee in connection with (a) any proceeding, including probate and bankruptcy proceedings, in which the Mortgagee 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 or threatened accrual of such right to foreclose whether or not actually commenced; or (c) preparations for the defense of any actual or threatened suit or proceeding which might affect the premises or the security hereof.

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