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and no lease of said premises shall be nullified by the appointment or entry in possession of a receiver but he may elect to terminate any lease junior to or not, and until the issuance of deed in case of sale, but if no deed be issued, until expiration of the statutory period during which it may be issued, shall be appointed the full period allowed by statute for redemption, whether there be redemption property, including the expenses of such receivership, or on any deficiency decree whether there be a decree therefor in personam or in rem, and if a receiver Master's sale, forward the payment of the indebtedness, costs, taxes, insurance or other items necessary for the protection and preservation of the foreclosures suit and the statutory period of redemption, and such rents, issues and profits, when collected may be applied before as well as after the value of said premises, or whether the same shall then be occupied by the owner of the rents, issues and profits of said premises during the pendency of such the Mortgagee or its agent with power to manage and rent and to collect the rents, issues and profits of said premises as a receiver (who may or the then or after sale, and without notice to the Mortgagee, or any party claiming under him; and without regard to the solvency of the Mortgagee or the then (6) That upon the commencement of any foreclosure proceeding hereunder, the Court in which such bill is filed may, at any time, either before Mortgagee, and said Mortgagee may also immediately proceed to foreclose this mortgage.

definitely be remedied by the Mortgagee, and apply toward the payment of said mortgage indebtedness, any indebtedness of the Mortgagee to the said lien or any right of the Mortgagee hereunder, to declare, without notice, all sums secured hereby immediately due and payable, whether or not such in any of said events, the Mortgagee is hereby authorized and empowered, at its option, and without affecting the lien hereby created or the priority of his creditors or if his property be placed under control of or in custody of any court, or if the Mortgagee abandon any of said property, then and any payment under said Note or any extension or renewal thereof, or if proceedings be instituted to enforce any other lien or charge upon any of said property, or upon the filing of a proceeding in bankruptcy by or against the Mortgagee, or if the Mortgagee shall make an assignment for the benefit of its creditors or if his property be placed under control of or in custody of any court, or if the Mortgagee abandon any of said property, then and any way affecting the liability of the Mortgagee hereunder or upon the debt hereby secured.

(5) That time of the essence hereof and if default be made in performance of any covenant herein contained, or in case of default in making any way affecting the liability of the Mortgagee hereunder or upon the debt hereby secured, the same manner as with the Mortgagee, and may be forewa to sue or may extend time for payment of the debt secured hereby without discharging or in may, without notice to the Mortgagee, deal with such successor or successors in interest with reference to this mortgage and the debt hereby secured in (4) That in the event the ownership of said property or any part thereof, becomes vested in a person other than the Mortgagee, the Mortgagee to the unpaid balance of the loan as of the first day of the then current month, and it shall become a additional indebtedness secured by the Mortgagee.

Mortgagee, and in form acceptable to it, the Mortgagee has the right to advance the first annual premium for such insurance and add each such payment (3) That if the Mortgagee shall secure, and assign to said Mortgagee, disability, death, and the insurance in a company acceptable to said mortgage.

(2) That it is the intent hereof to secure payment of said Note whether the entire amount shall have been advanced to the Mortgagee at the date hereof or at a later date, and to secure any other amount or amounts that may be added to the mortgage indebtedness under the terms of this not incur personal liability because of anything it may do or omit to do hereunder.

contained shall be construed as requiring the Mortgagee to advance any money for any purpose not to do any act hereunder, that the Mortgagee shall Mortgagee to inquire into the validity of any lien, encumbrance or claim in advancing monies in that behalf as above authorized, but nothing herein Mortgagee may also do any act it may deem necessary to protect the lien of this mortgage, and that he will immediately repay any monies paid or of the then current month and become so much additional indebtedness secured by this mortgage and may be included in any decree foreclosing this discharged by the Mortgagee for any of the above purposes, and any monies shall be added to the unpaid balance of the aforesaid Note as of the first day (1) That in case of his failure to perform any of his covenants herein, the Mortgagee may do on his behalf everything so covenanted; that said

B. THE MORTGAGOR'S RIGHTS AND COVENANTS.

(1) To pay all taxes, and assessments levied or assessed upon said property or any part thereof under any existing or future law in accordance with the terms of the Note of even date herewith. (2) To keep the improvements now or hereafter upon said premises insured against such hazards or liability, as the Mortgagee may require in such companies, and in such form as shall be approved by the Mortgagee. All such insurance policies shall contain proper mortgage clauses and the policies shall be retained by the Mortgagee until the loan is fully repaid. (3) In the event such insurance policies are cancelled for any reason whatsoever and no new insurance policies are presented to the mortgagee on or before the date of termination of the notice of cancellation, then the mortgagee shall have the right to declare the total indebtedness due and payable immediately and the Mortgagee shall have the right to commence foreclosure proceedings as provided in paragraph B5. (4) To promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed. (5) To keep said premises in good condition and repair, without waste and free from any mechanics or other lien or claim of lien not expressly subordinated to the lien hereof. (6) Not to suffer or permit any unlawful use of or any nuisance to exist on said property, nor to diminish nor impair its value by any act or omission to act. (7) Not to suffer or permit without the written permission or consent of the Mortgagee being first had and obtained, (a) any use of said property for a purpose other than that for which the same is now used, (b) any alterations, additions, demolition or removal of any of the improvements, apparatus, fixtures or equipment now or hereafter upon said property, (c) a sale, assignment or transfer of any right, title or interest in and to said property or any portion thereof, or any of the improvements, apparatus, fixtures or equipment which may be found in or upon said property. (8) The Mortgagee shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

A. THE MORTGAGOR COVENANTS:

such additional advances shall be evidenced by a Note or other agreement executed by the Mortgagee or his successors in title as being secured by this mortgage, provided that, nothing herein contained shall be considered as limiting the amounts that shall be secured hereby when advanced to protect the (security)

Eighty Thousand and no/100-----Dollars (\$ 80,000.00 )

which is payable as provided in said note, and (2) any additional advances made by the Mortgagee to the Mortgagee, or his successors in title for any purpose, at any time before the release and cancellation of this mortgage, but at no time shall this mortgage secure advances on account of said original note and such additional advances in a sum in excess of

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the lien hereof; and upon foreclosure of said premises, there shall be allowed and included as an additional indebtedness in the decree of sale all expenditures and expenses together with interest thereon at the rate of 8% per annum which may be paid or incurred by or on behalf of Mortgagee for attorney's fees, Mortgagee's fees, appraiser's fees, outlays for exhibits attached to pleadings, documentary and expert evidence, stenographer's fees, Master's fees, and commissions, court costs, publication costs and costs (which may be estimated as to and include items to be expended after the entry of the decree) of procuring all such abstracts of title, title searches, examinations and reports, guaranty policies, Torrens certificates and similar data and assurances with respect to title as Mortgagee may reasonably deem necessary either to prosecute such suit or to evidence to bidders at any sale held pursuant to such decree the true title to or value of said premises; and all amounts as aforesaid, together with interest as herein provided, shall become additional indebtedness of and be immediately due and payable by the Mortgagor in connection with (a) any proceeding, including probate or bankruptcy proceedings to which either party hereto shall be a party by reason of this mortgage or the note hereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof after the accrual of the right to foreclose, whether or not actually commenced; or (c) preparations for the defense of or intervention in any threatened or contemplated suit, or proceeding which might affect the premises or the security hereof, whether or not actually commenced: In the event of a foreclosure sale of said premises there shall first be paid out of the proceeds thereof all of the aforesaid items, then the entire indebtedness whether due and payable by the terms hereof or not, and the interest due thereon up to the time of such sale, and the overplus, if any, shall be paid to the Mortgagor, and the purchaser shall not be obliged to see to the application of the purchase money.

(7) In case the mortgaged property or any part thereof is damaged, or destroyed by fire or any other cause, or taken by condemnation, then the Mortgagee is hereby empowered to receive any compensation which may be paid. Any monies so received shall be applied by the Mortgagee as it may elect, to the immediate reduction or payment in full of the indebtedness secured hereby, or to the repair and restoration of the property. In the event the Mortgagee makes inspections and disbursements during the repair and restoration of the property, the Mortgagee may make a charge not to exceed 2% of the amount of such disbursement.

(8) That each right, power and remedy herein conferred upon the Mortgagee is cumulative of every other right or remedy of the Mortgagee, whether herein or by law conferred, and may be enforced concurrently therewith; that no waiver by the Mortgagee of performance of any covenant herein or in said note contained shall in any manner affect the right of Mortgagee to require or enforce performance of the same or any other of said covenants; that wherever the context hereof requires, the masculine gender, as used herein, shall include the feminine, and the singular number, as used herein, shall include the plural, and that all rights and obligations under this mortgage shall extend to and be binding on the respective heirs, executors, administrators, successors and assigns of the Mortgagor and Mortgagee.

IN WITNESS WHEREOF, We have hereunto set our hand and seals, the day and year first above written.

*Marvin Prace* ..... (SEAL)  
MARVIN PRACE

*Laura Prace* ..... (SEAL)  
LAURA PRACE

..... (SEAL)

..... (SEAL)

..... (SEAL)

..... (SEAL)

State of Illinois }  
County of Cook } ss.

I, THE UNDERSIGNED, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARVIN PRACE and LAURA PRACE, his wife

personally known to me to be the same persons whose names are 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 Notarial Seal, this 20th day of February, A. D. 19 97.



*Rosalva Ruiz* .....  
NOTARY PUBLIC  
Initials *RR*

(page 3 of 3 pages)

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Illinois Mortgage  
44099 Custom 4/96 (8298)

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Box 17

2<sup>Loan</sup> 9375-4

Mortgage

MARVIN PRACE and

LAURA PRACE, his wife

To

MUTUAL FEDERAL SAVINGS  
AND LOAN ASSOCIATION OF CHICAGO

2212 West Cermak Road  
Chicago, Illinois 60608  
All Phones: 847-7747

Recorder's Stamp:

9998226