UNOFFICIAL COPY 2

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N	THIS INDENTURE made	. JUNE 215t. 188	_, between	
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	to make the sold many to	111 Installments of \$ 183173	each begt	Arrived IV
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	1	wintment, then it he office of the holder at	UnionMla	
	the numerice of which upp	LOMBARD.ILL		
	NOW, THRRESTORE.	the Mortgagors to secure the payment of the sa mance of the convenue, some adjectments berein o	d sum in accordance with	the terms, provisions and limitations of this
\sim	AND WARRANT unito the	mance of the convenion with Adventure field in Mortginges, and the Mortginges a successors and the	angna, tije following deactibe	ed Real Estate and all of their estate, right, title
M	and interest therein, sit	unte, lying and being in the	= CHICATO	COUNTY OF
	COOK.	AND STATE OF ILL	INOIS, to wit:	
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	í	25-02-113-004	<i>y</i> ₀ ,	377
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	P. I.N	25.02-113-004 9007 So DAUPHIN CHICAGO, ILL 60619	Co	373:1277
	P. I.N		Co	373.1272
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	P. I. N. A.	9007 So DAUPHIN CHICAGO, Tell 60619 obereinafter described, in referred to herein as the improvements, tenements, easements, fixtures, aroung all such times as Mortgagors may be entitled.	ie "premises." and sppurtenunces thereto t thereto which are pledged	belonging, s. d I cents. issues and profits primarily and c. a parity with said real estate
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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 revails without waste and free (non mechanic's or other lines or claims for her

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 gremises in good condition and repair, without waste and free from mechanic's or other fiens or claims for her not expressly subordinated to the Rea Kercof. (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 tien to Mortgagers to holder of the community within a reasonable time any buildings now or at any time in process of crection 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. Mortgagors shall pay before any penalty attaches all general (axes and shall pay special taxes, special assessments, water charges, seven service.

2. Mortgagors shall pay before any penalty attaches all general (axes and shall pay special taxes apecial taxes aments. Water charges, sewer service charges, and other charges against the premises when due, and shall upon written request, turnish to Mortgages to builders 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 situated on said premises insured against loss or damage by flirt, lighting and windstorm under polities 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 tereby, all its companies satisfactory to the holders of the cost of

3. Mortgagors shall keep all buildings and improvements now and 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 holders of the contract confer 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.

4. In case of default therein. Morigagee or the holder of the contract may, but need not, make any payment or perform any act herefolder required of Morigagors 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 forfetture, affecting said premises are contest any tax or assessment. All moneys paid for any of these purposes herein authorized and all expenses paid or fire affecting the connection therewith, including attorneys fees and any other moneys advanced by Morigagee or the holders of the contract to protect the morigaged premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and pay able without notice. Inaction of Morigagee or holders of the contract shall never be considered as a waiver of any right secruting to them on second of any default bereunder on the part of the Morigagors.

5. The Morigagee or the he der of the contract bereby secured making any payment hereby authorized relating to taxen and assessments, may do so according to any bill, statement of the accuracy of such bill, statement or estimate or into the validity of any tax tax taxes ment, sale, forfeiture, tax lien or this or claim thereof.

6. Mortgagors shall pay each item of tridebtedness herein mentioned, when due according to the terms hereof. At the option of the holder of the contract, and without notice to the Mortgagors shall impute indebtedness setured by the Mortgagors shall into withstanding on thing in the contract or in this Mortgagors to the contract, one one shall east one operationally in the case of default in making partners of an installment 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 shall become due whether by acceleration or otherwise. Mortgager shall have the right to foreclose the lien hereof, in any suit to foreclose the lien hereof, the windle hereof, in any suit to foreclose the lien hereof the windle he allowed and included as additional indebtedness in the decree for sale oil expenditures and expenses which may be paid or included by or on behalf of Mortgager or holder of the contract for attorneys' fees, appraiser's fees, outlays for documentary and expert evidence, steriography as 'n harges, publication costs and costs which may be estimated as to item to be expended of the decree of procuring all such abstracts of title, it lits searches and examinations, guarantee policies. Torrens certificates and similar data and assurances with respect to little is a Mortgager or hold of of the contract may deem to be reasonably necessary either to prosecute such suit or so evidence to biddem at any sale which may be had published to the other confliction of the little to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall 'n connection with lab any proceedings accured hereby and immediately due and payable, when paid or incurred by Mortgager or holder of the contract in connection with lab 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 by preparations for the defense of any threatened suit or proceeding, which might affect the preparations for the defense of any threatened suit or proceeding, which might affect the preparations for the defense of any threatened suit or proceeding, which might affect the preparations for the defense of any threatened suit or proceeding, which might affect the preparations 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 such them, as are mentioned in the preceding puragraph 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 Morigagons, their rise, legal representatives or assigns as their rights may appear.

9. Upon, or at any time after the fiting of a bill to foreclose this mortgage the court in whit nealth 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 primises or wheth. The same shall be then occupied as a homestead or not anothe Mortgagee hereunder may be appointed as nuch receiver. Such receiver shall have powe, it is client 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 lish intuitory period of redemption, whether there be redemption or not, as well as during any further times when Mortgagors except for the intervention of whether would be entitled to collect such realist, issues and profits, and all other powers which may be necessary or are usual in such cases for the precise for collect such rendered to collect such realist in such cases for the precise 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 accured hereby, or by any decree foreclosing (his Mortgago 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 iten or any provision hereof shall be subject to any defense which would be good and available to the party interposing same in an action at law upon the contract hereby secured.

1). Mortgagee or the holder of the contract shall have the right to inspect the premises at all reasonable times and acce at jereto 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.

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