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RETURN TO:	
UNION MORTGAGE CO., INC.	Recording Information: Filed this day of
P. O. BOX 515929 DALLAS, TEXAS 75251-5929	Book, pageFee \$
214/680-3134	
	OB JUL FILE
/\ mlda013	Recorder O TO A County
SATISFACTION: The debt secured by the within Mortgage together with	20 H C H C H C H C H C H C H C H C H C H
he contract secured thereby has been satisfied in full. his the, 19, 19	15 25 25 25 25 25 25 25 25 25 25 25 25 25
Signed:	79 CO 25 S S S S S S S S S S S S S S S S S S
	90 NO.
UNION MORTGAGE CO	
Aail after recording to P. O. BOX 515929	-5000
214/680-3134	-5929
INDIANA MO	•
HIS MORTGAGE made this 10 day of MAY	, 19 <u>90</u> , by and between:
MORTGAGOR	MORTGAGEE
ROY LEE WASHINGTON AND VIOLA WASHINGTON,	LIFETIME BUILDERS
HIS WIFE 1017 KENWOOD HAMMOND IN 46320	16781 TORRANCE LANSING IL 60438
1027 RENHOOD HARMOND IN 40320	
Docum	entic
NOT OFF	ICIAL!
This Document is	he property of
the Lake Count	v Recorder!
nter in appropriate block for each party: name, address, and, if appropriate, one designation; Mortgagor, and Mortgagoe as used herein shall include s	sharacter of entity, e.g. corporation or partnership.
ngular, plural, masculine, feminine or neuter as required by context.	alu parties, illien nens, successus, and assigns, and snattring
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2. INSURANCE. Mortgagor shall keep all improvements on said land, now or hereafter erected, constantly insured for the benefit of the Mortgagee against loss by fire, windstorm and such other casualties and contingencies, in subtimating and in such companies and for such amounts, not exceeding that amount necessary to pay the sum secured by this Mortgage, and as may be satisfactory to the Mortgagee Mortgagor shall purchase such insurance, pay all premiums therefor, and shall deliver to Mortgagee such policies along with evidence of premium payment as long as the Contract secured hereby remains unpaid. If Mortgagor fails to purchase such insurance, pay the premiums therefor or deliver said policies along with evidence of payment of premiums thereon, then Mortgagee, at its option, may purchase such insurance. Such amounts paid by Mortgagee shall be added to the Contract secured by this Mortgage, and shall be due and payable upon demand by Mortgagor to Mortgagee.

3. TAXES: ASSESSMENTS, CHARGES Mortgagor shall pay all taxes, assessments and charges as may be lawfully levied against the Property within thirty (30) days after the same shall become due. In the event that Mortgagor fails to pay all taxes, assessments and charges as herein required, then Mortgagee, at its option, may pay the same and the amounts paid shall be added to the Contract secured by this Mortgage, and shall

be due and payable by Mortgagor to Mortgagee upon demand of Mortgagee.

4/ PRESERVATION AND MAINTENANCE OF PROPERTY Mortgager shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property Upon the failure of the Mortgagor to so maintain the Property, the Mortgagee may, at its option, enter the property and cause reasonable maintenance work to be performed. Any amounts paid by Mortgagee shall be added to the Contract secured by this Mortgage, and shall be due and payable by Mortgagor to Mortgagee upon demand of Mortgagee

5. WARRANTIES: Mortgagor covenants with Mortgagee that he represent the Property in feet simple, has the right to convey the same in feet simple, that title is marketable and free and clear of all neumbrances and that he will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions hereinafter stated. Title to the Property is subject to the following exceptions.

DALLAL, TEXAS 75991-5929

6. WAIVER The Mortgagor waives and relinquishes all rights and benefits under the valuation and appraisement laws of any state.

.7. PRIOR LIENS Default under the terms of any instrument secured by a lien to which this Mortgage is subordinate shall constitute default

8. TRANSFER OF THE PROPERTY: DUE ON SALE. If the Mortgagor sells or transfers all or part of the Property or any rights in the Property. any person to whom the Mortgagor sells or transfers the Property may take over all of the Mortgagor's rights and obligations under this Mortgage (known as an assumption of the Mortgage") if certain conditions are met. Those conditions are.

(A) Mortgagor gives Mortgagee notice of sale or transfer,

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(B) Mortgagee agrees that the person qualifies under its then usual credit criteria,

(C) The person agrees to pay interest on the amount owed to Mortgagee under the Contract and under this Mortgage at whatever lawful rate Mortgagee requires, and

(D) The person'signs an assumption agreement that is acceptable to Mortgagee and that obligates the person to keep all of the promises and agreements made in the Contract and in this Mortgage

If the Mortgagor sells or transfers the Property and the conditions in A. B. C and D of his section are not satisfied, Mortgagee may require immediate payment in full of the Contract, foreclose the Mortgage, and seek any other remedy allowed by the law However, Mortgagee will not have the right to require immediate payment in full or any other legal remedy as a result of certain transfers. Those transfers are:

the creation of liens or other claims against the Property that are inferior to this Mortgage, such as other mortgages, materialman's

hens, etc.
a transfer of rights in household appliances to a person who provides the Mortgagor with the money to buy these appliances in order to protect that person against possible losses.

(iii) a transfer of the Property of structure co-owners tollowing the ceath toll a co-owner. When the transfer is automatic according to

(iv) leasing the Property for a term of threet3) years or less as long as the lease does not include an option to buy

9. ACCELERATION: REMEDIES Upon Mortgagor's breach of any covenant or agreement of Mortgagor in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Mortgagee prior to acceleration shall mail notice to Mortgagor of the default. If the breach is not cured on or before the date specified in the notice, Mortgagee at Mortgagee's option may declare all of the sums secured

JEFFREY GASTON Witness Mortg ACKNOWLEDGMENT BY INDIVIDUAL STATE OF INDIANA. COUNTY OF Before me; the undersigned, a notary public in and for said county and state, personally appeared of the execution of the programments of the said county and state, personally appeared of the execution of the programments of the said county and state, personally appeared of the execution of the programments of the said county and state, personally appeared of the execution of the programments of the said county and state, personally appeared of the execution of the programments of the said county and state, personally appeared of the execution of the programments of the said county and state, personally appeared of the execution of the programments of the said county and state, personally appeared of the execution of the programments of the said county and state, personally appeared of the execution of the programments of the said county and state, personally appeared of the execution of the programments of the said county and state, personally appeared of the execution of the programments of the said county and state, personally appeared of the execution of the programments of the said county and state, personally appeared of the execution of the programments of the said county and state, personally appeared of the execution of the programments of the execution of the execution of the programments of the programments of the execution of	this Mortgage to be immediately due shall be entitled to collect in such produced to collect in such produced to collect in such produced to have a receiver appointed by a collection of rents, including, but not secured by this Mortgage. The receiver 14. ASSIGNMENT. This Mortgage	roceeding all expenses of force title reports, all of which shall it. Upon acceleration under pourt to enter upon, take possible to the receiver shall be limited to receiver's fees, prefer shall be liable to account or may be assigned by the Mort	eclosure, including, but r the additional sums secu- laragraph 9 hereof or aba- ession of and manage the eapplied first to paymen mums on receiver's bond hily for those rents actually gagge without consent of	not limited to, reasonabled by this Mortgage, indonment of the Prope of Property and to colle to the costs of the mass and reasonable attorny received.	le attorney's fees, and costs o rty, Mortgagee shall be entitled of all rents of the Property in nagement of the Property and
JEFFREY GASTON Witness Mortg ACKNOWLEDGMENT BY INDIVIDUAL STATE OF INDIANA. COUNTY OF Before me; the undersigned, a notary public or and for said coupty and state, personally appeared. It was an acknowledged the execution oping pregation morter. IN WITNESS WHEREOF, have herethic subscribed my name and allixed my official seal this My. Commission Expires: TRANSFER AND ASSIGNMENT COUNTY, KNOWAX ILLINOIS For value received The undersigned Mortgagee hereby transfers, assigns and conveys unto UNION MORTGAGE COMPANY OY LEE WASHINGTON AND WIFE VIOLA to LIFETIME BUILDERS, INC. as well as the indebtedness secured thereby In witness whereof the undersigned ha hereunto set of JUNE 1990 Signed, seaker and delivered in the presence of Union of the presence of LIFETIME BUILDERS, INC. BY Witness: HARONAME HARONAL ERRINGTON My Commission Expires: HARONAL HARONAL TO STORY HARONAL HARONAL TO STORY	r Halvay		1 Kay	Tre Was	nerigtion Mortgago
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STATE OF INDIANA, COUNTY OF Before me; the undersigned, a notary public in and for said county and state, personally appeared IN WITNESS WHEREOF, I have here into subscribed my name and affixed my official seal this My. Commission Expires TRANSFER AND ASSIGNMENT COOK County, MONANN ILLINOIS For value received the undersigned Mortgagee hereby transfers, assigns and conveys unto union MORTGAGE COMPANY all right, title, interest, powers and options in, to and under the within Real Estate Mortgage OY LEE WASHINGTON AND WIFE VIOLA to LIFETIME BUILDERS, INC. as well as the indebtedness secured thereby In witness whereof the undersigned ha—hereunto set of JUNE Of JUNE 19 90 Signed, searer and delivered in the presence of the presenc	JEFFREY GASTON	1691	NOIANA VIOLA	WASHINGTON	Mortgago
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Y LEE WASHINGTON AND WIFE VIOLA to LIFETIME BUILDERS, INC. as well as the indebtedness secured thereby In witness whereof the undersigned hat hereunto set hand and seal, this 1 of JUNE 19 90 Signed, sealer and delivered in the presence of: Witness: Witness: H. RANDALL ERRINGTON Notary Public County, Indiana My Commission Expires H. RANDAL (17 GTO NOTARY)	For value received the undersigned				
In witness whereof the undersigned hat hereunto set hand and seal, this of		WIFE VIOLA			• -
Signed, sealed and delivered in the presence of: Witness: Witness: H. RANDALL ERRINGTON Notary Public. County, Indiana My Commission Expires: NOTARY: WY COMMISSION EXPIRES. LIFETIME, BEILDERS, INC. (INC.) H. RANDALL (INC.) WY COMMISSION EXPIRES.	•			• • • • • • • • • • • • • • • • • • •	,
Signed, sealed and delivered in the presence of: Witness: HRON ON FREE REV. GASTON. Notary Public. County, Indiana My Commission Expires: NOTARY: MY COMMISSION EXPIRES. LIFETIME, BAILDERS, INC. (ME) H. RANDAL (17) GTO				_ hand and seal, this	da
Witness: Maran Notary M. H. RANDALL ERRINGTON Notary Public County Indiana My Commission Expires NOTARY : U. M. MY COMMISSION EXPIRES NOTARY : U. MY COMMISSION EXPIRES NOTARY	01		LIFETIM	E.BATLDERS.	INC.
Notary Public County Indiana My Commission Expires H; RANDAL GTO	Maran Il Via	esence of:		May	Sea
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THE MANAGEMENT OF THE STATE OF		County Ind	iana My Commission E	xpires: } H: RAN	IDAL GOOD
This instrument was prepared by Cuale Skinker 10 8 - 2200 St. Southwarm	<u> </u>	wale Stember	108-22WD S	I SMY SOMN	115" " .ES : :0/93 {