PROVIDED ALWAYS, and these presents are upon this express condition, that if the said Joseph Rosen and May Rosen, his wife and Irving Kuklin and Loretta N. Kuklin, his wife part ies of the first part, their heirs, executors, administrators or assigns, shall pay or cause to be paid to the said part ies of the second part their heirs or assigns, the sum of Nine Thousand and no/100 ($9,000.00) Dollars,

according to the conditions of one certain promissory note bearing even date herewith, executed by the said Irving Kuklin and Loretta N. Kuklin, his wife and Joseph Rosen and May Rosen, his wife part ies of the first part to the said part ies of the second part, and shall moreover keep such buildings insured as above mentioned and keep the policy or policies thereof assigned, as aforesaid, and shall pay all taxes and assessments herein above referred to, as aforesaid, then these presents and the said note shall cease and be null and void. But in case of the non-payment of any sum of money (either of principal, interest, insurance premiums, taxes or assessments), at the time or times when the same shall become due, or the failure to perform any of the covenants or agreements by said part ies of the first part to be kept and performed, then in such case, or in either case, the whole amount of said principal sum shall, at the option of the said part ies of the second part, their heirs or assigns be deemed to have become due and payable without any notice whatever, and the same, together with all sums of money which may be or have been paid by the said part ies of the second part, their heirs or assigns for or on account of insurance, taxes or assessments, with interest thereon at the rate aforesaid, shall thereupon be collectible in a suit at law, or by foreclosure of this mortgage, in the same manner as if the whole of said principal sum had been made payable at the time when any such failure shall occur as aforesaid; and the judgment or decree in the suit brought to foreclose the same shall embrace, with said principal debt and interest, all the sums so paid for, or account of, insurance, taxes or assessments, with interest at the rate aforesaid; and it shall be lawful in such case, or in either case, for the said part ies of the second part, their heirs or assigns to grant, sell and convey the said real estate with the appurtenances thereunto belonging, at public sale, and on such sale to make and execute to the purchaser or purchasers, his, her or their assigns forever, good and sufficient deeds of conveyance in the law, pursuant to the statute in such case made and provided. And in case suit shall be brought for the foreclosure of this mortgage, the said part ies of the first part for themselves, their heirs, executors, administrators or assigns, covenant and agree that they will pay to the said part ies of the second part, their representatives or assigns all expenses incurred for the purpose of the foreclosure suit, and in addition to the taxable costs in such suit a reasonable sum of money as solicitors' fees, to be included, with the expenses above mentioned, in the judgment or decree.

IN WITNESS WHEREOF, the said part ies of the first part ha ve hereunto set their hand s and seal s this 21st day of November, A. D., 1950

Joseph Rosen (SEAL)

May Rosen (SEAL)

Irving Kuklin (SEAL)

Loretta N. Kuklin (SEAL)

Signed and Sealed in Presence of

H. U. Totzauer

M. Totzauer

STATE OF ~~XXXXXXX~~ Illinois } ss.
Cook County.

Personally came before me, this 21st day of November, A. D., 1950, the above named Joseph Rosen and May Rosen, his wife and Irving Kuklin and Loretta N. Kuklin, his wife to me known to be the person s who executed the foregoing instrument and acknowledged the same.

GERTRUDE WOOD NOTARY PUBLIC COOK COUNTY, ILL.

Gertrude Wood
Notary Public, Cook County, Ill.

My Commission expires September 15 A. D., 1951

No. 243379

Irving Kuklin, et al

TO

Clarence C. Fillies and wife Grace

MORTGAGE

REGISTER'S OFFICE,
STATE OF WISCONSIN, } ss.
Waupaca County.

Received for Record this 24 day of Nov. A. D., 1952, at 3:30 o'clock P. M., and recorded in Vol. 199 of Mortgages on page 516

Alice Lasher
Register of Deeds

Deputy.

Mail to Mr. Clarence C. Fillies 6719 Olmsted Ave Chicago 31, Illinois.

MORTGAGE.—Insurance, Option and Tax Clause. STATE OF WISCONSIN—FORM No. 15 H. C. MILLER CO., MILWAUKEE

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Know all Men, That Irving Kuklin and Loretta N. Kuklin, his wife, and Joseph Rosen and May Rosen, his wife part ies of the first part, in consideration of the sum of Nine Thousand ($9,000.00) Dollars, in hand paid by Clarence C. Fillies and Grace C. Fillies, his wife, or the survivor of either of them in joint tenancy, part ies of the second part, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey to the said part ies of the second part, their heirs and assigns forever, the following described real estate, lying and being in the County of Waupaca, State of Wisconsin, and known and described as follows, to-wit:

The Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) and Government Lot Number One (1) of Section Number Sixteen (16), Township Number Twenty one (21) North, Range Number Eleven (11) East.

This constitutes a purchase money mortgage.

together with the privileges and appurtenances to the same belonging, and all of the rents, issues and profits which may arise or to be had therefrom.

TO HAVE AND TO HOLD the same to the said part ies of the second part, their heirs and assigns forever. And the said Irving Kuklin and Loretta N. Kuklin, his wife and Joseph Rosen and May Rosen, his wife part ies of the first part for themselves, their heirs, executors and administrators, hereby covenant that they are well and truly seized of a good and perfect title to the premises above conveyed in the law, in fee simple, and that the title so conveyed is clear, free and unincumbered----------

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and that they will forever warrant and defend the same to the part ies of the second part, their heirs and assigns, against all claims whatsoever.

AND THE SAID Irving Kuklin and Loretta N. Kuklin, his wife and Joseph Rosen and May Rosen, his wife themselves, their heirs, executors, administrators and assigns, covenant and agree with the said part ies of the second part, their representatives or assigns, to insure and keep insured the building s thereon against loss or damage by fire for the sum of Nine Thousand ($9,000.00) Dollars, or the maximum insurance obtainable with extended coverage insurance for like amount,

or over, in insurance companies to be selected by the said part ies of the second part, their heirs or assigns, such insurance to be payable in case of loss to the said part ies of the second part, their heirs or assigns, as mortgage interest may appear, and the policy or policies of insurance to be held by the said part ies of the second part, and to pay, when due and payable, all taxes and assessments now or hereafter assessed or levied against this mortgage or the note secured thereby and on the real estate described in this mortgage, including every mortgage interest which said part ies of the second part, their heirs or assigns may have or be deemed to have in such real estate by reason of this mortgage, and to deliver to the said part of the second part, or their representatives annually, prior to the first day of May, receipts showing due payment thereof; hereby waiving and releasing all rights of offsets or deductions against the indebtedness secured by this mortgage, because of the payment of any such taxes or assessments; that the interest of the mortgagor s and also of the mortgagee s in such real estate shall be assessed for taxation and taxed together, without separate valuation, to the mortgagor s, their heirs and assigns; and in case of any failure to keep or continue such insurance and to deliver the same as above provided, or in case any such taxes or assessments remain unpaid after the expiration of the time in which they are due and payable, the said part ies of the second part, their heirs or assigns may effect an insurance upon said building or buildings to the amount above named and may pay such taxes and assessments with accrued interest, officers' fees and expenses thereon and the amount or sums so paid shall be immediately paid to the said part ies of the second part, their heirs and assigns, and shall, unless so paid, be added to and be deemed part and parcel of the money secured hereby, together with interest thereon at the rate of ten per cent. per annum, and form a lien upon the premises so described.