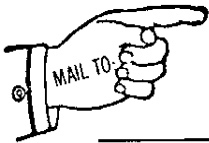


This document was prepared by:  
COMMUNITY BANK OF LEMONT  
1229 State St.  
Lemont, IL 60439



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COMMUNITY BANK OF LEMONT  
1229 State St.  
Lemont, IL 60439



State of Illinois

Space Above This Line For Recording Data

**MORTGAGE**

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Mortgage (Security Instrument) is 07-28-2001 and the parties, their addresses and tax identification numbers, if required, are as follows:

**MORTGAGOR:** MARIO MOLLO and SHIRELL MOLLO, HUSBAND AND WIFE  
924 SINGER  
LEMONT, IL 60439

347-60-2020, 470-86-9272

**LENDER:** COMMUNITY BANK OF LEMONT  
1229 State St  
Lemont, IL 60439

36-4385945

**Real Estate Index** R928389

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Mortgagor's performance under this Security Instrument, Mortgagor grants, bargains, sells, conveys, mortgages and warrants to Lender the following described property:

LOT 8 IN BLOCK 4 IN NORTON AND WARNERS SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, INCLUDING THE SOUTH 30.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 TO FORM THE NORTH 1/2 OF EUREKA AVENUE, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 12, 1886 AS DOCUMENT NO. 688050, IN COOK COUNTY, ILLINOIS.

The property is located in COOK at 924 SINGER  
(County)  
LEMONT, Illinois 60439  
(Address) (City) (ZIP Code)

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

3. **SECURED DEBT AND FUTURE ADVANCES.** The term "Secured Debt" is defined as follows:  
A. Debt incurred under the terms of all promissory note(s), contract(s), guaranty(s) or other evidence of debt described below and all their extensions, renewals, modifications or substitutions. (You must specifically identify the debt(s) secured and include the final maturity date of such debt(s))

MMW  
(page 2 of 6)

Lender's inspection. Any inspection of the Property shall be entirely for Lender's benefit and Mortgagee will in no way rely on the inspection. Lender shall give Mortgagee notice at the time of or before an inspection specifying a reasonable purpose for the inspection. Lender or Lender's agents may, at Lender's option, enter the Property at any reasonable time for the purpose of inspecting and of any loss or damage to the Property.

Property Condition, Alterations and Inspection. Mortgagee will keep the Property in good condition and make all repairs that are reasonably necessary. Mortgagee shall not commit or allow any waste, impairment, or deterioration of the Property. Mortgagee agrees that the nature of the occupancy and use will not substantially change without Lender's prior written consent. Mortgagee will not permit any change in any license, restrictive covenant or easement without Lender's prior written consent. Mortgagee will notify Lender of all demands, proceedings, claims and actions against Mortgagee, and materials to maintain or improve the Property.

Claims Against Title. Mortgagee will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, utilities, and other charges relating to the Property when due. Lender may require Mortgagee to provide to Lender copies of all notices that such amounts are due and the receipts evidencing Mortgagee's payment. Mortgagee will defend title to the Property against any claims that would impair the lien of this Security Instrument. Mortgagee agrees to assign to Lender, as requested by Lender, any rights, claims or defenses Mortgagee may have against parties who supply labor or

Prior Security Interests. With regard to any other mortgage, deed of trust, security agreement or other lien document that created a prior security interest or encumbrance on the Property, Mortgagee agrees to make all payments when due and to perform or comply with all covenants. Mortgagee also agrees not to allow any modification or extension of, nor to request any future advances under any note or agreement secured by the lien document without Lender's prior written approval.

Payments. Mortgagee agrees that all payments under the Secured Debt will be paid when due and in accordance with the terms of the Secured Debt and this Security Instrument.

Mortgagee does not waive Lender's right to later consider the event a breach if it happens again.

4. MORTGAGE COVENANTS. Mortgagee agrees that the covenants in this section are material obligations under the Secured Debt and this Security Instrument. If Mortgagee breaches any covenant in this section, Lender may refuse to make additional extensions of credit and reduce the credit limit. By not exercising either remedy on Mortgagee's breach, Lender does not waive Lender's right to later consider the event a breach if it happens again.

In the event that Lender fails to provide any necessary notice of the right of rescission with respect to any additional indebtedness secured under paragraph B of this Section, Lender waives any subsequent security interest in the Mortgagee's principal dwelling that is created or this Security Instrument (but does not waive the security interest for the debts referenced in paragraph A of this Section).

D. All additional sums advanced and expenses incurred by Lender for insuring, preserving, or otherwise protecting the Property and its value and any other sums advanced, and expenses incurred by Lender under the terms of this Security Instrument.

C. All other obligations Mortgagee owes to Lender, which may later arise, to the extent not prohibited by law, including, but not limited to, liabilities for overdrafts relating to any deposit account agreement between Mortgagee and Lender.

B. All future advances from Lender to Mortgagee or other future obligations of Mortgagee to Lender under any promissory note, contract, guaranty, or other evidence of debt executed by Mortgagee in favor of Lender executed after this Security Instrument whether or not this Security Instrument is specifically referenced. If more than one person signs this Security Instrument, each Mortgagee agrees that this Security Instrument will secure all future advances and future obligations that are given to or incurred by any one or more Mortgagee, or any one or more Mortgagee and others. All future advances and other future obligations are secured by this Security Instrument even though all or part may not yet be advanced. All future advances and other future obligations are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment must be agreed to in a separate writing.

**Authority to Perform.** If Mortgagor fails to perform any duty or any of the covenants contained in this Security Instrument, Lender may, without notice, perform or cause them to be performed. Mortgagor appoints Lender as attorney in fact to sign Mortgagor's name or pay any amount necessary for performance. Lender's right to perform for Mortgagor shall not create an obligation to perform, and Lender's failure to perform will not preclude Lender from exercising any of Lender's other rights under the law or this Security Instrument.

**Leaseholds; Condominiums; Planned Unit Developments.** Mortgagor agrees to comply with the provisions of any lease if this Security Instrument is on a leasehold. If the Property includes a unit in a condominium or a planned unit development, Mortgagor will perform all of Mortgagor's duties under the covenants, by-laws, or regulations of the condominium or planned unit development.

**Condemnation.** Mortgagor will give Lender prompt notice of any pending or threatened action, by private or public entities to purchase or take any or all of the Property through condemnation, eminent domain, or any other means. Mortgagor authorizes Lender to intervene in Mortgagor's name in any of the above described actions or claims. Mortgagor assigns to Lender the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the Property. Such proceeds shall be considered payments and will be applied as provided in this Security Instrument. This assignment of proceeds is subject to the terms of any prior mortgage, deed of trust, security agreement or other lien document.

**Insurance.** Mortgagor shall keep Property insured against loss by fire, flood, theft and other hazards and risks reasonably associated with the Property due to its type and location. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Mortgagor subject to Lender's approval, which shall not be unreasonably withheld. If Mortgagor fails to maintain the coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property according to the terms of this Security Instrument.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard "mortgage clause" and, where applicable, "loss payee clause." Mortgagor shall immediately notify Lender of cancellation or termination of the insurance. Lender shall have the right to hold the policies and renewals. If Lender requires, Mortgagor shall immediately give to Lender all receipts of paid premiums and renewal notices. Upon loss, Mortgagor shall give immediate notice to the insurance carrier and Lender. Lender may make proof of loss if not made immediately by Mortgagor.

Unless otherwise agreed in writing, all insurance proceeds shall be applied to the restoration or repair of the Property or to the Secured Debt, whether or not then due, at Lender's option. Any application of proceeds to principal shall not extend or postpone the due date of the scheduled payment nor change the amount of any payment. Any excess will be paid to the Mortgagor. If the Property is acquired by Lender, Mortgagor's right to any insurance policies and proceeds resulting from damage to the Property before the acquisition shall pass to Lender to the extent of the Secured Debt immediately before the acquisition.

**Financial Reports and Additional Documents.** Mortgagor will provide to Lender upon request, any financial statement or information Lender may deem reasonably necessary. Mortgagor agrees to sign, deliver, and file any additional documents or certifications that Lender may consider necessary to perfect, continue, and preserve Mortgagor's obligations under this Security Instrument and Lender's lien status on the Property.

5. **DUE ON SALE.** Lender may, at its option, declare the entire balance of the Secured Debt to be immediately due and payable upon the creation of, or contract for the creation of, a transfer or sale of the Property. This right is subject to the restrictions imposed by federal law (12 C.F.R. 591), as applicable.

6. **DEFAULT.** Mortgagor will be in default if any of the following occur:

**Fraud.** Any Consumer Borrower engages in fraud or material misrepresentation in connection with the Secured Debt that is an open end home equity plan.

**Payments.** Any Consumer Borrower on any Secured Debt that is an open end home equity plan fails to make a payment when due.

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Page 4 of 61

9. ENVIRONMENTAL LAWS AND HAZARDOUS SUBSTANCES. As used in this section, (1) Environmental Law means, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA, 42 U.S.C. 9601 et seq.), and all other federal, state and local laws, regulations, ordinances, court orders, attorney general opinions or interpretive letters concerning the public health, safety, welfare, environment or a hazardous substance; and (2) Hazardous Substance means any toxic, radioactive or hazardous material, waste, pollutant or contaminant which has characteristics which render the substance dangerous or potentially dangerous to the public health, safety, welfare or environment. The term includes, without limitation, any substances defined as "hazardous material," "toxic substances," "hazardous waste," "hazardous substance," or "regulated substance" under any Environmental Law.

8. EXPENSES; ADVANCES ON COVENANTS; ATTORNEYS FEES; COLLECTION COSTS. If Mortgagor breaches any covenant in this Security Instrument, Mortgagor agrees to pay all expenses Lender incurs in performing such covenants or protecting its security interest in the Property. Such expenses include, but are not limited to, fees incurred for inspecting, preserving, or otherwise protecting the Property and Lender's security interest. These expenses are payable on demand and will bear interest from the date of payment until paid in full at the highest rate of interest as provided in the terms of the Secured Debt. Mortgagor agrees to pay all costs and expenses incurred by Lender in collecting, enforcing or protecting Lender's rights and remedies under this Security Instrument. This amount may include, but is not limited to, attorneys' fees, court costs, and other legal expenses. To the extent permitted by the United States Bankruptcy Code, Mortgagor agrees to pay the reasonable attorneys' fees Lender incurs to collect the Secured Debt as awarded by any court exercising jurisdiction under the Bankruptcy Code. This Security Instrument shall remain in effect until released.

7. REMEDIES ON DEFAULT. In addition to any other remedy available under the terms of this Security Instrument, Lender may accelerate the Secured Debt and foreclose this Security Instrument in a manner provided by law if Mortgagor is in default. In some instances, federal and state law will require Lender to provide Mortgagor with notice of the right to cure, or other notices and may establish time schedules for foreclosure actions. Upon default, Lender shall have the right to without declaring the whole indebtedness due and payable, to foreclose against all or part of the Property. This Security Instrument shall continue as a lien on any part of the Property not sold on foreclosure.

Executive Officers. Any Borrower is an executive officer of Lender or an affiliate and such Borrower becomes indebted to Lender or another lender in an aggregate amount greater than the amount permitted under federal laws and regulations.

Property. Any action or inaction occurs that adversely affects the Property or Lender's rights in the Property. This includes, but is not limited to, the following: (a) Mortgagor fails to maintain required insurance on the Property; (b) Mortgagor transfers the Property; (c) Mortgagor commits waste or otherwise destructively uses or fails to maintain the Property, such that the action or inaction adversely affects Lender's security; (d) Mortgagor fails to pay taxes on the Property, or otherwise fails to act and thereby causes a lien to be filed against the Property that is senior to the lien of this Security Instrument; (e) a sole Mortgagor dies; (f) if more than one Mortgagor, any Mortgagor dies and Lender's security is adversely affected; (g) the Property is taken through eminent domain; (h) a judgment is filed against Mortgagor and subjects Mortgagor and the Property to action that adversely affects Lender's interest; or (i) a prior lienholder forecloses on the Property and as a result, Lender's interest is adversely affected.

Mortgagor represents, warrants and agrees that:

A. Except as previously disclosed and acknowledged in writing to Lender, no Hazardous Substance is or will be located, stored or released on or in the Property. This restriction does not apply to small quantities of Hazardous Substances that are generally recognized to be appropriate for the normal use and maintenance of the Property.

B. Except as previously disclosed and acknowledged in writing to Lender, Mortgagor and every tenant have been, are, and shall remain in full compliance with any applicable Environmental Law.

C. Mortgagor shall immediately notify Lender if a release or threatened release of a Hazardous Substance occurs on, under or about the Property or there is a violation of any Environmental Law concerning the Property. In such an event, Mortgagor shall take all necessary remedial action in accordance with any Environmental Law.

D. Mortgagor shall immediately notify Lender in writing as soon as Mortgagor has reason to believe there is (any pending or threatened investigation, claim, or proceeding relating to the release or threatened release of any Hazardous Substance or the violation of any Environmental Law.

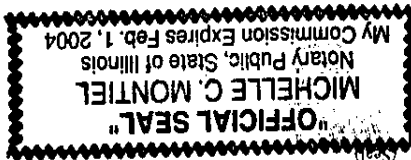
10. ESCROW FOR TAXES AND INSURANCE. If otherwise provided in a separate agreement, Mortgagor may be required to pay to Lender funds for taxes and insurance in escrow.

11. JOINT AND INDIVIDUAL LIABILITY; CO-SIGNERS; SUCCESSORS AND ASSIGNS BOUND. All duties under this Security Instrument are joint and individual. If Mortgagor signs this Security Instrument but does not sign an evidence of debt, Mortgagor does so only to mortgage Mortgagor's interest in the Property to secure payment of the Secured Debt and Mortgagor does not agree to be personally liable on the Secured Debt. If this Security Instrument secures a guaranty between Lender and Mortgagor, Mortgagor agrees to waive any rights that may prevent Lender from bringing any action or claim against Mortgagor or any party indebted under the obligation. These rights may include, but are not limited to, any anti-deficiency or one-action laws. The duties and benefits of this Security Instrument shall bind and benefit the successors and assigns of Mortgagor and Lender.

12. SEVERABILITY; INTERPRETATION. This Security Instrument is complete and fully integrated. This Security Instrument may not be amended or modified by oral agreement. Any section in this Security Instrument, attachments, or any agreement related to the Secured Debt that conflicts with applicable law will not be effective unless that law expressly or impliedly permits the variations by written agreement. If any section of this Security Instrument cannot be enforced according to its terms, that section will be severed and will not affect the enforceability of the remainder of this Security Instrument. Whenever used, the singular shall include the plural and the plural the singular. The captions and headings of the sections of this Security Instrument are for convenience only and are not to be used to interpret or define the terms of this Security Instrument. Time is of the essence in this Security Instrument.

13. NOTICE. Unless otherwise required by law, any notice shall be given by delivering it or by mailing it by first class mail to the appropriate party's address on page 1 of this Security Instrument, or to any other address designated in writing. Notice to one mortgagor will be deemed to be notice to all mortgagors.

14. WAIVERS. Except to the extent prohibited by law, Mortgagor waives all appraisal and homestead exemption rights relating to the Property.



MICHELLE C. MONTIEL (Notary Public)

*[Handwritten Signature]*

My commission expires: 02-01-2004

by MARIO MOLLO, HUSBAND AND WIFE

ACKNOWLEDGMENT: STATE OF Illinois, COUNTY OF WILL, day of July, 2001. This instrument was acknowledged before me this day of July, 2001. (Individual) ss. {

(Signature) MARIO MOLLO (Date) 07/28/01 (Signature) SHIRELL MOLLO (Date) 8/7/01

acknowledgments.

If checked, refer to the attached Addendum incorporated herein, for additional Mortgages, their signatures and

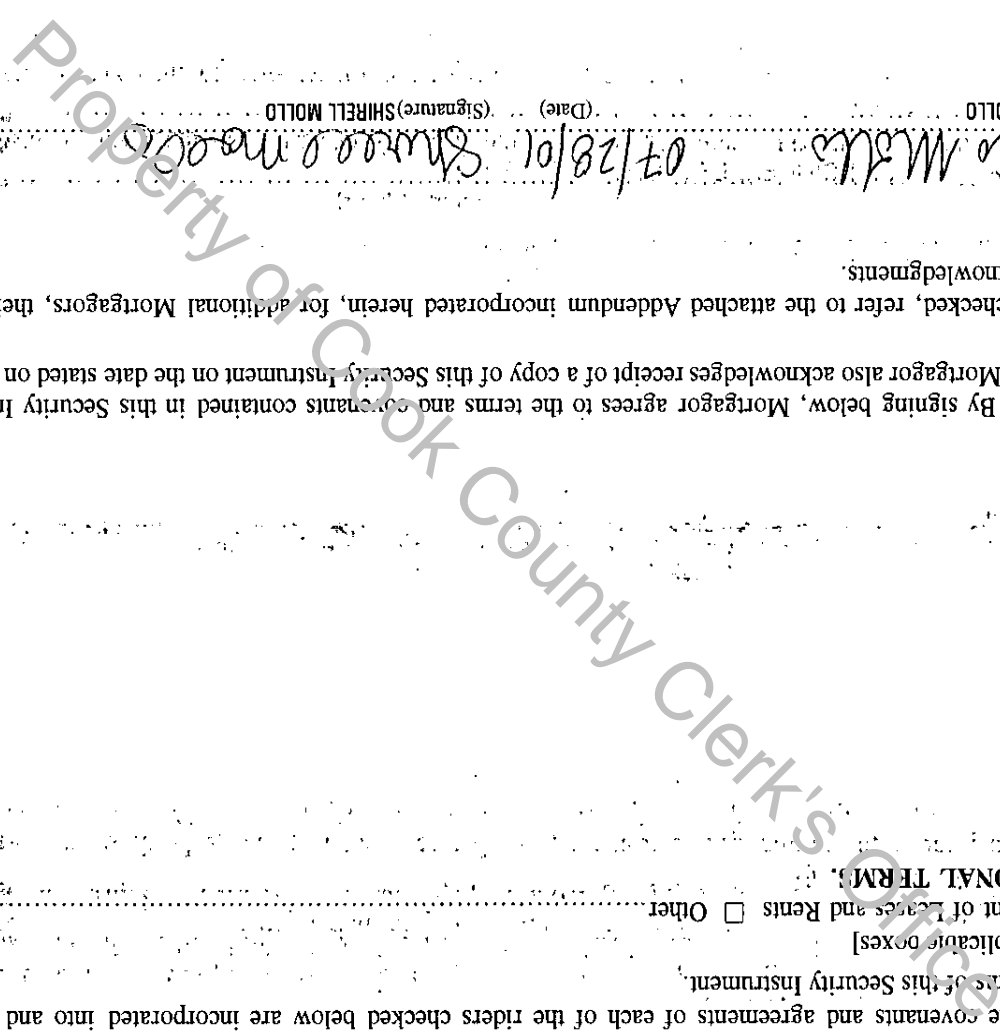
SIGNATURES: By signing below, Mortgagor agrees to the terms and covenants contained in this Security Instrument and in any attachments. Mortgagor also acknowledges receipt of a copy of this Security Instrument on the date stated on page 1.

18. RIDERS. The covenants and agreements of each of the riders checked below are incorporated into and supplement and amend the terms of this Security Instrument. [Check all applicable boxes]  Assignment of Leases and Rents  Other  ADDITIONAL TERMS.

17. APPLICABLE LAW. This Security Instrument is governed by the laws as agreed to in the Secured Debt, except to the extent required by the laws of the jurisdiction where the Property is located, and applicable federal laws and regulations.

16. LINE OF CREDIT. The Secured Debt includes a revolving line of credit. Although the Secured Debt may be reduced to a zero balance, this Security Instrument will remain in effect until released.

15. MAXIMUM OBLIGATION LIMIT. The total principal amount secured by this Security Instrument at any one time shall not exceed \$ 52,000.00. This limitation of amount does not include interest, attorneys fees, and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.



**1-4 FAMILY RIDER  
(Assignment of Rents)**

THIS 1-4 FAMILY RIDER is made this ..... 28th ..... day of July, 2001.....  
and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of  
Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned  
(the "Borrower") to secure Borrower's Note to COMMUNITY BANK OF LEMONT, 1229 State...  
St. Lemont, IL 60439.....  
(the "Lender") of the same date and covering the Property described in the Security Instrument  
and located at: 924 SINGER, LEMONT, IL 60439.....  
[Property Address]

**1-4 FAMILY COVENANTS.** In addition to the covenants and agreements made in the  
Security Instrument, Borrower and Lender further covenant and agree as follows:

**A. ADDITIONAL PROPERTY SUBJECT TO THE SECURITY INSTRUMENT.** In  
addition to the Property described in Security Instrument, the following items now or hereafter  
attached to the Property to the extent they are fixtures are added to the Property description, and  
shall also constitute the Property covered by the Security Instrument: building materials,  
appliances and goods of every nature whatsoever now or hereafter located in, on, or used, or  
intended to be used in connection with the Property, including, but not limited to, those for the  
purposes of supplying or distributing heating, cooling, electricity, gas, water, air and light, fire  
prevention and extinguishing apparatus, security and access control apparatus, plumbing, bath  
tubs, water heaters, water closets, sinks, ranges, stoves, refrigerators, dishwashers, disposals,  
washers, dryers, awnings; storm windows, storm doors, screens, blinds, shades, curtains and  
curtain rods, attached mirrors, cabinets, paneling and attached floor coverings, all of which,  
including replacements and additions thereto, shall be deemed to be and remain a part of the  
Property covered by the Security Instrument. All of the foregoing together with the Property  
described in the Security Instrument (or the leasehold estate if the Security Instrument is on a  
leasehold) are referred to in this 1-4 Family Rider and the Security Instrument as the "Property."

**B. USE OF PROPERTY; COMPLIANCE WITH LAW.** Borrower shall not seek, agree to  
or make a change in the use of the Property or its zoning classification, unless Lender has agreed  
in writing to the change. Borrower shall comply with all laws, ordinances, regulations and  
requirements of any governmental body applicable to the Property.

**C. SUBORDINATE LIENS.** Except as permitted by federal law, Borrower shall not allow  
any lien inferior to the Security Instrument to be perfected against the Property without Lender's  
prior written permission.

**D. RENT LOSS INSURANCE.** Borrower shall maintain insurance against rent loss in  
addition to the other hazards for which insurance is required by Section 5.

**E. "BORROWER'S RIGHT TO REINSTATE" DELETED.** Section 19 is deleted.

**F. BORROWER'S OCCUPANCY.** Unless Lender and Borrower otherwise agree in writing,  
Section 6 concerning Borrower's occupancy of the Property is deleted.

**G. ASSIGNMENT OF LEASES.** Upon Lender's request after default, Borrower shall assign  
to Lender all leases of the Property and all security deposits made in connection with leases of the  
Property. Upon the assignment, Lender shall have the right to modify, extend or terminate the  
existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph  
G, the word "lease" shall mean "sublease" if the Security Instrument is on a leasehold.

**H. ASSIGNMENT OF RENTS; APPOINTMENT OF RECEIVER; LENDER IN  
POSSESSION.** Borrower absolutely and unconditionally assigns and transfers to Lender all the  
rents and revenues ("Rents") of the Property, regardless of to whom the Rents of the Property are

Form 3170 1/01



MULTISTATE 1-4 FAMILY RIDER - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Bankers Systems, Inc., St. Cloud, MN Form 1-4 FAM-R 8/29/2000

(page 1 of 2 pages)

Handwritten signatures and initials

MULTISTATE 1-4 FAMILY RIDER—Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

(Seal)  
-Borrower

SHIRELL MOLLO

*Shirell Mollo*

(Seal)  
-Borrower

MARIO MOLLO

*Mario Mollo*

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this 1-4 Family Rider.

Lender may invoke any of the remedies permitted by the Security Instrument and agreement in which Lender has an interest shall be a breach under the Security Instrument and

**I. CROSS-DEFAULT PROVISION:** Borrower's default or breach under any note or terminate when all the sums secured by the Security Instrument are paid in full.

invalidate any other right or remedy of Lender. This assignment of Rents of the Property shall any time when a default occurs. Any application of Rents shall not cure or waive any default or

Borrower. However, Lender, or Lender's agents or a judicially appointed receiver, may do so at upon, take control of or maintain the Property before or after giving notice of default to

Lender, or Lender's agents or a judicially appointed receiver, shall not be required to enter exercising its rights under this paragraph.

Borrower represents and warrants that Borrower has not executed any prior assignment of the Borrower and has not performed, and will not perform, any act that would prevent Lender from

pursuant to Section 9. purposes shall become indebtedness of Borrower to Lender secured by the Security Instrument

managing the Property and of collecting the Rents any funds expended by Lender for such If the Rents of the Property are not sufficient to cover the costs of taking control of and

the inadequacy of the Property as security. Property and collect the Rents and profits derived from the Property without any showing as to

(vi) Lender shall be entitled to have a receiver appointed to take possession of and manage the judicially appointed receiver shall be liable to account for only those Rents actually received; and

and then to the sums secured by the Security Instrument; (v) Lender, Lender's agents or any maintenance costs, insurance premiums, taxes, assessments and other charges on the Property,

not limited to, attorney's fees, receiver's fees, premiums on receiver's bonds, repair and the costs of taking control of and managing the Property and collecting the Rents, including, but

law provides otherwise, all Rents collected by Lender or Lender's agents shall be applied first to Lender or Lender's agents upon Lender's written demand to the tenant; (iv) unless applicable

Property; (iii) Borrower agrees that each tenant of the Property shall pay all Rents due and unpaid Security Instrument; (ii) Lender shall be entitled to collect and receive all of the Rents of the

by Borrower as trustee for the benefit of Lender only, to be applied to the sums secured by the If Lender gives notice of default to Borrower, (i) all Rents received by Borrower shall be held

and not an assignment for additional security only. paid to Lender's agent. This assignment of Rents constitutes an absolute assignment

the Security Instrument and (ii) Lender has given notice to the tenant(s) that the Rents are to be receive the Rents until (i) Lender has given Borrower notice of default pursuant to Section 22 of

tenant of the Property shall pay the Rents to Lender or Lender's agents. However, Borrower shall payable. Borrower authorizes Lender or Lender's agents to collect the Rents, and agrees that each