

Section:  
Block:  
Lot:



0020556303

Prepared By:

Cullen & Dykman  
100 Quentin Roosevelt Boulevard  
Garden City, NY 11530  
516-296-9176

Record & Return by Mail To: *35 Realserv*  
*5700 Executive Drive*  
Kraft Foods FCU *Baltimore, MD 21228*  
777 Westchester Ave *Suite 101*  
White Plains, NY *10604-3528*

**HOME SECURED LOAN SUBORDINATE MORTGAGE**

*66001-1836*

LAURA M RISKUS his wife  
DAVID A RISKUS joint tenants

PIN # 06-23-112-006

O'Connor Title  
Services, Inc.

211 EAST CYPRESS DRIVE  
STREAMWOOD, IL 60107

# *2134-170*

**SUBORDINATE MORTGAGE**

This mortgage is made on 5/7/02 , between the Borrower and Credit Union.

**DEFINITIONS**

Agreement- *means the Home Secured Loan Agreement (Note) signed by the Borrower in connection with this Mortgage.*

Borrower or You- *means each person who signs the Mortgage and Note.*

Credit Union- *means Kraft Foods FCU having a place of business at 777 Westchester Ave., Suite 101 White Plains, NY 10604-3528*

Mortgage- *this document will be called the Mortgage*

Property- *means the real property described in this Mortgage*

The Borrower is: LAURA M RISKUS his wife  
DAVID A RISKUS joint tenants

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## HOME SECURED LOAN SUBORDINATE MORTGAGE

### TRANSFER OF RIGHTS IN THE PROPERTY

The Borrower gives the Credit Union the rights described in this Mortgage and any other rights that the law gives to lenders who hold mortgages on real property. Borrower may lose this Property if he fails to keep the promises in this mortgage.

This Mortgage is given as security to repay amounts advanced by the Credit Union in connection with this agreement and to repay any other amounts that may become due in connection with the Agreement and this Mortgage, not to exceed:

Sixteen thousand and No/100 -----  
( \$16,000.00)

The premises are or will be improved by a one or two family dwelling only.

### PROPERTY BEING MORTGAGED

*See Schedule "A" Attached*

### RIGHTS OF PRIOR MORTGAGES

The Credit Union's rights under this Mortgage are subject and subordinate to a first mortgage originally or currently held by:

WELLS FARGO HOME MTG

### PAYMENTS

Any Borrower signing the Agreement will pay the Credit Union according to its terms.

### FIRE AND OTHER INSURANCE

Until the Agreement is paid in full, the Borrower will keep all the buildings on the Property insured from fire and any other hazards normally covered by an insurance policy. This type of policy is usually called "Extended Coverage." The Borrower may choose the insurance company but the Credit Union must approve the policy and the amount of the insurance. The insurance policies must contain the usual mortgagee clause protecting the interest of the Credit Union. The Credit Union may request proof of the coverage from the Borrower at any time. Borrower must then provide proof of coverage to the Credit Union within ten (10) business days of the date it is requested at any time during the life of the loan.

### TAXES

The Borrower will pay all taxes, assessments, water and sewer charges on the Property. If the Credit Union requests receipts for these payments, the Borrower will provide them to the Credit Union within ten (10) business days of the date they are requested.

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## EXHIBIT A

The following Real Estate situated in the County of Cook,  
in the State of Illinois, to-wit:

Lot 18 in Block 9 in Streamwood Unit Number 4, being a  
Subdivision in the East half of Section 23, Township 41  
North, Range 9, East of the Third Principal Meridian,  
according to the plat thereof recorded in Recorder's Office  
of Cook County, Illinois, April 23, 1958 as Document Number  
17188252, in Cook County, Illinois

Address of Real Estate: 211 East Cypress Drive.

Subject to restrictions, covenants and easements, etc., of  
record, if any.

BEING the same property conveyed to David A. Riskus and  
Laura M. Riskus, his wife from Debbie A. Rybarczyk and  
Thomas H. Rybarczyk by virtue of a Deed dated April 20,  
1993, recorded April 23, 1993 in, Instrument No. 93-303097  
in Cook County, Illinois.

Property of Cook County Clerk's Office

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## ADVANCES TO PAY INSURANCE, TAXES, OR THE FIRST MORTGAGE

If the Borrower does not keep the buildings on the Property insured, the Credit Union may, but is not required to, obtain insurance. If the Borrower fails to pay the taxes due, the Credit Union may, but is not required to, pay such taxes. If the Borrower fails to make any payments on any prior mortgage when they are due, the Credit Union may but shall not be required to, make the payments. The amount of these payments, shall be added to the amount due under the Agreement. The Borrower must repay these amounts within ten (10) business days of the date the Credit Union requires payment. Failure to maintain insurance, to pay taxes as due, to make payments as due on a prior mortgage, or to repay such an advance shall constitute default on this Mortgage.

## CARE OF THE PROPERTY

The Borrower will keep the Property in reasonably good condition. The Borrower will not substantially change or damage the Property without the written permission of the Credit Union.

## SALE OR TRANSFER PROPERTY

Any balance outstanding under the Agreement must be paid in full when the Property is sold or transferred.

## DEFAULT

The Credit Union may declare that all amounts are due and payable immediately if:

- A) You engage in fraud or material misrepresentation in connection with the loan.
- B) You do not meet the repayment terms.
- C) Your action or inaction adversely affects the collateral or our rights in the collateral.

For example, if:

- 1) You become bankrupt or someone to whom you owe money sues you or tries to take your property by legal proceedings;
- 2) You default on your payments to the first mortgage lienholder;
- 3) You fail to pay all property taxes or other assessments when due;
- 4) You take additional advances from the first mortgage lienholder without Credit Union consent;
- 5) You sell or pledge the property to anyone else or permit a subordinated lien on the property to be placed;
- 6) You fail to maintain hazard insurance;
- 7) You fail to maintain the property;
- 8) A tax lien, mechanic's lien, judgement lien, or lis pendens is filed against the Property;
- 9) A partition or condemnation action is begun against the Property.

## APPOINTMENT OF RECEIVER

If the Credit Union sues to foreclose this mortgage, the Credit Union will have the right to have a receiver appointed to take control of the property. If the Borrower defaults in any payment and the Credit Union commences foreclosure or other litigation, then the Borrower will pay all attorneys' fees, Court costs and disbursements incurred by the Credit Union.

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## RENTAL PAYMENTS

Upon default, the Credit Union has the right to collect rental payments from the Property. The Borrower may collect and keep the rental payments, unless the Credit Union requires immediate payment of all amounts due. If the Credit Union does not require that, the Borrower will pay the Credit Union in advance the fair rental value for the use and occupancy of the part of the Property that is in the Borrower's possession. Also, the Credit Union may then collect rent from all other tenants of the Property.

## ADDITIONAL SECURITY

See Rider Agreement if Applicable

## NOTICES

All notices to the Borrower will be sent to the last known address of the Borrower of record with the Credit Union. All notices to the Credit Union should be sent to:

**Kraft Foods FCU**

**777 Westchester Ave., Suite 101**

**White Plains, NY 10604-3528**

or any other address the Borrower is notified of by the Credit Union.

## CHANGES TO THE MORTGAGE

This Mortgage may only be changed in writing and all changes must be signed by the Credit Union.

## NON-ASSUMPTION OF THE MORTGAGE

This Mortgage is not assumable.

## WHO IS BOUND

The terms and conditions of this Mortgage apply to the Borrower and anyone else who may obtain title to the Property through the operation of law. Operation of law means such items as death or bankruptcy.

## RECEIPT

The Borrower has received a completed copy of this Mortgage.

## RELEASE

Upon payment of all sums secured by this Mortgage, the Mortgage shall be deemed satisfied and the Credit Union shall release this Mortgage without charge, other than the costs of preparation and recordation.

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## HOME SECURED LOAN SUBORDINATE MORTGAGE

**- USE BLACK INK ONLY -**

IN WITNESS WHEREOF, Borrower has executed this mortgage.

Laura M. Riskus  
LAURA M RISKUS

State of ILL

2 WITNESSES REQUIRED

County of LAKE

By: Barbara Klet

On the 20th day of May 2003  
before me personally came

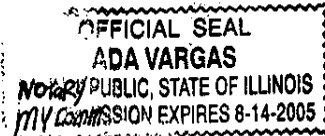
(Print Name) Barbara Klet

**LAURA M RISKUS**  
to me known to be the individual described in and who executed the foregoing instrument and who has acknowledged executing this instrument.

By: Teaci Baele

(Print Name) Teaci Baele

Ada Vargas  
Notary Public



IN WITNESS WHEREOF, Borrower has executed this mortgage.

David A Riskus  
DAVID A RISKUS

State of ILL

2 WITNESSES REQUIRED

County of LAKE

By: Barbara Klet

On the 20th day of May 2003  
before me personally came

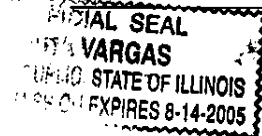
(Print Name) Barbara Klet

**DAVID A RISKUS**  
to me known to be the individual described in and who executed the foregoing instrument and who has acknowledged executing this instrument.

By: Teaci Baele

(Print Name) Teaci Baele

Ada Vargas  
Notary Public



**- FOR RECORDING PURPOSES -**

