## UNOFFICIAL CQ

COOK

County

Document was prepared by (and should be returned to:)

HOME EQUITY OF AMERICA, INC. ATTN: EQUITY LENDING DEPARTMENT 701 E. 83RD AVE. MERRILLVILLE\_IN 46410

> World Title Guaranty, Inc. 880 N. York Road

Elmhurst, IL 60126 9/0/ 1/, WORLD TITLE#

8743/0004 87 006 Page 1 of 2002-07-26 09:48:21 Cook County Recorder 31.50



(Space Above This Line for Recording Data)

000000000847827425

## OPEN-END MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on July 12, 2002

The mortgagor is

PETER JURICA, A SINGLE PERSON WHOSE MAILIN J A DDRESS IS 6238 NORTH BROADWAY APT/SUITE 3 CHICAGO, IL 60660-0000

**COOK COUNTY** RECORDER EUGENE "GENE" MOORE SKOKIE OFFICE

("Borrower"). This Security Instrument is given to HOME EQUITY OF AMERICA, INC. which is organized and existing under the laws of

and whose address is OHIO

701 E. 83RD AVE. MERPAI LVILLE, IN 46410

("Lender").

Borrower owes Lender the principal sum of Twenty Five Thousand AND 30.100

). This debt is evidenced by Borrower's note dater the same date as this Security Instrument Dollars (U.S. 25,000.00 ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, aue and payable on 07/31/17.

TO SECURE to Lender (a) the repayment of the Indebtedness evidenced by the Loan Documents and any extensions or renewals thereof, with interest thereon, the payment of all other funds, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, or contained in the Loan Documents or any document executed in connection therewith, and (b) the repayment of any and all other loans, advances or indebtedness of Borrower owed to Lender and all affiliates of Lender, of any nature whatsoever (collective's the "Obligations") and (c) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to Item 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, warrant, grant and convey to Lender, with mortgage contains, the following , State of ILLINOIS , to wit (herein, described property located in the County of COOK the "Real Estate"):

SEE ATTACHED EXHIBIT "A"

which has the address of 6238 NORTH BROADWAY #3 CHICAGO, IL 60660-0000 ("Property Address");

NOTICE OF ASSIGNMENT: THIS MORTGAGE IS HEREBY ASSIGNED TO FIFTH THIRD BANK, MICHIGAN,701 E.83RD AVE., MERRILLVILLE, IN 46410 AS OF THE DATE HEREOF.

UNIT 6238-3 IN THE 6232-6238 NORTH BROADWAY CONDOMINIUM, AS DELINEATED ON A SURVEY OF

LOT 17 AND THE NORTH 25 FEET OF LOT 18 TAKEN AS A TRACT, IN BLOCK 1 IN BROCKHAUSER AND FISCHER'S FIRST ADDITION TO EDGEWATER BEING A SUBDIVISION OF NORTH 60 RODS OF EAST 1/2 OF NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL A HORIZONTAL PLANE OF 8.62 FEET ABOVE CHICAGO CITY DATUM AND ALSO EXCEPT THAT PART OF A HORIZONTAL PLANE OF 8.62 FEET ABOVE CHICAGO CITY DATUM AND ALSO EXCEPT THAT PART OF A HORIZONTAL PLANE OF SOUTH 25.47 FEET (EXCEPT THAT PART OF THE SOUTH 25.47 FEET (EXCEPT THAT PART OF THE SOUTH 25.47 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE OF THE SOUTH 25.47 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE OF THE SOUTH 25.47 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE OF SOUTH 25.47 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE OF SOUTH 25.47 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE OF SOUTH 25.47 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE OF SOUTH 25.47 FEET (EXCEPT THAT PART PART AND LYING ABOVE A HORIZONTAL PLANE OF SOUTH 25.47 FEET (EXCEPT THE EAST 65.05 FEET) OF SOUTH 25.47 FEET (EXCEPT THAT PART PART AND LYING BELOW A HORIZONTAL PROPERTY OF SOUTH 25.47 FEET (EXCEPT THE THE FAST 65.05 FEET AND LYING BELOW A HORIZONTAL PROPE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE OF SOUTH 25.47 FEET ABOVE AND LYING BELOW AND LY

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THAT PART OF THE SOUTH 4.50 FEET OF 7.4% NORTH 21.0 FEET OF LOT 17 IN BLOCK 1, IN BROCKHAUSEN AND FISCHER'S FIRST ADDICTOR 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, NORTH 60 RODS OF THE EAST 1/2 OF THE NORTH MERRIP AND LYING ABOVE A HORIZONTAL PLANE OF 9.12 RANGE 14, EAST ON THE THIRD PRINCIPAL MERRIP AND LYING ABOVE A HORIZONTAL PLANE OF 9.12 RANGE 14, EAST AND LYING ABOVE A HORIZONTAL PLANE OF 9.12 RANGE 14, EAST ON THE WEST AND ALL LYING BELOW A HORIZONTAL PLANE OF 22.13 FEET, ALL ABOVE CHICAGO CITY DATUM, IN COOK

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT.

P.I.N. 14-05-115-015

COUNTY, ILLINOIS;

(01/101607020/039.101607020)

## UNOFFICIAL CO1647202 Page 3 of 6 TOGETHER WITH all the improvements now or hereafter erected on the Real Estate, and all easements, rights,

appurtenances, rents, royalties, mineral, oil and gas rights and profits, and all fixtures now or hereafter permanently attached to, the Real Estate, and all right, title and interest of Borrower in and to the land lying in the streets and roads, in front of and adjoining the Real Estate, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the Real Estate covered by this Mortgage; and all of the foregoing, together with said Real Estate (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant, and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend the title of the Property against all claims

and demands.

COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and the interest on the Indebtedness evidenced by the Loan Documents, any extensions or renewals thereof, prepayment and late charges as provided in the Loan Documents, and the principal and interest on any Future Advances, Obligations or other sums secured by this Mortgage.

2. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards as Lender may require or as may be required by applicable law (including flood insurance required by Item 27 hereof), and in such amounts and for such periods as Lender may require; provided, however, that Lender shall not require that the amount of such coverage exceed that amount of coverage required to pay the sums secured by this Mortgage unless required by applicable law.

The insurance carrier providing the insurance shall be chosen by Borrower, subject to approval by Lender, provided that such approval shall not be unreascuably withheld. Unless otherwise specified, all premiums on insurance policies shall be paid by Borrower making payment, when due, d'rec ly to the insurance carrier and providing receipt of said payment to Lender if requested by Lender.

All insurance policies and renewals thereof shall be in form acceptable to lender and shall include a standard mortgagee clause in favor of and in form acceptable to Lerger and shall provide that the policies shall not be amended or canceled without thirty (30) days prior written notice to Lender. In the event of less, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Lender is hereby given full power to collect any insurance proceeds or to settle and compromise any insurance claims or bring stait to recover thereunder.

Lender is authorized to apply the net proceeds of any insurance claim, after deducting all costs of collection, including attorney's fees, at Lender's option, either to restoration or 'ep ir of the Property or to the sum secured by this Mortgage, and if, in the sole discretion of Lender, Lender is not satisfied with the adequacy of the collateral for the remaining indebtedness, Lender may without further notice or demand, elect to declare the whole of the remaining Indebtedness due and payable and may invoke any of the remedies afforded it by law,

and/or by this Mortgage, including those permitted in learn 17 hereof.

Unless Lender and Borrower otherwise agree in vriting, any application of proceeds to principal shall not extend or postpone the due date of any installment payments agreed to by Lender and Bo rower, or change the amount of such installments. If, under Item 17 hereof, the Property is acquired by Lender, all right, title and merest of Borrower in and to any insurance policies and in and to the proceeds thereof, resulting form damage to the Property prior to the sale or acquisition, shall pass to Lender to the extent of the sum secured by this Mortgage, immediately prior to such sale or acquisition.

- 3. Charges; Liens. Borrower shall pay all taxes, liens, assessments and other charges, fines and impositions attributable to the Property, and leasehold payments or ground rents, if any, by Borrower making payment, when due, directly to the Payee thereof. Borrower shall promptly furnish to Lender all notices of amounts due under this ruragraph, and Borrower shall promptly furnish Lender receipts evidencing such payment.
- 4. Application of Payments. Unless otherwise agreed, all payments are to be applied in the following order: costs, expenses, attorney's fees, interest, escrow, late fees or penalties and then principal. In the event this non age secures more than one note or other debt instrument, at Lender's option, payments may be applied on any of the outstanding notes, or concurrently on more than one of the outstanding notes.

5. Preservation and Maintenance of Property; Leasehold; Condominiums; Planned Unit Developments. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the P operty and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condomini im or planned unit development, Borrower shall perform all of Borrower's obligations under the declaration of covenants creating or governing the condominium or planned

unit development, and the by-laws and regulations of the condominium or planned unit development.

6. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements co ttain d in this Mortgage, or if any action or proceeding is commenced with materially affects Lender's interest in the Property, including, but not limited to, eminent domain, foreclosure, code enforcements, deed restrictions and registrations, or arrangements or proceedings involving a bankrupt or decedent, Lender at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, and take such action as is necessary to protect Lender's interest, including, but not limited to, disbursement of reasonable attorney's fees and entry upon the Property to make repairs.

Any amounts disbursed by Lender pursuant to this Item 6, with interest thereon, shall become additional indebtedness with Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof, and shall bear interest from the date of disbursement at the applicable rate as prescribed in the Loan Documents evidencing the Indebtedness or the highest rate under applicable law. Nothing contained in this Item 6 shall require Lender to incur any expense or take any action hereunder.

- 7. Environmental Laws. (a) Except as set forth in Exhibit 7(a) hereto, Borrower has obtained all permits, licenses and other authorizations which are required under any now existing or hereafter enacted or amended federal, state or local statute, ordinance, code or regulation affecting or regulating the environment ("Environmental Laws") and, to the best of Borrower's knowledge, Borrower is in compliance in all material respects with all terms and conditions of the required permits, licenses and authorizations, and is also in compliance in all material respects with all other limitations, restrictions, conditions, standards, prohibitions, requirements, obligations, schedules and timetables contained in the Environmental Laws;
- (b) Except as set forth in Exhibit 7(b) hereto, Borrower is not aware of, and has not received notice of, any past, present or future events, conditions, circumstances, activities, practices, incidents, actions or plans which may interfere with or prevent compliance or continued compliance in any material respect with Environmental Laws, or may give rise to any material common law or legal liability, or otherwise form the basis of any material claim, action, demand, suit, proceeding, hearing, study or investigation, based on or related to the manufacture, processing, distribution, use, treatment, storage, disposal, transport, or handling, or the emission, discharge, release or threatened release into the environment, of any pollutant, contaminant, chemical, or industrial, toxic or hazardous substance or waste; and

(c) Except as set forth in Exhibit 7(c) hereto, there is no civil, criminal or administrative action, suit, demand, claim hearing, notice or demand letter, notice of violation, investigation, or proceeding pending or threatened against Borrower, relating in any way to

Environmental Laws; and

(d) Lender will not be deemed to assume any liability or obligation or duty to clean-up or dispose of wastes on or relating to the Property. Borrower agrees to remain fully liable and will indemnify, defend and hold Lender harmless from any and all costs, losses and expenses (including, without limitation attorney's fees) relating to any Environmental Laws or Borrower's breach of any of the foregoing representations or warranties. The provisions of this Item 7 will survive the release or satisfaction of this Mortgage or the foreclosure hereof.

8. Inspection. Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any inspection specifying reasonable cause therefor related to Lender's interest in the Property. Additionally, Lender shall have the right to inspect the books and records of the operation of the Property and make copies thereof during normal business hours and upon notice to Borrower. Borrower shall keep its books and records in accordance with generally accepted accounting principles covering the operation of the Property, should the same be income-producing, Lender may in its discretion require Borrower to deliver to Lender within 90 days after the close of each of the Borrower's fiscal years an audited statement of condition and profit and loss statement for the Property for the preceding fiscal year, prepared and certified by a certified public accountant acceptable to Lender.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall

be paid to Lender. No awards or settlements shall be accepted without Lender's prior written consent.

Lender is authorized o settle any claim, collect any award, and apply the net proceeds, after deducting all costs of collection including attorney's fees, at Lender's option, either to restoration or repair of the Property, or to the sums secured by this Mortgage, and if, in the sole discretion of Lender, Lender is not satisfied with the adequacy of collateral for any remaining indebtedness, Lender may without further demand or notice elect to declare the whole of the remaining indebtedness immediately due and payable and may invoke any of the remedies afforded it by aw and/or by this Mortgage, including those permitted by Item 17 hereof.

Unless Lender and Borrowe of terwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of any installment payments referred to in Item 1 hereof or change the amount of such installments.

10. Borrower Not Released. Exersion of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower approved by Lender shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor or refuse time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower or Borrower's successors in interest.

11. Forbearance By Lender Not A Waiver. Any torbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver co, or preclude the exercise of, any such right or remedy. The procurement of insurance or the payment of taxes or other liens or charges by conder shall not be a waiver of Lender's right to accelerate the maturity of the Indebtodrees. Figure Advances and Obligation acceptable law, the Indebtodrees of the Indebtodrees.

the Indebtedness, Future Advances and Obligations secured by this Mortgage.

12. Remedies Cumulative. All remedies provided in this mortgage are distinct and cumulative to any other right or remedy under this Mortgage, the note evidencing the Indebtedness or any of the Local Documents, or as afforded by law or equity and may be exercised concurrently, independently or successively.

13. Successors and Assigns Bound; Joint and Several Liability, Captions. The covenants and agreements contained herein shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Borrower and Lender, subject to the provisions of Items 16 and 17 hereof. All covenants and agreements of Borrower shall be joint and several. The captions and headings of the Items of this

Mortgage are for convenience only and are not to be used to interpret or define the provisions hereof.

14. Notice. Except for any notice required under applicable law to be give ir another manner, any notice to Borrower provided for in this Mortgage shall be given by mailing such notice by certified or registered mail sourn receipt requested, to Borrower at the address set forth above or as carried on the records of the Lender. Any notice to Lender shall be given by certified or registered mail, return receipt requested, to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein.

15. Governing Law; Severability, This transaction shall be governed by the laws of the State where the Property is located. In the event that any provision or clause of this Mortgage or the Loan Documents conflicts with applicable law, such conflict shall not affect other provisions of either this Mortgage or the Loan Documents which can be given effect without the conflicting provision, and in this regard, the

provisions of this Mortgage and the Loan Documents are declared severable.

16. Transfer of the Property and Interest Therein. If all or any part of the Property or an interest therein is sold, transferred, encumbered or otherwise conveyed by Borrower, without Lender's prior written consent, or if any contract to do any of the same is entered into by Borrower without Lender's prior written consent, excluding a transfer by devise, descent or, by opera ion of law upon the death of a joint tenant, it shall be deemed to increase the Lender's risk and Lender may, at Lender's option, either declare all the sums secured by this Mortgage to be immediately due and payable, or may consent to said conveyance in writing and may increase the inverest rate of Indebtedness and/or impose whatever conditions it may deem necessary to compensate it for the increased risk. Lender shall have wived such option to accelerate if, prior to the conveyance, Lender and the person to whom the Property is to be conveyed reach agreement in writing that the credit of such person is satisfactory to Lender and that the interest payable on the sum secured by this Mortgage shall be at such rate as Lender shall request, If Lender has waived the option to accelerate provided in Item 17, and if Borrower's successor in interest has executed a written assumption agreement accepted in writing by Lender, Lender may, in its discretion, release Borrower from all obligations under this Mortgage and the Loan Documents, and any such decision to release or not to release Borrower shall be evidenced by said written assumption agreement.

If Borrower herein is other than an individual or individuals acting on their own behalf, any change in the legal or beneficial ownership of such Borrower or entity which changes the identity of any person or persons having, directly or indirectly, more than 10% of either the legal or beneficial ownership of either such Borrower, such entity, or of the Property, shall be deemed to be a transfer within the meaning of this Item. Such transfer shall not be made, created, or suffered to be made or created, without Lender's prior written consent.

17. Acceleration; Remedies. Upon the occurrence of an Event of Default (as defined in the Loan Documents) or a default in the payment of the Indebtedness, the Obligations or Future Advances hereby secured or any part thereof in accordance with the terms of this Mortgage, of the aforesaid Loan Documents or of any other document executed in conjunction with this Mortgage or the Loan Documents, or in the performance of any covenant or agreement of Borrower in this Mortgage or in the payment or performance of any document or instrument securing any Indebtedness or Obligation, or upon the filing of any lien or charge against the Property or any part thereof which is not removed to the satisfaction of Lender within a period of 30 days thereafter, the institution of any proceeding to enforce the lien or charge upon the Property or any part thereof, the filing of any proceeding by or against Borrower in bankruptcy, insolvency or similar proceedings, assignment by Borrower of its property for the benefit of its creditors, the placing of Borrower's property in receivership, trusteeship or conservatorship with or without action or suit in any Court, or the abandonment by Borrower of all or any part of the Property (herein "Events of Default") then the London of Londo of Default"), then the Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without notice to the Borrower.

## THIS MORTGAGE OR THE TRANSACTION CONTEMPLATED HEREBY. 28. July Waiver, BORROWER WAIVES THE RIGHT TO TRIAL BY JURY OF ANY MATTERS ARISING OUT OF

Lender a renewal policy or endorsement together with evidence satisfactory to Lender that the premium therefor has been paid. of 1968, as amended, whichever is less, and shall be noncancelable as to Lender except upon thirty (30) days prior written notice given by the insurer to Lender. Within thirty (30) days prior to the expiration date of each such flood insurance policy, Borrower shall deliver to deliver such policies to Lender together with evidence satisfactory to Lender that the premiums therefor have been paid. Such policies of flood insurance shall be in a form satisfactory to Lender, shall name Lender as an insured thereunder, shall provide that losses thereunder be payable to Lender may approve, shall be for an amount at least equal to the Indebtedness or the maximum limit of coverage made available with respect to any of the Property under the National Flood Insurance Act of 1968, as appeared a whiteheaver is less, and shall be not not provided available with respect to any of the Property under the National Flood Insurance Act of 1968, as appeared a whiteheaver is less, and shall be not appeared to any of the Property under the National Flood Insurance Act of 1968, as appeared a whiteheaver is less, and shall be not appeared to any of the Property under the National Flood Insurance Act of 1968, as appeared to the maximum limit of converage made available with respect to any of the Property under the National Flood Insurance at 1968, and 1969, Borrower shall (i) promptly purchase and pay the premiums for flood insurance policies as Lender deems required so that Lender shall be deemed in compliance with the rules and regulations and provisions of the Flood Disaster Protection Act of 1973 as then in effect; and (ii) 27. Flood Insurance. If any part of any of the Property lies within a "special flood hazard area" as defined and specified by the United States Department of Housing and Urban Development pursuant to the Flood Disaster Protection Act of 1973 as now in effect;

Mortgage may be filed with appropriate authorities as a Uniform Commercial Code Financing Statement. against the items of real property specified above as part of the Property separately or together and in any order whatsoever, without in any way affecting the availability of Lender's remedies under the Uniform Commercial Code or of the remedies in his Mortgage. This at Lender's sole option, may also invoke the remedies provided in this Mortgage. In exercising any of such remedies, Lender may proceed hereafter be created in a "consumer credit transaction" as defined in Title 1, (on nimer Credit Protection Act, 15 U.S.C.A., Sections 1601 et. seq., as amended, or any successor federal statue, or any applicable state state. Containing substantially similar provisions.

25. Ohio Covenant. If the Property is located in Ohio, Borrower and Lend coording that Lender is authorized to do all things provided to be done by a mortgagee under section 1311.14 of the Ohio Revised Code.

26. Uniform Commercial Code Security Agreement. Borrower hereby gr. at. Lender a security interest in all items included in the Property which can be subject to a security interest under the Uniform Commercial Code. Borrower will execute and deliver to Lender all financing statements and other documents requested by Lender to perfect its security in such property, and Borrower will pay the expense of filing such documents and of conducting a search of records in which documents are eccuted. The covenants and agreements of Borrower throughout this Mortgage will apply to all items which are subject to the security inc. set granted herein. Upon the occurrence of filing such documents and of conducting a search of records in which are subject to the security inc. set granted herein. Upon the occurrence of any Event of Default under this Mortgage, Lender will have the remedies of a secured party under "se Uniform Commercial Code and, at Lender's sole option, may also invoke the remedies provided in this Mortgage. In exercising any of suc a remedies, Lender may proceed at Lender's sole option, may also invoke the remedies provided in this Mortgage. In exercising any of suc a remedies, Lender may proceed

Notwithstanding the above, no debt or other liability, as described a love shall be secured by the within Mortgage, if it shall hereafter be created in a "consumer credit transaction" as defined in Title 1, Consumer Credit Protection Act, 15 U.S.C.A., Sections 1601

recorder for record. extensions or renewals thereof, shall also evidence and secure any additional loan advances made after the delivery of this Mortgage to the

It is the express intent of the parties hereto that this Mc (1884) e and the note or notes given contemporaneously herewith, and any by anyone whomsoever.

on any manner acquired by or accruing to the holder hereof, vine her by agreement with, or by assignment or endorsement to the Lender

24. Mortgage as Security For Other Liabilities. This Mortgage shall serve as security for every other liabilities of the Borrower to the Lender and any of its affiliates how ever created, direct or contingent, due or to become due, whether now or hereafter existing and whether the same may have been or shall be part in whole or in part by others, by trust agreement or otherwise, or existing and whether the same may have been or shall be part in whole or in part by others, by trust agreement or otherwise, or any agreement of the polder betset.

discharge this Mortgage with any costs paid by Borrovet. 23. Release. Upon payment of al. Indebtedness, Obligations and Future Advances secured by this Mortgage, Lender shall

exercises its remedies set forth in Item 20 or any other provision hereof.

the leases on the Property and, on den and, to furnish Lender executed counterparts of any and all such leases.

If Borrower shall enter into any least agreement, written or oral, concerning the Property or any part thereof without having obtained Lender's prior written consent, Leader shall not be bound by, or obligated to perform under, any such lease in the event it

from time to time, Borrower is to intrish Lender a statement, in affidavit form, in such reasonable detail as Lender may require, of all of

future and additional loan advances, opon request by borrower, at Lenger's opining make ruture Advances to Borrower, at Lenger's Opining missory notes at advances, opon request thereon, shall be secured by this Mortgage, when evidenced by promissory notes taking that such notes are secured hereby. At no time shall the principal amount of the indebtedness eccured by this Mortgage, not including sums advanced in accordance hereby. At no time shall not make, or suffer to be made, any lease of the Property or any part thereof, or any modification, excersion or cancellation of any existing or future lease, to be made, any lease of the Property or any part thereof, written consent, there is a least on the Property, Borrower is to perform all of Borrower's obligations under such lease or leases. Borrower is not to accept any prepayment of ten more than one month in advance without Lender's prior written consent. Upon Lender's request is not prepayment of ten more than one month in advance without Lender's prior written consent. Upon Lender's request from time Borrower is to furtish I ender a statement in affadayit form, in such reasonable detail as I ender may require of all of

may determine.

21. Fatture Advances. Upon request by Borrower, Lender, at Lender's option, may make Future Advances to Borrower. Such
21. Fatture Advances. Upon request by Borrower, Lender, at Lender's option, may make Future Advances to Borrower. Such

reasonable collection, management and attorney's fees, and then in reduction of any sums hereby secured in such other proportions as Lender therefrom, the same being hereby absolutely assigned and transferred to and for the benefit and protection of Lender, contingent only upon the occurrence of an Event of Default. All rents collected by Lender may be applied to the cost of operation, maintenance and repair, and possession of the Property, and Lender may operate, manage, rem and lease the Property and collect any rems, issues, income and profits

19. Waiver of Homestead. Borrower waives all rights of homestead exemption in the property.

20. Assignments of Rents. Upon the occurrence of an Event of Default, the Lender shall have the right without notice and without the adequacy of any security for the sums hereby secured and with or without the appointment of a receiver, to enter upon and take regard to the adequacy of any security for the sums hereby secured and with or without the appointment of a receiver, to enter upon and take Property is located.

18. Borrower's Right to Redeem. Borrower shall have such rights of redemption as are provided by the law of the State where the

abstracts, title reports and reasonable attorney's fees. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, costs of documentary evidence, The sums secured hereby shall bear interest at the highest rate permitted to be charged on delinquent installments of principal and interest under the Loan Documents or the highest rate allowed by law, and this Mortgage shall become absolute and subject to foreclosure.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security

YET SIGNATURES MUST BE IN BLACK INK.

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This instrument was prepared by: My commission expines 9.6.2005 NOTARY PUBLIC, STATE OF ILLINOIS Notary Public **GEOFFREY E. DAVIS** (Seal) OFFICIAL SEAL My Commission Expires: IN MITNESS WHEREOF, I have hereunto set my hand and official seal. and did sign the foregoing instrument, and that the same is HIS/HER (free act and deed. did examine and read the same the individual(s) who executed the foregoing instrument and acknowledged that HE/2HE APT/SUITE 3 CHICAGO, IL, 60660-0000 PETER JURICA, A SINGLE PERSON WHOSE MAILING AT DRESS IS 6238 NORTH BROADWAY personally appeared 12th DAY OF July, 7,002, before me, a Notary Public in and for said County and State, sidt nO COUNTY STATE OF 700) (Seal) (Seal) (Seal) 11 (Seal)

JOI E. 83RD AVE. MERRILLVILLE, IN 46410