THE NORTHERN TRUST COMPANY 50 S. LaSalle Stree Chicago, IL 60675

COOK COUNTY, ILLINOIS

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WHEN RECORDED MAIL TO:

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The Northern Trust Company Attn: Chris Brown 8-1 50 S. LeSalle Street Chicago, IL 60675

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SEND TAX NOTICES TO:

THE NORTHERN TRUST COMPANY 50 S. Lagalle Street Chicago, H. 60675

04014413

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The Northern Trust Company MORTGAGE

THIS MORTGAGE IS DATED NOVEMBER 26, 1994, between Linda Wright and James J. Wright, jointly, whose address is 8416 S. Kerton, Chicago, IL 60652 (referred to below as "Grantor"); and THE NORTHERN TRUST COMPANY, whose address is 50 S. LaSalle Street, Chicago, IL 60675 (referred to below as "Lender").

GRANT OF MORTGAGE. For value and consideration, Grantor mortgages, warrents, and conveys to Lender all of Grantor's right, life, and interest In and to the following described real storage with all existing or authority executive and currents and currents and fixtures and fixtures at easements, rights of way, and apputient rights, and existing or authority executive and fixtures and disch rights (including stock in utilities with disch or irrigation rights); and all other rights, royaltes, and stretting to the real property, including without anitation all minerals, oil, gas, geothermal and similar malters, located in Cook County, State of Illinois (the "Real Property"):

Lot 270 in Scottsdale Second Addition a Subdivision of Lots 1 and 2 except the West 33 feet of said Lots 1 and 2 of the Subdivision mode by Le Roy Cook and others, of Lot 4 in the Assessor's Division of Section 34, Township 38 North, (lange 13, East of the Third Principal Meridian, in Cook County, Illinois. PIN# 19-34-324-030

The Real Property or Ita address is commonly known as 8416 S. Kenton, Chicago, IL 60652. The Real Property tax identification number is 19-34-324-030.

Grantor presently assigns to Lender all of Grantor's right, title, on I interest in and to all leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security is most in the Personal Property and Rents.

DEFINITIONS. The following words shall have the following meanings when used in this Mortgage. Terms not otherwise defined in this Mortgage shall have the meanings attributed to such terms in the Uniform Commercial Corfe. All references to dollar amounts shall mean amounts in tawful money of the Unifed States of America.

Existing Indebtedness. The words "Existing Indebtedness" mean the in Seriedness described below in the Existing Indebtedness section of this Mortgege.

Grantor. The word "Grantor" means Linda Wright and James J. Wright. The G actor is the mortgagor under this Mortgage.

Guarantor. The word "Guarantor" means and includes without Emitation each and all of the guarantors, surelies, and accommodation parties in connection with the indebtedness

Improvements. The word "Improvements" means and includes without limitation all end ling and future improvements, fixtures, buildings, structures, mobile homes attitud on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness. The word "Indebtedness" meens all principal and interest payable under the Note and any amounts expended or advanced by Lender to discharge obligations of Grantor or expenses incurred by Lender to enforce obligations of Grantor under this Mortgage, logether with interest on such amounts as provided in this Mortgage. At no time shall the principal amount of indepleteness secured by the Mortgage, not including sums advanced to protect the security of the Mortgage, sceed the note amount of 110,000.00.

Lender. The word "Lender" means THE INORTHERN TRUST COMPANY, its successors and assignt. The Lender is the mortgages under this Martasas.

Mortgage. The word "Mortgage" means this Mortgage between Grantor and Lander, and Includes without smitr Jinn all assignments and security interest provisions relating to the Parsonal Properly and Rents.

Note. The word "Note" means the promissory note or cradit agreement dated November 26, 1994, in the original principal amount of \$10,000.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancially of, consolidations of, and substitutions for the promissory note or agreement. The interest rate on the Note is 11,000%. The Note is payable in an monthly payments of \$172,28 and a final estimated payment of \$171,81. The maturity date of this Mortgage is December 5, 2001.

Personal Property. The words "Personal Property" mean all equipment, betures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the property, interests and rights described above in the "Grant of Mortgage" section.

Related Documents. The words "Related Documents" mean and include without limitation all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the indebtedness.

Rents. The word "Rents" means all present and future rents, revenues, income, issues, royalities, profits, and other benefits derived from the Property.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (1) PAYMENT OF THE INDEBTEDNESS AND (2) PERFORMANCE OF ALL OBLIGATIONS OF GRANTOR UNDER THIS MORTGAGE AND THE RELATED DOCUMENTS. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due, and shall strictly perform all of Grantor's obligations under this Mortgage.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Granlor agrees that Granlor's possession and use of the Property shall be governed by the tollowing provisions:

isition and Use. Until in default, Grantor may remain in possession and control of and operate and manage the Property and collect the Rents from the Property.

Duty to Maintain. Grantor shall maintain the Properly in lenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Hazardous Substances. The larms "hazardous wasle," "hazardous substance," "disposal," "release," and "threatened release," as used in this Mortgage, shall have the same meanings as set forth in the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as

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amended, 42 U.S.C. Section 9801, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L. No. 99–499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 49 U.S.C. Section 6901, et seq., or other applicable state or Federal laws, rules, or regulations adopted pursuant to any of the foregoing. The terms hazardous waste" and "hazardous substance" shall also include, without limitation, petroleum and petroleum by—products or any fraction thereof and asbestos. Grainfor represents and wairards to Lender that: (a) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release of any hazardous waste or substance by any person on, under, or about the Property; (b) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (i) any use, generation, manufacture, storage, treatment, disposal, release, or threatenership of the property; (b) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (i) neither Grantor nor any tenant, contractor, egent or other authorized user of the Property shall use, generate, manufacture, store, treat, disposal of, or release any hazardous waste or substance on, under, or about the Property and the user climbing to the property to make such inspections and tests, at Grantor's expense, as Lender and its agents to enter upon the Property to the such inspections and tests, at Grantor's expense, as Lender and the applicable of the property with this section of the Mortgage. Any inspections or tests made by Lender shall be to cleanup or other costs under any such laws, and (b) agrees to indemnity and hold harmless Lender against any and all claims, tosses, liabilities, damages, penalties, and expenses which Lender may directly or indirectly

Nulsance, Waste. Crantor shall not cause, conduct or permit any nuisance nor commit, permit, or suffer any stripping of or waste on or to the Property or any policological the Property. Without limiting the generality of the foregoing, Grantor will not remove, or grant to any other party the right to remove, any timb is minerals (including oil and gas), soil, gravel or rock products without the prior written consent of Lender.

Removal of Improvements Grantor shall not demoish or remove any Improvements from the Real Property without the prior written consent of Lender. As a condition to mr. is moval of any Improvements, Lender may require Grantor to make arrangements satisfactory to Lender to replace such Improvements with Improvements of at least equal value.

Lender's Right to Enter. Lender and its agents and representatives may enter upon the Real Property at all reasonable times to attend to Lender's interests and to inspect the irreperty for purposes of Grantor's compliance with the terms and conditions of this Mortgage.

Compliance with Governmental requirementa. Grantor shall promptly comply with all laws, ordinances, and regulations, now or hereafter in effect, of all governmental authorities applied to the use or occupancy of the Property. Grantor may contest in good faith any such law, ordinance, or regulation and withhold comparable during any proceeding, including appropriate appeals, so long as Grantor has notified Lender in writing prior to doing so and so long as, in Lender's sole opinion, Lender's interests in the Property are not jeopardized. Lender may require Grantor to post adequate security or a surely boild, it asonably satisfactory to Lender, to protect Lender's interest.

Duty to Protect. Grantor agrees neither to abandon nor leave unattended the Property. Grantor shall do all other acts, in addition to those acts set forth above in this section, which from the character and use of the Property are reasonably necessary to protect and preserve the Property.

DUE ON SALE - CONSENT BY LENDER. Lender may, at it op ion, declare immediately due and payable all sums secured by this Mortgage upon the sale or transfer, without the Lender's prior written consent, upon any part of the Real Property, or any interest in the Real Property. A "sale or transfer" means the conveyance of Real Property or any right, life or interest therein; whether legal, beneficial or equitable; whether voluntary or involuntary; whether by outright sale, deed, installment sale contract, and contract, contract for deed, leasehold interest with a term greater than three (3) years, lease-option contract, or by sale, assignment, or transfer of any beneficial interest in or to any land trust holding title to the Real Property or by any other method of conveyance of Real Property interest. If any Section is a corporation, partnership or limited liability company, transfer also includes any change in ownership of more than twenty-five percent (25% of the voting stock, partnership interests or smiled liability company interests, as the case may be, of Grantor. However, this option shall not be exercise or Lender if such exercise is prohibited by federal law or by Illinois law.

TAXES AND LIENS. The following provisions relating to the taxes and tiens on the Property are a part of this Mortgage.

Payment. Grantor shall pay when due (and in all events prior to delinquency) in taxes, payroll taxes, special taxes, assessments, water charges and sewer service charges levied against or on account of the Property, and shall pay when due all claims for work done on or for services rendered or material furnished to the Property. Grantor shall maintain the Property tree of all fiens having priority over or equal to the interest of Lender under this Mortgage, except for the lien of taxes and assessments not due, except for the Existing Indeb-ledness referred to below, and except as otherwise provided in the following paragraph.

Right To Contest. Grantor may withhold payment of any tax, assessment, or claim in cover the open with a good talth dispute over the obligation to pay, so long as Lender's interest in the Property is not jeopardized. If a lien arises or is filed at a result of nonpayment, Grantor shall within fifteen (15) days after the lien arises or, if a lien is filed, within fifteen (15) days after Grantor has now or the filing, secure the discharge of the lien, or if requested by Lender, deposit with Lender cash or a sufficient corporate surely bond or other security setistactory to Lender in an amount sufficient to discharge the lien plus any costs and attorneys' fees or other charges that could accrue as a risuit of a foreclosure or safe under the lien. In any contest, Grantor shall defend itself and Lender and shall satisfy any adverse judgment before enfolgement against the Property. Grantor shall riame-Lender as an additional obligee under any surely bond furnished in the contest proceedings.

Evidence of Payment. Grantor shall upon demand furnish to Lender satisfactory evidence of payment of the taxes or assessments and shall authorize the appropriate governmental official to deliver to Lender at any time a written statement of the transparent satisfactory evidence of payment of the transparent satisfactory evidence of the tr

Notice of Construction. Grantor shall notify Lender at least fifteen (15) days before any work is commenced, any services are furnished, or any materials are supplied to the Property, if any mechanic's lien, materialmen's lien, or other lien could be asserted on social time work, services, or materials. Grantor will upon request of Lender furnish to Lender advance assurances satisfactory to Lender that Grantor can and will pay the cost of such improvements.

PROPERTY DAMAGE INSURANCE. The following provisions relating to insuring the Property are a part of this Mortgage.

Maintenance of Insurance. Grantor shall procure and maintain policies of fire insurance with standard extended coverage endorsements on a replacement basis for the full insurable value covering all improvements on the Real Property in an amount sufficient to avoid application of any coinsurance clause, and with a standard mortgagee clause in favor of Lender. Policies shall be written by such insurance companies and in such form as may be reasonably acceptable to Lender. Grantor shall deliver to Lender certificates of coverage from each insurer containing a stipulation that coverage will not be cancelled or diminished without a minimum of ten (10) days' prior written notice to Lender and not containing any disclaimer of the insurer's liability for failure to give such notice. Each insurance policy also shall include an endorsement providing that coverage in favor of Lender will not be impaired in any way by any act, omission or default of Grantor or any other person. Should the Real Property at any time become located in an area designated by the Director of the Federal Emergency Management Agency as a special flood hazard area, Grantor agrees to obtain and maintain Federal Flood insurance, to the extent such insurance is required by Lender and is or becomes available, for the term of the loan and for the full unpaid principal balance of the loan, or the maximum limit of coverage that is available, whichever is less.

Application of Proceeds. Grantor shall promptly notify Lender of any loss or damage to the Property. Lender may make proof of loss if Grantor fails to do so within lifteen (15) days of the casualty. Whether or not Lender's security is impaired, Lender may, at its election, apply the proceeds to the reduction of the Indebtedness, payment of any lien affecting the Property, or the restoration and repair of the Property. If Lender elects to apply the proceeds to restoration and repair, Grantor shell repair or replace the damaged or destroyed improvements in a manner satisfactory to Lender. Lender shall, upon satisfactory proof of such expenditure, pay or relimburse Grantor from the proceeds for the reasonable cost of repair or restoration if Grantor is not in default hereunder. Any proceeds which have not been disbursed within 180 days after their receipt and which Lender has not committed to the repair or restoration of the Property shall be used first to pay any amount owing to Lender under this Mortgage, then to prepay accrued interest, and the remainder, if any, shall be applied to the principal balance of the Indebtedness. If Lender holds any proceeds after payment in full of the Indebtedness, such proceeds shall be paid to Grantor.

Unexpired insurance at Sale. Any unexpired insurance shall inure to the benefit of, and pass to, the purchaser of the Property covered by this Mortgage at any trustee's sale or other sale held under the provisions of this Mortgage, or at any foreclosure sale of such Property.

Compliance with Existing Indebtedness. During the period in which any Existing Indebtedness described below is in effect, compliance with the insurance provisions contained in the insurance provisions under this Mortgage, to the extent compliance with the terms of this Mortgage would constitute a duplication of insurance requirement. If any proceeds from the insurance become payable on loss, the provisions in this Mortgage for division of proceeds shall apply only to that portion of the proceeds not payable to the holder of the Existing Indebtedness.

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EXPENDITURES BY LENDER. If Grantor tails to comply with any provision of this Mortgage, including any obligation to maintain Existing Indebtedness in good standing as required below, or if any action or proceeding is commenced that would malerially affect Lender's Interests in the Property, Lender on Grantor's behalf may, but shall not be required to, take any action that Lender deems appropriate. Any amount that Lender expends in so doing will bear interest at the rate charged under the Note from the date incurred or paid by Lander to the date of repayment by Grantor. All such expenses, at Lender's option, will (a) be payable on demand. (b) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (i) the term of any applicable insurance policy or (ii) the remaining term of the Note, or (c) be treated as a balloon payment which will be due and payable at the Note's maturity. This Mortgage also will secure payment of these amounts. The rights provided for in this paragraph shall be in addition to any other rights or any remedies to which Lender may be entitled on account of the default. Any such action by Lender shall not be construed as curing the default so as to bar Lender from any remedy that it otherwise would have had.

WARRANTY: DEFENSE OF TITLE. The following provisions relating to ownership of the Property are a part of this Mortgage.

Title. Grantor warrants that: (a) Grantor holds good and marketable title of record to the Property in fee simple, free and clear of all liens and encumbrances other than those set forth in the Real Property description or in the Existing Indebtedness section below or in any title insurance policy, title report, or final title opinion issued in tavor of, and accepted by, Lender in connection with this Mortgage, and (b) Grantor has the full right, power, and authority to execute and deliver this Mortgage to Lender.

Defense of Title. Subject to the exception in the paragraph above, Grantor warrants and will forever defend the little to the Property against the lawful claims of all persons. In the event any action or proceeding is commenced that questions Grantor's title or the interest of Lender under this Mortgage, Grantor shall defend the action at Grantor's expense. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by coursel of Lender's own choice, and Grantor will deliver, or cause to be delivered, to Lender such instruments as Lender may request from time to time to permit such participation.

Compliance With Laws. Grantor warrants that the Property and Grantor's use of the Property complies with all existing applicable laws, ordinances, and requisions of governmental authorities.

EXISTING INDEBTEUNESS. The following provisions concerning existing indebtedness (the "Existing indebtedness") are a part of this Mortgage.

Existing Lien. The Br. of this Mortgage securing the Indebledness may be secondary and inferior to an existing fien. Grantor expressly covenants and agrees to risk, or see to the payment of, the Existing Indebtedness and to prevent any default on such indebtedness, any default under the instruments evid inclining such indebtedness, or any default under any security documents for such indebtedness.

Detault. If the payment of any installment of principal or any interest on the Existing Indebtedness is not made within the time required by the note evidencing such indebtedness or should a default occur under the instrument securing such indebtedness and not be cured during any applicable grace period therein, there at the option of Lender, the Indebtedness secured by this Mortgage shall become immediately due and payable, and this Mortgage shall be in default.

No Modification. Grantor shall not anter into any agreement with the holder of any mortgage, deed of trust, or other security agreement which has priority over this Mortgage by which that ingreement is modified, amended, extended, or renewed without the prior written consent of Lender. Grantor shall neither request nor accept any differences under any such security agreement without the prior written consent of Lender.

CONDEMNATION. The following provisions relating to residemnation of the Property are a part of this Mortgage.

Application of Net Proceeds. If all or any part of the Property is condemned by eminent domain proceedings or by any proceeding or purchase in lieu of condemnation, Lender may at its election we are that all or any portion of the net proceeds of the award be applied to the indebtedness or the repair or restoration of the Property. The net proceeds of the award shall mean the award after payment of all reasonable costs, expenses, and attorneys' fees incurred by Lender in connection with the condemnation.

Proceedings. If any proceeding in condemnation is filed, Comntor shall promptly notify Lender in writing, and Grantor shall promptly take such steps as may be necessary to defend the action and obtain the award. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of its own choice, and Grantor will deliver or cause to be delivered to Lender such instruments as may be requested by it from time to time to permit such participation.

IMPOSITION OF TAXES, FEES AND CHARGES BY GOVERNMENTAL AUTIORITIES. The following provisions relating to governmental taxes, fees and charges are a part of this Mortgage:

Current Taxes, Fees and Charges. Upon request by Lender, Granic or a execute such documents in addition to this Mortgage and take whatever other action is requested by Lender to perfect and continue Lender's ten on the Real Property. Granicr shall reimburse Lender for all taxes, as described below, together with all expenses incurred in recording, puricing or continuing this Mortgage, including without fimitation all taxes, fees, documentary stamps, and other charges for recording or registering this Mortgage.

Taxes. The following shall constitute taxes to which this section applies: (a) a specific to upon this type of Mortgage or upon all or any part of the Indebtedness secured by this Mortgage; (b) a specific tax on Granfor which Grants is a shortzed or required to deduct from payments on the Indebtedness secured by this type of Mortgage; (c) a tax on this type of Mortgage characteristic against the Lender or the holder of the Note; and (d) a specific tax on all or any portion of the Indebtedness or on payments of principal and I drass made by Grantor.

Subsequent Taxes. If any tax to which this section applies is enacted subsequent to the Calif of this Mortgage, this event shall have the same effect as an Event of Default (as defined below), and Lender may exercise any or all of its available remedies for an Event of Default as provided below unless Grantor either. (a) pays the tax before it becomes delinquent, or (b) contests the tax as provided above in the Taxes and Liens section and deposits with Lender cash or a sufficient corporate surely bond or other security setisfactory in Lender.

SECURITY AGREEMENT; FINANCING STATEMENTS. The following provisions relating to this Mortgagon is a security agreement are a part of this Mortgago.

Security Agreement. This instrument shall constitute a security agreement to the extent any of the Property or children follows or other personal property, and Lender shall have all of the rights of a secured party under the Uniform Commercial Code as amenual wom time to time.

Security Interest. Upon request by Lender, Grantor shall execute financing statements and take whatever other action is requested by Lender to perfect and continue Lender's security interest in the Rents and Personal Property. In addition to recording this Nort age in the real property records, Lender may, at any time and without further authorization from Grantor, file executed counterparts, could a control reproductions of this Mortgage as a financing statement. Grantor shall reimburse Lender for all expenses incurred in perfecting or continuing this security interest. Upon default, Grantor shall assemble the Personal Property in a manner and at a place reasonably convenient to Grantor and Lender and make it available to Lender within three (3) days after receipt of written demand from Lender.

Addresses. The matting addresses of Grantor (debtor) and Lender (secured party), from which information concerning the security interest granted by this Mortgage may be obtained (each as required by the Uniform Commercial Code), are as stated on the first page of this Mortgage.

FURTHER ASSURANCES; ATTORNEY-IN-FACT. The following provisions relating to further assurances and attorney-in-fact are a part of this Mortosoe.

Further Assurances. At any time, and from time to time, upon request of Lander, Granfor will make, execute and deliver, or will cause to be made, executed or delivered, to Lender or to Lender's designee, and when requested by Lender, cause to be filed, recorded, reflect, or rerecorded, as the case may be, at such times and in such offices and places as Lender may deem appropriate, any and all such mortgages, deeds of trust, security deeds, security agreements, financing statements, continuation statements, instruments of further assurance, certificates, and other documents as may, in the sole opinion of Lender, be necessary or desirable in order to effectuate, complete, perfect, continue, or preserve (a) the obligations of Granfor under the Note, this Mortgage, and the Related Occuments, and (b) the liens and security interests created by this Mortgage on the Property, whether now owned or hereafter acquired by Granfor. Unless prohibited by law or agreed to the contrary by Lender in writing, Granfor shall reimburse Lender for all costs and expenses incurred in connection with the matters referred to in this carracted.

Attorney-in-Fact. If Grantor tails to do any of the things referred to in the preceding paragraph, Lender may do so for and in the name of Grantor and at Grantor's expense. For such purposes, Grantor hereby irrevocably appoints Lender as Grantor's attorney-in-fact for the purpose of making, executing, delivering, filing, recording, and doing all other things as may be necessary or desirable, in Lender's sole opinion, to accomplish the matters referred to in the preceding paragraph.

FULL PERIFORMANCE. If Grantor pays all the Indebtedness when due, and otherwise performs all the obligations imposed upon Grantor under this Morigage, Lender shall execute and deliver to Grantor a suitable satisfaction of this Morigage and suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Personal Property. Grantor will pay, if permitted by applicable taw, any reasonable termination fee as determined by Lender from time to time. If, however, payment is made by Grantor, whether voluntarily or otherwise, or by guarantor or by any third party, on the Indebtedness and thereafter Lender is forced to ramit the amount of that payment (a) to Grantor's trustee in bardruptcy or to any similar person under any federal or state bankruptcy law or law for the relief of debtors, (b) by reason of any judgment, decree or order of any court or administrative body having jurisdiction over Lender or any of Lender's property, or (c) by reason of any settlement or comprise of any claim made by Lender with any claimant (including without limitation Grantor), the indebtedness shall be considered unpaid for the purpose of enforcement of this Morigage and this Morigage shall continue to be effective or shall be reinstated, as the case may be, notwithstanding any

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cancellation of this Mortgage or of any note or other instrument or agreement evidencing the Indebtedness and the Property will continue to secure the amount repaid or recovered to the same extent as if that amount never had been originally received by Lender, and Grantor shall be bound by any judgment, decree, order, settlement or compromise relating to the Indebtedness or to this Mortgage.

DEFAULT. Each of the following, at the option of Lender, shall constitute an event of default ("Event of Default") under this Mortgage:

Default on Indebtedness. Failure of Grantor to make any payment when due on the Indebtedness.

Default on Other Payments. Failure of Grantor within the time required by this Mortgage to make any payment for taxes or insurance, or any other payment necessary to prevent filling of or to effect discharge of any tien.

Compliance Default. Failure to comply with any other term, obligation, covenant or condition contained in this Mortgage, the Note or in any of the Related Documents.

False Statements. Any warranty, representation or statement made or furnished to Lender by or on behalf of Grantor under this Mortgage, the Note or the Related Documents is talse or misleading in any material respect, either now or at the time made or furnished.

Death or Insolvency. The death of Grantor, the insolvency of Grantor, the appointment of a receiver for any part of Grantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Grantor.

Foreclosure, Fortelture, etc. Commencement of foreclosure or fortelture proceedings, whether by judicial proceeding, self—help, repossession or any other method, by any creditor of Grantor or by any governmental agency against any of the Property. However, this subsection shall not apply in the event of a good faith dispute by Grantor as to the validity or reasonableness of the claim which is the basis of the foreclosure or forefeiture proceeding, provided that Grantor gives Lender written notice of such claim and furnishes reserves or a surely bond for the claim satisfactory to Lender.

Breach of Other Areement. Any breach by Grantor under the terms of any other agreement between Grantor and Lender that is not remedied within any gracy part of provided therein, including without limitation any agreement concerning any indebtedness or other obligation of Grantor to Lender, whether existing now or later.

Existing Indebtedners. A default shall occur under any Existing Indebtedness or under any instrument on the Property securing any Existing Indebtedness, or common ament of any suit or other action to foreclose any existing lien on the Property.

Events Affecting Guaranter. Any of the preceding events occurs with respect to any Guaranter of any of the Indebtedness or such Guaranter dies or becomes incompeter i.

Insecurity. Lender reasonably reer's itself insecure.

RIGHTS AND REMEDIES ON DEFAULT. Upon the occurrence of any Event of Default and at any time thereafter, Lender, at its option, may exercise any one or more of the following rights or remedies, in addition to any other rights or remedies provided by law:

Accelerate indebtedness. Lender shall have the right at its option without notice to Grantor to declare the entire indebtedness immediately due and payable, including any prepayment policy, which Grantor would be required to pay.

UCC Remedies. With respect to all or any part or to a Personal Property, Lender shall have all the rights and remedies of a secured party under the Uniform Commercial Code.

Collect Rents. Lender shall have the right, without course to Grantor, to take possession of the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, (we and above Lender's costs, against the Indebtedness. In furtherance of this right, Lender may require any tenant or other user of the Property to (ask) nayments of rent or use fees directly to Lender. If the Rents are collected by Lender, then Grantor irrevocably designates Lender as Grantor's corresy-in-fact to endorse instruments received in payment thereof in the name Carantor and to negotiate the same and collect the proceeds. Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether o not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or threugh a receiver.

Mortgagee in Possession. Lender shall have the right to be pirus as mortgagee in possession or to have a receiver appointed to take possession of all or any part of the Property, with the power to protect the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceed or and above the cost of the receivership, against the Indebtedness. The mortgagee in possession or receiver may serve without bond if percent by taw. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the Indebtedness by a substantial amount. Employment by Lender shall not disquality a person from serving as a receiver.

Judicial Foreclosure. Lender may obtain a judicial decree foreclosing Granton's Interest in all or any part of the Property.

Deficiency Judgment. If permitted by applicable law, Lender may obtain a judgment for any desciency remaining in the Indebtedness due to Lender after application of all amounts received from the exercise of the rights provided in this section.

Other Remedies. Lender shall have all other rights and remedies provided in this Mortgage at the Note or available at law or in equity

Sale of the Property. To the extent permitted by applicable law, Grantor hereby waives any and all right to have the property marshalled. In exercising its rights and remedies, Lender shall be free to sell all or any part of the Property for wher or separately, in one sale or by separate sales. Lender shall be entitled to bid at any public sale on all or any portion of the Property.

Notice of Sale. Lender shall give Grantor reasonable notice of the time and place of any public sale of the Personal Property or of the time after which any private sale or other intended disposition of the Personal Property is to be made. Reasonable notice given at least ten (10) days before the time of the sale or disposition.

Waiver; Election of Remedies. A waiver by any party of a breach of a provision of this Mortgage shall no. ~ s'aile a waiver of or prejudice the party's rights otherwise to demand strict compliance with that provision or any other provision. Election by Lenzer to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or take action to perform an obligation of Grantor under this Mortgage after failure of Grantor to perform shall not affect Lender's right to declare a default and exercise its remedies under this i fortgage.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Mortgage, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and on any appeal. Whether or not any crisit action is involved, all reasonable expenses incurred by Lender that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the indebtedness payable on demand and shall bear interest from the date of expenditure until repaid at the Note rate. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's attorneys' fees for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, and title insurance, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

NOTICES TO GRANTOR AND OTHER PARTIES. Any notice under this Mortgage, including without limitation any notice of default and any notice of sale to Grantor, shall be in writing and shall be effective when actually delivered, or when deposited with a nationally recognized overnight courier, or, if malled, shall be deemed effective when deposited in the United States mail first class, registered mail, postage prepaid, directed to the addresses shown near the beginning of this Mortgage. Any party may change its address for notices under this Mortgage by giving, format written notice to the other parties, specifying that the purpose of the notice is to change the party's address. All copies of notices of foreclosure from the holder of any lient which has priority over this Mortgage shall be sent to Lander's address, as shown near the beginning of this Mortgage. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Mortgage:

Amendments. This Mortgage, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Mortgage. No alteration of or amendment to this Mortgage shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Applicable Law. This Mortgage has been delivered to Lender and accepted by Lender in the State of Illinois. This Mortgage shall be governed by and construed in accordance with the laws of the State of Illinois.

Caption Headings. Caption headings in this Mortgage are for convenience purposes only and are not to be used to interpret or define the provisions of this Mortgage.

Merger. There shall be no merger of the interest or estate created by this Mortgage with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

Multiple Parties. All obligations of Grantor under this Mortgage shall be joint and several, and all references to Grantor shall mean each and every Grantor. This means that each of the persons signing below is responsible for all obligations in this Mortgage.

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Severability. If a court of competent jurisdiction finds any provision of this Morigage to be invalid or unenforceable as to any person or circumstance, such finding shall not render that provision invalid or unenforceable as to any other persons or circumstances. If feasible, any such offending provision shall be deemed to be modified to be within the limits of enforceability or validity; however, if the offending provision cannot be so modified, it shall be stricken and all other provisions of this Morigage in all other respects shall remain valid and enforceable.

Successors and Assigns. Subject to the limitations stated in this Mortgage on transfer of Grantor's interest, this Mortgage shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lander, without notice to Grantor, may deal with Grantor's successors with reference to this Mortgage and the Indebtedness by way of torbearance or extension without releasing Grantor from the obligations of this Mortgage or liability under the Indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Morigage.

Watver of Homestead Exemption. Grantor hereby releases and watves all rights and benefits of the homestead exemption laws of the State of illinois as to all Indebtedness secured by this Mortgage.

Walvers and Consents. Lender shall not be deemed to have waived any rights under this Mortgage (or under the Related Documents) unless such waiver is in writing and signed by Lender. No detay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by any party of a provision of this Mortgage shall not constitute a waiver of or prejudice the party's right otherwise to demand strict compliance with that provision or any other provision. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or any of Grantor's obligations as to any future transactions. Whenever consent by Lender is required in this Mortgage, the granting of such consent by Lender in any instances where such consent is required.

GRANTOR: Linds Wright	x James J. Wright
This Mortgage prepared by: The Normern Triest Company 50 S. LaSalle 3 res 2 Chicago, IL 60075	
INDIVIDUAL	ACKNOWLEDGMENT
STATE OF TLL IN 015 COUNTY OF WILL 188	f _C
described in and who executed the Mortgage, and acknowledged to and purposes therein mentioned. Given under my hand and official seaf this	appeared Liona Wright and James J. Wright, to me known to be the individuals hat they signed the Morigage as their free and voluntary act and deed, for the uses day of
Notary Public in and for the State of	Residing at 50 S. LASALLE ST, CHICAGO ST 60675 My commission explice 11-5-97
ASER PRIU, Reg. U.S. Pal. & T.M. Off., Ver. 3.18 (c) 1984 CFI ProServices, Inc. All rig	PIE CESELAND IN CONTROL OF THE STATE OF THE

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