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SEE ATTACHED RIDER

FORM # 100008187 (0095)

WESTAMERICA MORTGAGE COMPANY

P. O. BOX 5067
DEPT. 22
ENGLEWOOD, CO. 80155

MORTGAGE

This form is used in connection with mortgages insured under the one to four family provisions of the National Housing Act

THIS INDENTURE, Made this 16TH day of OCTOBER, 1985, between DOUGLAS E. BROWN AND JUDITH L. BROWN, HUSBAND AND WIFE

WESTAMERICA MORTGAGE COMPANY, Mortgagor, and THE STATE OF COLORADO, Mortgagee

85245145

WITNESSETH That whereas the Mortgagor is justly indebted to the Mortgagee, as is evidenced by a certain promissory note bearing even date herewith, in the principal sum of FORTY TWO THOUSAND TWO HUNDRED FORTY SIX AND 00/100 Dollars (\$ 42,246.00)

payable with interest at the rate of 11.50 per centum (11.50 %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in 7900 EAST UNION AVENUE, TWR 3, STE 500, DENVER, CO 80237, or at such other place as the holder may designate in writing, and delivered, the said principal and interest being payable in monthly installments of FOUR HUNDRED EIGHTEEN AND 36/100 Dollars (\$ 418.36) on the first day of DECEMBER, 1985, and a like sum on the first day of each and every month thereafter until the note is fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of NOVEMBER 2015

**ELEVEN AND ONE-HALF NOW, THEREFORE, the said Mortgagor, for the better securing of the payment of the said principal sum of money and interest and the performance of the covenants and agreements herein contained, does by these presents MORTGAGE and WARRANT unto the Mortgagee, its successors or assigns, the following described Real Estate situate, lying, and being in the county of COOK and the State of Illinois, to wit:

LOT 115 IN RECHTON HILLS FIRST ADDITION, A PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 14, 1967 IN PLAT BOOK 745, PAGE 4, IN THE OFFICE OF THE RECORDER OF COOK COUNTY, AS DOCUMENT NO. 20260383, IN COOK COUNTY, ILLINOIS.

PIN 37 27-410

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues, and profits thereof, and all apparatus and fixtures of every kind for the purpose of supplying, distributing heat, light, water, or power, and all plumbing and other fixtures in or that may be placed on any building now or hereafter standing on said land, and also all the estate, right, title, and interest of the said Mortgagor in and to said premises

TO HAVE AND TO HOLD the above-described premises, with the appurtenances and fixtures, unto the said Mortgagee, its successors and assigns, forever, for the purposes and uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, such said rights, and benefits the said Mortgagor does hereby expressly release and waive

AND SAID MORTGAGOR covenants and agrees

To keep said premises in good repair, and not to do, or permit to be done, upon said premises, anything that may impair the value thereof, or of the security intended to be effected by virtue of this instrument, nor to suffer any lien of mechanics men or material men to attach to said premises, to pay to the Mortgagee, as hereinafter provided, until said note is fully paid, (1) a sum sufficient to pay all taxes and assessments on said premises, or any tax or assessment that may be levied by authority of the State of Illinois, or of the county, town, village, or city in which the said land is situate, upon the Mortgagor on account of the ownership thereof, (2) a sum sufficient to keep all buildings that may at any time be on said premises, during the continuance of said indebtedness, insured for the benefit of the Mortgagee in such forms of insurance, and in such amounts, as may be required by the Mortgagee.

In case of the refusal or neglect of the Mortgagor to make such payments, or to satisfy any prior lien or encumbrance other than that for taxes or assessments on said premises, or to keep said premises in good repair, the Mortgagee may pay such taxes, assessments, and insurance premiums, when due, and may make such repairs to the property herein mortgaged as in its discretion it may deem necessary for the proper preservation thereof, and any moneys so paid or expended shall become so much additional indebtedness, secured by this instrument, to be paid out of proceeds of the sale of the mortgaged premises, if not otherwise paid by the Mortgagor.

It is expressly provided, however (all other provisions of this mortgage to the contrary notwithstanding), that the Mortgagee shall not be required nor shall it have the right to pay, discharge, or remove any tax, assessment, or tax lien upon or against the premises described herein or any part thereof or the improvement situated thereon so long as the Mortgagor shall, in good faith, contest the same or the validity thereof by appropriate legal proceedings brought in a court of competent jurisdiction, which shall operate to prevent the collection of the tax, assessment, or lien so contested and the sale or forfeiture of the said premises or any part thereof to satisfy the same.

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1. The purpose of this document is to provide a clear and concise summary of the terms and conditions of the mortgage loan. This document is intended to be read in conjunction with the mortgage deed and the mortgage agreement. It is not intended to constitute a contract or any other legal instrument. The mortgage deed and the mortgage agreement are the only documents that govern the mortgage loan.

2. The mortgage loan is made by the Mortgagee to the Mortgagor. The mortgage loan is secured by the mortgage deed and the mortgage agreement. The mortgage loan is made on the terms and conditions set forth in this document.

3. The mortgage loan is made for the purpose of financing the purchase of real property. The mortgage loan is made on the terms and conditions set forth in this document.

4. The mortgage loan is made for a term of 30 years. The mortgage loan is made on the terms and conditions set forth in this document.

5. The mortgage loan is made for a principal amount of \$100,000. The mortgage loan is made on the terms and conditions set forth in this document.

6. The mortgage loan is made for an interest rate of 5.00%. The mortgage loan is made on the terms and conditions set forth in this document.

7. The mortgage loan is made for a monthly payment of \$500. The mortgage loan is made on the terms and conditions set forth in this document.

8. The mortgage loan is made for a term of 30 years. The mortgage loan is made on the terms and conditions set forth in this document.

9. The mortgage loan is made for a principal amount of \$100,000. The mortgage loan is made on the terms and conditions set forth in this document.

10. The mortgage loan is made for an interest rate of 5.00%. The mortgage loan is made on the terms and conditions set forth in this document.

11. The mortgage loan is made for a monthly payment of \$500. The mortgage loan is made on the terms and conditions set forth in this document.

12. The mortgage loan is made for a term of 30 years. The mortgage loan is made on the terms and conditions set forth in this document.

13. The mortgage loan is made for a principal amount of \$100,000. The mortgage loan is made on the terms and conditions set forth in this document.

14. The mortgage loan is made for an interest rate of 5.00%. The mortgage loan is made on the terms and conditions set forth in this document.

15. The mortgage loan is made for a monthly payment of \$500. The mortgage loan is made on the terms and conditions set forth in this document.

16. The mortgage loan is made for a term of 30 years. The mortgage loan is made on the terms and conditions set forth in this document.

17. The mortgage loan is made for a principal amount of \$100,000. The mortgage loan is made on the terms and conditions set forth in this document.

18. The mortgage loan is made for an interest rate of 5.00%. The mortgage loan is made on the terms and conditions set forth in this document.

19. The mortgage loan is made for a monthly payment of \$500. The mortgage loan is made on the terms and conditions set forth in this document.

20. The mortgage loan is made for a term of 30 years. The mortgage loan is made on the terms and conditions set forth in this document.

21. The mortgage loan is made for a principal amount of \$100,000. The mortgage loan is made on the terms and conditions set forth in this document.

22. The mortgage loan is made for an interest rate of 5.00%. The mortgage loan is made on the terms and conditions set forth in this document.

23. The mortgage loan is made for a monthly payment of \$500. The mortgage loan is made on the terms and conditions set forth in this document.

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AND IN THE EVENT that the whole or any part of the debt is declared to be due, the Mortgagor shall have the right immediately to foreclose this mortgage, and upon the filing of any bill for that purpose, the court in which such bill is filed may at any time thereafter, either before or after sale, and without notice to the said Mortgagor, or any party claiming under said Mortgage, and without regard to the solvency or insolvency at the time of such application, for appointment of a receiver, or for an order to place Mortgages in possession of the premises, at the option of the person or persons liable for the payment of the indebtedness secured hereby, and without regard to the value of said premises or whether the same shall then be occupied by the owner of the equity of redemption, as a homestead, enter an order placing the Mortgages in possession of the premises, or appoint a receiver for the benefit of the Mortgages with power to collect the rents, issues, and profits of the said premises, during the term of such lease, and such rents, issues, and profits, when collected may be applied toward the payment of the indebtedness, costs, taxes, insurance, and other expenses necessary for the protection and preservation of the property.

Whenever the said Mortgage shall be placed in possession of the above described premises under an order of a court in which an action is pending to foreclose this mortgage or a subsequent mortgage, the said Mortgagor, in its discretion, may keep the said premises in good repair, pay such current or back taxes and assessments as may be due on the said premises, pay for and maintain such insurance in such amount as shall have been required by the Mortgagor, lease the said premises to the Mortgagor or others upon such terms and conditions, either within or beyond any period of redemption, as are approved by the court, collect and receive the rents, issues, and profits for the use of the premises hereinabove described, and employ other persons, and expend such other amounts as are reasonably necessary to carry out the provisions of this paragraph.

AND IN CASE OF FORECLOSURE of this mortgage by said Mortgagor in any court of law or equity, a reasonable sum shall be allowed for the solicitor's fees, and stenographers' fees of the complainant in such proceeding, and also for all outlays for documentary evidence and the cost of a complete abstract of title for the purpose of such foreclosure, and in case of any other suit, or legal proceeding, wherein the Mortgagor shall be made a party thereto by reason of this mortgage, its costs and expenses, and the reasonable fees and charges of the attorneys or solicitors of the Mortgagor, so made parties, for services in such suit or proceedings, shall be a further lien and charge upon the said premises under this mortgage, and all such expenses shall become so much additional indebtedness secured hereby and be allowed in any decree foreclosing this mortgage.

AND THERE SHALL BE INCLUDED in any decree foreclosing this mortgage and be paid out of the proceeds of any sale made in pursuance of any such decree: (1) All the costs of such suit or suits, advertising, sale, and conveyance, including attorneys' solicitors', and stenographers' fees, outlays for documentary evidence and cost of said abstract of title, (2) all the moneys advanced by the Mortgagor, if any, for the purpose authorized in the note, with interest on such advances at the rate set forth in the note secured hereby, from the time such advances are made, (3) all the accrued interest remaining unpaid on the indebtedness hereby secured, (4) all the net principal money remaining unpaid. The surplus of the proceeds of sale, if any, shall then be paid to the Mortgagor.

If Mortgagor shall pay said note at the time and in the manner aforesaid and shall abide by, comply with, and duly perform all the covenants and agreements herein, then this conveyance shall be null and void and Mortgagor, within thirty (30) days after written demand therefor by Mortgagor, execute a release or satisfaction of this mortgage, and Mortgagor hereby waives the benefits of all statutes or laws which require the earlier execution or delivery of such release or satisfaction by Mortgagor.

IT IS EXPRESSLY AGREED that no extension of the time for payment of the debt hereby secured given by the Mortgagor to any successor in interest of the Mortgagor shall operate to release, in any manner, the original liability of the Mortgagor.

THE COVENANTS HEREIN CONTAINED shall bind, and the benefits and advantages shall inure, to the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Wherever used, the singular number shall include the plural, the plural the singular, and the masculine gender shall include the feminine.

WITNESS the hand and seal of the Mortgagor, the day and year first written,

Douglas P. Brown
DOUGLAS P. BROWN

[SEAL]

Judith L. Brown
JUDITH L. BROWN

[SEAL]

[SEAL]

[SEAL]

STATE OF ILLINOIS

COUNTY OF

I, THE UNDERSIGNED, a notary public, in and for the county and State aforesaid, Do Hereby Certify That DOUGLAS P. BROWN and JUDITH L. BROWN, his wife, personally known to me to be the same person whose name ARE subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that THEY signed, sealed, and delivered the said instrument as THEIR free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal this 16th day October, A.D. 1985

Judith L. Brown
Notary Public

DOC. NO. Filed for Record in the Recorder's Office of

County, Illinois, on the day of A.D. 19

at o'clock m., and duly recorded in Book of Page

RIDER TO STATE OF ILLINOIS
MORTGAGE HUD-92416M (5-80)

This rider attached to and made part of the Mortgage between DOUGLAS F. BROWN AND JUDITH L. BROWN, Mortgagor, and WESTPAMERICA Mortgagee, dated 10/16/85, revises said Mortgage as follows:

1. Page 2, the second covenant of the Mortgage is amended to read:

That, together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, the Mortgagor will pay to the Mortgagee, on the first day of each month until the said note is fully paid, the following sums:

- (a) A sum equal to the ground rents, if any, next due, plus the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property (all as estimated by the Mortgagee) less all sums already paid therefor divided by the number of months to elapse before one month prior to the date when such ground rents, premiums, taxes and assessments will become delinquent, such sums to be held by Mortgagee in trust to pay said ground rents, premiums taxes and special assessments; and
- (b) All payments mentioned in the two preceding subsections of this paragraph and all payments to be made under the note secured hereby shall be added together and the aggregate amount thereof shall be paid by the Mortgagor each month in a single payment to be applied by the Mortgagee to the following items in the order set forth:
 - (I) ground rents, if any, taxes, special assessments, fire, and other hazard insurance premiums;
 - (II) interest on the note secured hereby; and
 - (III) amortization of principal of the said note.

Any deficiency in the amount of any such aggregate monthly payment shall, unless made good by the Mortgagor prior to the due date of the next such payment, constitute an event of default under this mortgage. The Mortgagee may collect a "late charge" not to exceed four cents (4c) for each dollar (\$1) for each payment more than fifteen (15) days in arrears, to cover the extra expense involved in handling delinquent payments.

If the total of the payments made by the Mortgagor under subsection (a) of the preceding paragraph shall exceed the amount of the payments actually made by the Mortgagee for ground rents, taxes, and assessments, or insurance premiums, as the case may be, such excess, if the loan is current, at the option of the Mortgagor, or shall be credited on subsequent payments to be made by the Mortgagor, or refunded to the Mortgagor. If, however, the monthly payments made by the Mortgagor under subsection (a) of the preceding paragraph shall not be sufficient to pay ground rents, taxes, and assessments, or insurance premiums, as the case may be, when the same shall become due and payable, then the Mortgagor shall pay to the Mortgagee any amount necessary to make up the deficiency, on or before the date when payment of such ground rents, taxes, assessments, or insurance premiums shall be due. If at any time the Mortgagor shall tender to the Mortgagee, in accordance with the provisions of the note secured hereby, full payment of the entire indebtedness represented thereby, the Mortgagee shall, in computing the amount of such indebtedness, credit to the account of the Mortgagor any balance remaining in the funds accumulated under the provisions of subsection (a) of the preceding paragraph. If there shall be a default under any of the provisions of this mortgage resulting in a public sale of the premises covered hereby, or if the Mortgagee acquires the property otherwise after default, the Mortgagee shall apply, at the time of the commencement of such proceedings or at the time the property is otherwise acquired, the balance then remaining in the funds accumulated under subsection (a) of the preceding paragraph as a credit against the amount of principal then remaining unpaid under said note.

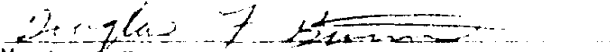
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2. Page 2, the penultimate paragraph is amended to add the following sentence:

This option may not be exercised by the Mortgagee when the ineligibility for insurance under the National Housing Act is due to the Mortgagee's failure to remit the mortgage insurance premium to the Department of Housing and Urban Development.

Dated as of the date of the mortgage referred to herein.


Mortgagor DOUGLAS F. BROWN


Mortgagee JUDITH L. BROWN

Property of Cook County Clerk's Office

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FHA MORTGAGE RIDER

The Rider, dated the 16TH day of OCTOBER, 19 85,
 amends the FHA MORTGAGE of even date by and
 between WESTAMERICA MORTGAGE COMPANY, the MORTGAGEE, and
DOUGLAS F. AND JUDITH L. BROWN, the MORTGAGOR, and
 _____, the _____, as
 follows:

1. In Paragraph ***, the sentence which reads as follows
 is deleted:
**
2. Paragraph *** is amended by the addition of the
 following:

"Privilege is reserved to pay the debt, in whole or in part,
 on any installment due date."

IN WITNESS WHEREOF, Douglas F. Brown & Judith L. Brown
 _____ has set his hand and seal the day and year first
 aforesaid.

X Douglas F. Brown (SEAL)

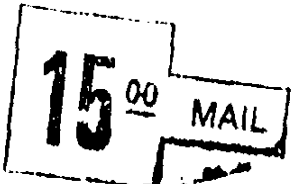
X Judith L. Brown (SEAL)

Signed, sealed and delivered
 in the presence of

Julia Hornick
5-9-87

** THAT PRIVILEGE IS RESERVED TO PAY THE DEBT IN WHOLE, OR IN AN AMOUNT EQUAL TO
 ONE OR MORE MONTHLY PAYMENTS ON THE PRINCIPAL THAT ARE NEXT DUE ON THE NOTE, ON
 THE FIRST DAY OF ANY MONTH PRIOR TO MATURITY; PROVIDED, HOWEVER, THAT WRITTEN
 NOTICE OF AN INTENTION TO EXERCISE SUCH PRIVILEGE IS GIVEN AT LEAST THIRTY (30)
 DAYS PRIOR TO REPAYMENT.

*** IN THE FIRST UNNUMBERED PARAGRAPH ON PAGE 2.



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