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TR#2222 TRAN 0035 12/03/85 11:07:00
#0460 # B * -85-306100

Name C.I.T. FINANCIAL SERVICES, INC.
Address 4355 South Kedzie Avenue
City and State Chicago, Illinois 60632



85 306100

REAL ESTATE MORTGAGE

NAMES AND ADDRESSES OF ALL MORTGAGORS W. James Hamilton and Barbara A. Hamilton, his wife 6231 South Alban Chicago, Illinois 60629	MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. 4355 South Kedzie Avenue ADDRESS Chicago, Illinois 60632
Loan Number 12486718/30309	Date November 26, 1985

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$: 25,000.00

The words "I," "me" and "my" refer to all Mortgagors indebted on the Note secured by this mortgage. The words "you" and "your" refer to Mortgagee.

MORTGAGE OR REAL ESTATE

To secure payment of all loans made to me, the performance of my other obligations under a Revolving Loan Agreement on this date between you and me and to secure all my other and future obligations to you, the Maximum Outstanding at any given time not to exceed the amount stated above, each of the undersigned mortgages to you the real estate described below, and all improvements on the real estate, which is located in Illinois, County of Cook Lot 20 in Block 15 in Cobe and McKinnon's 63rd Street and Kedzie Avenue Subdivision of the West 1/2 of the South West 1/4 of Section 13, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, and commonly known as 6231 South Albany, Chicago, Illinois 60629

TERMS AND CONDITIONS:

Permanent Parcel Number 19-13-326-011 RP

PAYMENT OF OBLIGATIONS

I will pay the Note and all other obligations secured by this mortgage according to their terms, and if I do, then this mortgage will become null and void

TAXES - LIENS - INSURANCE

I will pay all taxes, liens assessments, obligations, encumbrances and any other charges against the real estate, whether superior or inferior to the lien of this mortgage, and maintain insurance on the real estate in your favor in a form and amount satisfactory to you. You may pay any such tax, lien, assessment, obligation, encumbrance or other charge or purchase such insurance in your own name, if I fail to do so. The amount you pay will be due to you on demand, will bear interest at the rate of charge set forth on the note then secured by this mortgage, if permitted by law, or if not, at the highest lawful rate, will be an additional lien on the real estate and may be enforced and collected in the same manner as any other obligation secured by this mortgage.

DEFAULT

If I do not comply with the terms of this mortgage or with the terms of my note or any other obligation secured by this mortgage, then the Full Amount of Loan Outstanding and any accrued and unpaid Finance Charge, will become due, if you desire, without your advising me, if you sell or foreclose on the real estate described above, you may sell the real estate in one or more parts, if you desire. I will pay a reasonable attorney's fee and all other costs and disbursements which you actually incur in foreclosing on this mortgage.

EXTENSION

Each of the undersigned agrees that no extension of time or any other variation of any obligation secured by this mortgage will affect any other obligations under this mortgage.

BINDING EFFECT

The agreement in this mortgage will apply to and bind the undersigned and all other persons who claim through the undersigned, together and separately (jointly and severally), and will operate to the benefit of you, your successors and assigns.

WAIVER OF EXEMPTIONS

Each of the undersigned waives all marital rights, homestead exemptions and all other exemptions relating to the above real estate.

IN WITNESS WHEREOF, (I we) (has have) hereunto set (my our) hand(s) and seal(s) this 26th day of NOV. 19 85

11:00 E

W. James Hamilton (Seal)
(Typed) W. James Hamilton
Barbara A. Hamilton (Seal)
(Typed) Barbara A. Hamilton
(Seal)
(Typed)

STATE OF ILLINOIS Cook
COUNTY OF SS

The foregoing instrument was acknowledged before me this November 26, 1985 by W. James Hamilton and Barbara A. Hamilton, his wife

Leanne Rae-Magliano (Seal)
(Typed) Leanne Rae-Magliano
Notary Public



Leanne Rae-Magliano

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