(INCLUDING ASSIGNMENT OF RENTS)

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### Account of the Mongapor, bearing even date herewith, payable to the creder of Mongapor, the first interest in the processor and the processor of the Mongapor over the processor of the Mongapor pursuant to this mortgage, including without limitation, costs of collection hereinafter the "indebtedness", the following described Real Estate: Lot 21 in Block 7 in Treat's Subdivision of the North East 1/4 of the South-Nest 1/2 of Section 2, Township 39 North, Range-13, East-of the Third Principal Meridian, in Cook County, Illinois Tax No. 16-02-315-036 Tax No. 16-02-315-036 In the State of Illinois, together with all privileges, casements and purpose and a case of the Property in the Property in the Homestead Exemption Laws of this State, and all oxiding and future improvements and fixtures (a) whiled the "Property", hereby roleating and waiving all rights under said by the Homestead Exemption Laws of this State. Mortgagor covenants: that at the time of execution hereof "sea are no liens or encumbrances on the Property except platte Valley Federal Saylings and Loan Association" This mortgage consists of two pages. The covenants, conditions, "Govisions and assignment of rents appearing on page 2 the reverse side of this mortgage) are incorporated herein by reference and seven a part hereof and shall be binding on the Mortgagors related the successors and assigns. ATED, This	MONIGAG	ES AND WA	RRANTS to						
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ersonally known to me to be the same person whose names are subscribed to the foregoing incrument, appeared effore me this day in person, and acknowledged that he y 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 Twenty-eighth day of August , A.O. 1986. F Zlatos My commission expires This instrument was prepared by Marie Dzendzeluk 2929 S 18th Ave Broadview	STATE OF I	??	<u>ok</u>))ss.		rande	7 () ? = (por 30	-why Foule	(SEAL
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in the inverse order of their maturities or to the restoration of the improvements on the Property.

2. Mortgagor covenents: to keep the Property free from other liens and encumbrances superior to the lien of this mortgage; to pay all superior liens or encumbrances as they fall due; to keep the Property in good and tenentable condition and repair, and to restore or replace damaged or destroyed improvements and fixtures; not to commit waste or permit waste to be committed upon the Property remove, demolish or materially siter any part of the Property without Mortgage's prior written consent, except Mortgagor may remove a fixture, provided the fixture is promptly replaced with another fixture of at least equal utility; to comply with all lawb, ordinances, and regulations affecting the Property, to permit Mortgages and its suthorized representatives to enter the Property at reasonable times to inspect it and at Mortgage's option, repair or restore it; if this is a first mortgage, to pay Mortgages aufficient funds at such times as Mortgagee designates, to pay the estimated annual real estate taxes and assessments on the Property and all property insurance premiums (hereinafter "Escrow"), but, if not designated to be paid to Escrow, to pay before they become delinquent all taxes, assessments and other charges which may be levied or assessed against the Property, and to pay the property insurance such duty, including without limitation paying any amount and the cost of such performance shall be due on demand and secured by this mortgage, bearing interest from date incurred until date paid at the lower of the annual percentage tate disclosed on the note of even date herewith or the highest rate allowed by law. No interest will be paid on funds held in Escrow and they may be commingled with Mortgagee's general funds.

3. Mortgagee, without notice, and without recard to the consideration, if any paid therefor, and notwithstanding the existence at

3. Mortgages, without notice, and without regard to the consideration, if any, paid therefor, and notwithstanding the existence at that time of any inferior liens thereon, may release any part of the Property or any person liable for any indebtedness secured hereby, without in any way affecting the liability of any party to the indebtedness and mortgage and without in any way affecting the priority of the lien of this mortgag, to the full extent of the indebtedness remaining unpaid hereunder, upon any part of the security not expressly released, and may agree with any party obligated on the Indebtedness or having any interest in the security described herein to extend the time for payment of any or all of the Indebtedness secured hereby. Such agreement shall not, in any way, release or impair the lien hereof, but shall extend the lien hereof as against the title of all parties having any interest in said security which interest is subject to said lien.

4. Upon default by Moriga or in any term of an instrument evidencing part or all of the Indebtedness; upon Mortgagor or a surety for any of the Indebtedness of any of the Indebtedness of any of the Indebtedness of any of the Indebtedness and breach by Mortgagor of any coverant or other provision herein, all the Indebtedness shall at Mortgagoe's option be accelerated and become immediately due and payable; Mortgagoe shall have all lawful remedias, including foreclosure, but failure to exercise any enterty and in any suit to foreclose the lien hereof or enforce any other remedy of Mortgago's under this mortgago or any instrument evidencing part or all of the Indebtedness, there shall be allowed and included as additions, indebtedness in the decree for sale or other judgment or decree, all expanditures and expenses which may be paid or incurred by or on ban if of Mortgagoe, including but not limited to attorney's and title fees.

5. Mortgagoe may walve any default before the advance of the prior default by Mortgagor. Upon the commence-

5. Mortgagee may waive any default with at waiving any other subsequent or prior default by Mortgagor. Upon the commencement or during the pendency of an action to foreclase this mortgage, or enforce any other remedies of Mortgagee under it, without regard to the adequacy of the Property as security, the court may appoint a receiver of the Property (including homestead interest) without bond, and may empower the receiver of take possession of the Property and collect the rents, issues and profits of the Property and exercise such other powers as the Lour, may grant until the confirmation of sals, and may order the rents, issues and profits, when so collected, to be held and applied as the court may direct. Invalidity or unenforceability of any provision of this mortgage shall not affect the validity or enforceability of any other provision. The covenants and agreements of all Mortgagors are joint and several. This mortgage benefits Mortgagee, its processors and assigns, and binds Mortgagor(s) and their respective heirs, executors, administrators, successors and assigns.

6. If all or any part of the Property or either a legal or equitable interest therein is sold or transferred by Mortgagor without Mortgage's prior written consent, excluding transfers by devise or descent or by operation of law upon the death of a joint tenant or a partner or by the grant of a leasehold interest in a part of the Property of three years or less not containing an option to purchase, Mortgagee may, at Mortgagee's option, declare all sums secured by this Mortgage immediately due and payable to the extent allowed by law and the note(s) hereunder and any failure to exercise said option, that not constitute a waiver of the right to exercise the same at any other time.

7. Assignment of Rents. To further secure the Indebtedness, Mortgager r closs hereby soll, assign and transfer unto the Mortgagee all the rents, issues and profits now due and which may hereafter become dirating of or of any lease, whether written or oral, or any letting of, or of any agreement for the use or occupancy of the Propert or any part thereof, which may have been heretofore or may be hereafter made or agreed to, it being the intention hereby to establish an exactly interested assignment of all of such leases and agreements unto Mortgagee, and Mortgagor does hereby appoint irrevocably integagee its true and lawful attorney (with or without taking possession of the Property) to rent, lease or let all or any portion of the Property to any party at such rental and upon such terms as Mortgagee shall, in its discretion determine, and to collect all of soid lents. I sues and profits arising from or accruing at any time hereafter, and all now due or that may hereafter become due.

Mortgagor represents and agrees that no rent-has been or will be paid by any person in possession of any portion of the Property for more than one installment in advance and that the payment of none of the rents to according any portion of the said Property has been or will be waived, released, reduced, discounted or otherwise discharged or compromise. By the Mortgagor, Mortgagor waives any right of set off against any person in possession of any portion of the Property. Mortgagor agrees not to further assign any of the rents or profits of the Property.

Nothing herein contained shall be construed as constituting the Mortgagee a mortgagee in post asion in the absence of the taking of actual possession of the Property by the Mortgagee. In the exercise of the powers herein granted from agee, no liability shall be asserted or enforced against Mortgagee, all such liability being expressly waived and released by Mortgage.

Mortgagor further agrees to assign and transfer to Mortgagee by separate written instrument all future legacy upon all or any part of the Property and to execute and deliver, at the request of the Mortgagee, all such further assurances and assignments as Mortgagee shall from time to time require.

All leases affecting the Property shall be submitted by Mortgagor to Mortgagee for its approval prior to the execution thereof. All approved and executed leases shall be specifically assigned to Mortgagee by instrument in form satisfactory to not again.

Although it is the intention of the parties that this assignment shall be a present assignment, it is expressly understood and agreed that Mortgages shall not exercise any of the rights or powers conferred until the mortgage shall be in default.

