NOFFICIAL

WHEN RECORDED MAIL TO:

Suburban Bank of Hoffman-Schaumburg 275 South Roselle Road

Schaumburg, Illinois 60193

SEND TAX NOTICES TO:



86520903

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MORTGAGE

THIS MORTGAGE IS DATED 10-24-1986, BETWEEN Lawrence R. Budde Hazelle Budde, his wife, ("GRANTOR"), whose address is 304 Glenridge Lane, Schaumburg, II. 60193; AND Suburban Bank of Hoffman-Schaumburg ("LENDER"), whose address is 275 South Roselle Road, Schaumburg, Illinola 60193.

GRANT OF MORTGAGE. For valuar consideration, Grantor mortgages and conveys to Lender all of Grantor's right, title, and interest in and to the following described real property, togrape with all existing or subsequently erected or affixed buildings, improvements and fixtures, all appurtenances, all rights relating to the real property (including ninerals, oil, gas, water, and the like), and all ditch rights (including stock in utilities with ditch or irrigation rights) located in Cook County, State of Illinois the "Real Property"):

Lot #223 in Weathersfield West Unit Three peing a subdivision in the Southeast Quarter of fractional Section 19, Township 41 North, Range 10 East of the Third Frincipal Meridian in Cook County, Illinois, according to the Plat thereof recorded as Document 27022270 on March 28, 1984 In the Office of the Recorder of Deeds in Cook County, Illinois.

The Real Property or its address is commonly known as 304 Gli nridge Lane, Schaumburg, Illinois 60193. The property tax identification number for the Real Property is 07-19-418-009.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to the income from the Real Property. In addition, Grantor grants Lender a Uniform Commercial Code security Interest in the Income and the Persons' Property described below.

DEFINITIONS. The following words shall have the following meanings when used in this Mortgage;

Borrower. The word "Borrower" means Ad Specialty Ideas, Inc. .

Grantor. The word "Grantor" means any and all persons and entities executing this Thortgage, including without limitation all Borrowers and Grantors named above. The Grantor is the mortgagor under this Mortgage. Any Grantor who signs this Mortgage, but does not sign the Note, is signing this Montgage only to grant and convey that Grantor's interest in the Real Property and to grant a security interest in Grantor's interest in the Income and Personal Property to Lender and is not personally liable under the Note except as otherwise provided by contract or law.

Improvements. The word "Improvements" means without limitation all existing and future buildings, structures, facilities, additions and similar construction on the Real Property.

Income. The word "income" means all rents, revenues, income, issues, and prome non-time to the Notice and any amounts expended or advanced indebtedness. The word "indebtedness" means all principal and interest payable under the Notice and any amounts expended or advanced indebtedness. The word "indebtedness" means all principal and interest payable under the Notice and any amounts expended or advanced in the Notice and any amounts expended or advanced in the Notice and any amounts expended or advanced in the Notice and any amounts expended or advanced in the Notice and any amounts expended or advanced in the Notice and any amounts expended or advanced in the Notice and any amounts expended or advanced in the Notice and any amounts expended or advanced in the Notice and any amounts expended or advanced in the Notice and any amounts expended or advanced in the Notice and Amounts expenses and Am with interest on such amounts as provided in this Mortgage. Specifically, without limitation, this Mortgage secures a revolving line of credit, which obligates Lender to make advances to Borrower so long as Borrower compiles with all the terms of the No e.

Lender. The word "Lander" means Suburban Bank of Hottman-Schaumburg. The Lender is the montgagee under this Mc igage.

Mortgage. The word "Mortgage" magns this Mortgage between Granter and Lender, and includes without limitation all assignments and security interest provisions relating to the Personal Property and Income.

Note. The word "Note" means that certain note or credit agreement dated 10-24-1986 in the original principal amount of \$45,050.00 from Borrower to Lender, together with all renewals of, extensions of, modifications of and substitutions for the note or agreement. The interest rate on the Note is 1,000 points over the Index which is Harris Trust & Savings Bank Prime Rate making an Initial rate of 8,500%. The currently scheduled final payment of principal and interest on the Note will be due on or before 10-30-1989. Notice: The Note contains a variable rate of Interest.

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property owned by Grantor, now or subsequently attached or affixed to the Real Property, logether with all accessions, parts, and additions to, all replacements of, and all substitutions for any of such property, and together with all proceeds (including insurance proceeds and retunds of premiums) from any sale or other disposition of such property.

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

Real Property. The words "Real Property" mean the real property described above in the "Grant of Mortgage" section.

Related Documents. The words "Related Documents" mean and include any promissory notes, loan agreements, guaranties, security agreements. and all other documents executed in connection with this Mortgage or the Indebtedness, whether now or hereafter existing.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF INCOME AND THE SECURITY INTEREST IN THE INCOME AND PERSONAL PROPERTY, IS GIVEN TO SECURE PAYMENT OF THE INDEBTEDNESS AND PERFORMANCE OF ALL OBLIGATIONS OF GRANTOR UNDER THIS MORTGAGE AND IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

GRANTOR'S WAIVERS. Grantor waives any rights or delenses arising by reason of any "one action" or "anti-deliciency" law or any other law which may prevent Lender from bringing any action against Grantor, including a claim for deficiency to the extent Lender is otherwise entitled to a claim for deficiency, before or after Lender's commencement or completion of any foreclosure action, either judicially or by exercise of a power of sale.

WHEN BECORDER MARL TO

produced in Santa of Hallman Subspicious Lind Parks of this Report of the

Schuthmary, illinoid burga-

SEND TAX NOTICES TO:



7 ADEKOM

THE MUSICAL SECTION OF THE PROPERTY OF THE PRO was a control of madely that is \$24.25 agreement for each Mindly 60195.

TO A TO THE STATE OF THE PROPERTY OF THE STATE OF THE STA The second of th Letter and the profit control of the entered galagie

to describe the state of a common state of the state of t ज्य की तन प्रति है। इस हो है कि को कि एक एक प्रति है। अपने कि एक प्रति है। अपने कि एक प्रति के प्रति के प्रति क

was an enter many of the decision of the same the Ray Property is of the 410 -400-400.

Land to the contract of the state of the sta and the contract of the second property of the contract of

and the state of t

Borrower The word Williams and concerns the second

Greene And Leaving Committee of the of the property of the ending softmake of the every first reserve र राज्य प्राप्त है। अबके के सार कुलकर होता है है है है कि पूर्व के स्वाप के स्वाप के किसी है english na artish an topo in Angrita tagang ting an artis graft adaliya 44

Linguist on the spirit was a second of the amendaged Mr. Garage Barton

Property of the Commercial Commences

देखा बढ़ें " है हर र स्तरित । कार्यकेंद्र रहे वेस्से no feals as a main that commany to be described with which charges a content to a deal oil, a

Letter Coperat Egeneral and

हे.स्यायम् ४ ५५० च्या । स्यायसम्बद्धाः नेत्र चार्चाः च्या । स्यायसम्बद्धाः स्थापः स्थापः । स्थापः

August the sand Wolfer more a market con-Herico e Tos archis, fryeddie vera ser e e e e e. All gad Bell Medrico e e e e e e e e e e e e e e e in the interpretation of the property of the property of the first of the form of demond to who

The control of process of globerast deviation of a second control of the control or engine there to

ा कर्ने को है। एक है। यह से एक एक हैं दे दूर कर है। प्रस्कान

Staat Proporties Foremands Stone Some Services and arranged

Section 1 2 day on and athenness to the that was a sign of the attention and are the saff of their

THA MORPHANT BUT BUT BURNEY OF COMMENT OF CO

4、自身等的条件。使用数的模块的 LA MARKATA MANAGA

Or Coop County

GRANTOR'S WARRANTIES, Grantor warrants that: (a) this Mortgage is executed at Borrower's request and not at the request of Lender; (b) Grantor has the full power and right to enter into this Mortgage and to hypothecate the Property; (c) Grantor has established adequate means of obtaining from Borrower on a continuing basis information about Borrower's financial condition; and (d) Lender has made no representation to Grantor about Borrower (including without limitation the creditworthiness of Borrower).

BORROWER'S WAIVERS AND RESPONSIBILITIES. Lender need not tell Borrower about any action or inaction Lender takes in connection with this Mortgaga. Borrower assumes the responsibility for being and keeping informed about the Property. Borrower waives any defenses that may arise because of any action of Lender, including without limitation any failure of Lender to realize upon the Property, or any delay by Lender in realizing upon the Property. Borrower agrees to remain liable under the Note with Lender no matter what action Lender takes or fails to take under this Mortgage.

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.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that its possession and use of the Property shall be governed by the following provisions:

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

Duty to Maintain. Grantor shall maintain the Property in first class condition and promptly perform all repairs and maintenance necessary to preserve its value.

Nulsance, Waste. Grantor shall redither conduct or permit any nulsance nor commit or suffer any strip or waste on or to the Property or any portion thereof, including without limitation temoval, or alienation by Grantor of the right to remove, any timber, minerals (including oil and gas), or soil, or gravel or rock products.

Removal of Improvements. Grantor she, not demolish or remove any Improvements from the Real Property without the prior written consent of Lender. Lender shall consent if Grantor makes arrangements satisfactory to Lender to replace any Improvements which Grantor proposes to remove 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 Property.

Compliance with Governmental Requirements. Grantor shall promptly comply with all laws, ordinances, and regulations of all governmental authorities applicable to the use or occupancy of the Property. Granto mry contest in good faith any such law, ordinance, or regulation and withhold compliance during any proceeding, including appropriate appeals, so long as Grantor has notified Lender in writing prior to doing so and Lender's interests in the Property are not jeopardized. Lender may require Grantor to post adequate security or surety bond (reasonably satisfactory to Lender) to protect Lender's interest.

Duty to Protect. Grantor shall do all other acts, in addition to those acts set forth above in this section, that 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 its option, declare immediately due and payable all sums secured by this Mortgage upon the sale or transfer of all or any part of the Real Property, without the Lender's prior write a consent. A "sale or transfer" means the conveyance of real property or any right, title, or interest therein; whether legal or equitable; whether voluntary or invitantary; by outright sale; deed; installment sale contract; land contract; contract for deed; leasehold interest with a term greater than three years; lease-option contract; sale, assignment or transfer of any beneficial interest in or to any land trust holding title to the Real Property; or any other method of conveyance of real property interest. If Grantor or any prospective transferse applies to Lender for consent for a transfer, Lender may require such information concerning the prospective transferee as would normally be required from a new loan applicant and may charge a transfer or assumption fee not to exceed the amount of the loan fee normally required from a new loan applicant.

TAXES AND LIENS.

Payment. Grantor shall pay when due before they become delinquent all 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 sarvices rendered or material furnished to the Property. Grantor shall maintain the Property free of all liens having priority over or equal to the interest of Lender under this Mortgage, except for the lien of taxes and assessments not due, and except as otherwise provided in the following paragraph.

Right To Contest. Grantor may withhold payment of any tax, assessment, or claim in connection with a good faith displies over the obligation to pay, so long as Lender's interest in the Property is not jeopardized. If a lien arises or is filled as a result of nonpayment, Grantor shall within 15 days after the lien arises or, If a lien is filled, within 15 days after Grantor has notice of the filling, secure the discharge of the lien or deposit with Lender, cash or a sufficient corporate surely bond or other security satisfactory to Lender in an amount sufficient to discharge the lien on any costs, attorneys' fees, or other charges that could accrue as a result of a foreclosure or sale under the lien. In any contest, Grantor shall defend itself and Lender and shall satisfy any adverse judgment before enforcement against the Property. Grantor shall name Lender as an additional obligee under any surely bond furnished in the contest proceedings.

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

Notice of Construction. Grantor shall notify Lender at least 15 days before any work is commenced, any services are furnished, or any materials are supplied to the Property, if a construction lien could be asserted on account of the work, services, or materials and the cost exceeds \$1,000.00. Grantor will on request furnish to Lender advance assurances satisfactory to Lender that Grantor can and will pay the cost of such improvements.

PROPERTY DAMAGE INSURANCE

Maintenance of insurance. Granter shall produce 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 Roal Property in an amount sufficient to avoid application of any coinsurance clause, and with a standard mortgagee clause in favor of Lender. In no event shall the insurance be in an amount less than \$45,000.00. Policies shall be written by such insurance companies and in such form as may be reasonably acceptable to Lender. Granter 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 10 days prior written notice to Lender.

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 15 days of the casualty. Lender may, at its election, apply the proceeds to the reduction of the induction of the

10-24-1989

UNOFFICIAL COPY

The second secon

1、1、1、1513.00 计可算数据模式管理**等**的优先的 · Para Carlo Colonia and Commercia To Proportion Colonia Enterplaca a servicido de empresam abra diferim moderni la comune d The All Marchael Commission of the American Street Street, and the American Street, and the Amer

SOBROBARIAN VANCA NG WAR PA NOODON NASTRO

 Section 1 (2) and 1 (2) and 1 (2) are already of the present of the and the state of t

PARTY OF THE RESIDENCE OF THE PRIVATE $(x_{i}, x_{i}, x_{i}, \dots, x_{i}, x_{i}, \dots, x_$ ं राज्य संस्थान है। असे असे महास्था स्थान के स्थान है। इस साम स्थान स्थान स्थान स्थान स्थान स्थान स्थान स्थान

FORESTRONG AND MANTENANCE OF THE PROPERTY OF THE

Prise to have been been upon to the last and contract to the contract of the c ALTERNATION OF CHECK

Fully to Maintaint, regarded the production in a long of the con-

Williamer, Wester, Gravity stiff porties concern geneither garg recenses conthe control of the co gravel or each products

> Recognition of languagements of the control of the control Landon Landon of a comment of the course and a state of ments that a beautiful to the above the transfer

table of the properties of the same of the first and the same of t overly and to united to stop it to the

Compliance with the connection for job groups of and the company of the constraint of the 1886 the sp the enterest with the proportion and investigated parable ं राज्य व राज्य वर्ष १८५३ । विकासिकायहरू होरा जान प्रक्रियानस्य वर्षा models the feet and between

के के जा राज्य के पूर्व के ले हैं। के के के के के के **में सा शेव**

are reasonably recessary to profind and protecytists, secured

Aropent or Coot County Clerks a y la processió de la companya de l The property of the property of the Section of the Control of the is a prosper typedoment person to the marginal of and the second of the second o ka ja ja ja sasa demindraja menak want barrana barrana e ka Chromical and wants

TARES AND LICHGE

Payment Could not be about the 🕟 e ki je pje pri je ki je i se senaljni brevet rang light and last consistent as supplied and the offert of

सिक्षार fo Control । and Exist to a second constitution ्रप्रस्ता कि इस कि मार्गित है। कि अपने कि स्थापन के स्थापन कि स्थापन के स्थापन के स्थापन के स्थापन के स्थापन क स्थापन के And a copacity of a district special of the contract of the street density Comprehensive Court of the Deep Heet Brood

Evidence of Parancial Properties of the Commercial Commercial Commercial Properties of the Commercial Commercial Commercial Properties of the Commercial Commercial Commercial Properties of Commercial Commercia age of the control of some guarant and analysis are to a finite symmetry

Haddine at Constitution to the condition of the condition (2) In the control of the property of the p

PROPERTY OF MADE OCCURATION.

processing the control of the Alberta and the summerfulfill The second secon

> The second of the manufacture of the country of the control of the country of the Commence of the state of the st in in the second of the times

in a manner satisfactory to Lender. Lender shall, upon satisfactory proof of such expenditure, pay or reimburse Granter from the proceeds for the reasonable cost of repair or restoration if Granter 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 to prepay first accrued interest and then principal of the Indebtedness. If Lender holds any proceeds after payment in full of the Indebtedness, such proceeds shall be paid to Granter.

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.

Grantor's Report on Insurance. Upon request of Lender, however not more often than once a year, Grantor shall furnish to Lender a report on each existing policy of insurance showing: (a) the name of the insurer; (b) the risks insured; (c) the amount of the policy; (d) the property insured, the then current replacement value of such property, and the manner of determining that value; and (e) the expiration date of the policy. Grantor shall, upon request of Lender, have an independent appraiser satisfactory to Lender determine the cash value replacement cost of the Property.

EXPENDITURES BY LENDER. If Grantor fails to comply with any provision of this Mortgage or if any action or proceeding is commenced that would materially affect Lender's interests in the Property, Lender may, at its option, on Grantor's behalf take the required action and any amount that it expends in so doing shall be added to the indebtedness. Amounts so added shall be payable on demand with interest from the date of expenditure until paid at the Note rate. The rights provided for in this section shall be in addition to any other rights or any remedies to which Lender may be entitled on account of the default. By taking the equired action, Lender shall not cure the default so as to bar it from any remedy that it otherwise would have had.

WARRANTY; DEFENSE OF TIPLE.

Title. Grantor warrants that in hids merchantable title to the Property in fee simple, free and clear of all liens and encumbrances other than those set forth in any policy of title incurance issued in favor of, and accepted by, Lender in connection with this Mortgage.

Defense of Title. Subject to the except on in the paragraph above, Grantor warrants and will forever defend the title to the Property against the lawful claims of all persons. In the event any exists or proceeding is commenced that questions Grantor's title or the Interest of Lender under this Mortgage, Grantor shall defend the action at its 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 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 firme to permit such participation.

Compliance With Laws. Grantor warrants that he are of the Property complies with all existing applicable laws, ordinances, and regulations of governmental authorities.

CONDEMNATION.

Application of Net Proceeds. If all or any part of the Property is undemned, Lender may at its election require that all or any portion of the net proceeds of the award be applied to the indebtedness. The net proceeds of the award shall mean the award after payment of all reasonable costs, expenses, and attorneys' fees necessarily paid or incurred by Grantor, or Lender in connection with the condemnation.

Proceedings. If any proceedings in condemnation are filled, Grantor 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 council 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 TAX BY STATE.

State Taxes Covered. The following shall constitute state taxes to which this section ar office: (a) a specific tax upon this type of Mortgage or upon all or any part of the Indebtedness secured by this Mortgage; (b) a specific tax on any Granton which the taxpayer is authorized or required to deduct from payments on the Indebtedness secured by this type of Mortgage; (c) a tax on this type of Mortgage chargeable 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 interest made by any Granton.

Remedies. If any state tax to which this section applies is enacted subsequent to the date of this Mongage, this event shall have the same effect as a default, and Lender may exercise any or all of the remedies available to it in the event of a default, unless the following conditions are met: (a) Grantor may lawfully pay the tax or charge imposed by the state tax; and (b) Grantor pays or offers to pay the tax or charge within 30 days after notice from Lender that the tax law has been enacted.

SECURITY AGREEMENT; FINANCING STATEMENTS.

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

Security Interest. Upon request by Lender, Grantor shall execute financing statements and take whatever other action is requested by Lender to perfect and continue Londer's security interest in the Income and Personal Property. Grantor hereby appoints Lender as Giother's attorney in fact for the purpose of executing any documents necessary to perfect or continue the security interest granted in the Income and Personal Property. Lender may, at any time and without further authorization from Grantor, file copies or reproductions of this Mortgage as a financing statement. Grantor will reimburse Lender for all expenses incurred in perfecting or continuing this security interest. Upon default, Grantor shall assemble the Personal Property and make it available to Lender within three days after receipt of written demand from Lender.

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

FULL PERFORMANCE. If Grantor pays all of the Indebtedness when due and otherwise performs all the obligations imposed upon Grantor under this. Mortgage and the Note, Lender shall execute and deliver to Grantor a suitable satisfaction of this Mortgage and suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Income and the Personal Property. Grantor will pay, if permitted by applicable law, any reasonable termination fee as determined by Lender from time to time.

DEFAULT. The following shall constitute events of default:

Default on Indebtedness. Borrower fails 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 for any other payment necessary to prevent filling of or to effect discharge of any lien.

10-24-1986

UNOFFICIAL COPY

to the control of the large of these professions are control of the control of th

1.00 in the region of the advantage to a good over the body be exceptive.

Terror of the god of 12th the them there having real. in the same of the event offers the property of year th

ार्ड कार्यक्रमा स्थान स्थानिक स्थानिक विद्यास and the control of the second of the control of the second The first of the first terms to design their materials and the boundary of

 Construction of the state of th on a strong of the company promption of the Patrick Market 1920.

CAMBON TO DESCRIPTION OF THATHAM

and a second production of the second second

Droponty Ox Cook (s, s, s, y, y) = (s, resp., y, restanding of an entire transfer and the morning of the middle namental estado en la como en la como entre de la comencia del comencia del comencia de la comencia del come grading and promotion of the wall building of their company of court of the

Conquitanca Wills Lawa. George were editioned to a 1900 et al. residian hor

CONDINGNATION.

Argabration of Mat the case of the energy people The second secon process obergine in acceptable as each

And the second of the second of the second of

a Liberta San tologa estre dedina das oscilino de vinteración ed vinta as क, लानु इसी भा किर्दार ने प्रकार का जा किया हुए सामून रहार मार्थिक का कराने प्रकार कर है। is it and and participated years, decreasing their solved of

MPOSITIVI OF TAX BY STATE.

The France Council Bearing and a state The state of the section of the sect The state of the s of the metal party is expressed to be properly

Remadies, that programme made appearing As a common pain on and trace Milliant to the Transici curp l'avient più en l'ann amina C

TO SEED AND ADMINISTRATION OF STREET AND A STREET ASSESSMENT OF STREET ASSESSMENT OF A STREET ASSESSMENT ASSESSMEN

Sactiffy Agreement. The so door not gold the colors of the The state of the section of the sect

i commi Carlo i ve maj procesa test, midaŭ vilog**os** Mese e ve este fisiko ve en en esta test m The state of the s the control of the state of the state of the state of in the experience of the bull washing and make a distribution to have the well-as a second of the second to the

The regulation of the military appropriate Additional Company (1994). performing the sheet with being a bid swip hereal Janester M.

The same and a second of the Content the transfer of the probability of the state of the probability of ं राज्या राज्या आहे. एको एक विद्यालयाम् का कुम्बीराम्बार से The blood is the first partition of the partition of the property of the partition of the p

Borney to the confidence that are area of the Tallia and

Definite on the end and techniques to be as supplied to the first one of the second section in the second s

Default on Other Pageisents: Sentice of close in close the color of the payment in the control of the payment of the property of the first payment.

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. If such a failure is curable and if Grantor has not been given a notice of a breach of the same provision of this Mortgage within the preceding 12 months, it may be cured (and no event of default will have occurred) if Grantor, after receiving written notice from Lender demanding cure of such failure: (a) cures the failure within 15 days; or (b) if the cure requires more than 15 days, immediately initiates steps sufficient to cure the failure and thereafter continues and completes all reasonable and necessary steps sufficient to produce compliance as soon as reasonably practical.

Breaches. Any warranty, representation or statement made or turnished to Lender by or on behalf of Grantor under this Mortgage, the Note or the Related Documents is, or at the time made or turnished was, false in any material respect.

Termination of Existence. The death of any Grantor (if Grantor is an Individual), insolvency of Grantor, appointment of a receiver for any part of Grantor's property, any assignment for the benefit of creditors, the commencement of any proceeding under any bankruptcy or insolvency laws by or against Grantor, or the dissolution or termination of Grantor's existence as a going business (if Grantor is a business).

Forecloaure, etc. Commencement of foreclosure, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Grantor 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, provided that Grantor gives Lender written notice of such claim and furnishes reserves or a surety bond for the claim satisfactory to Lender.

Leasehold Default. If he interest of Grantor in the Property is a leasehold interest, any default by Grantor under the terms of the lease, or any other event (whether or not the least) of Grantor) that results in the termination of Grantor's leasehold rights.

Breach of Other Agreemen'. Any breach by Grantor under the terms of any other agreement between Grantor and Lender that is not remedied within any grace period provided thole in including without limitation any agreement concerning any indebtodness or other obligation of Grantor to Lender, whether existing now or later.

Insecurity. If Lender in good faith doered itself insecure.

RIGHTS AND REMEDIES ON DEFAULT. Upon the occurrence of any event of default and at any time thereafter, Lender may exercise any one or more of the following rights and 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 penalty which Crantor would be required to pay.

UCC Remedies. With respect to all or any part of the ³ersonal Property, Lender shall have all the rights and remedies of a secured party under the lillingis Uniform Commercial Code.

Collect Income. Lender shall have the right, without notice to Glanfor, to take possession of the Property and collect the Income, including amounts past due and unpaid, and apply the net proceeds, over and apply 1-inder's costs, against the Indebtedness. In furtherance of this right, Lender may require any tenant or other user of the Property to make payments of rept or use fees directly to Lender. If the Income is collected by Lender, then Grantor Irrevocably designates Lender as Grantor's attorney in fact to enderse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Payments by lenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the dumand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

Appoint Receiver. Lender shall have the right to have a receiver appointed to tuxe possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding toroclosure or rain, and to collect the income from the Property and apply the proceeds, over and above the cost of the receivership, against the indebtedness. The receiver may serve without bond if permitted by law. 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 Grantor's interest in all or any oart of the Property.

Nonjudicial Sale. If permitted by applicable law, Lender may foreclose Grantor's interest in all or any part of the Personal Property or the Real Property by nonjudicial sale.

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

Tenancy at Will. If Grantor remains in possession of the Property after the Property is sold as provided above or Lercer otherwise becomes entitled to possession of the Property upon default of Grantor, Grantor shall become a tenant at will of Lender or the purchase, of the Property and shall pay white in possession a reasonable rental for use of the Property.

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

Sale of the Property. In exercising its rights and remedies, Lender shall be tree to sell all or any part of the Property together 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 shall mean notice given at least 10 days before the time of the sale or disposition.

Walver; Election of Remedies. A waiver by any party of a breach of a provision of this Mortgage shall not constitute a waiver of or prejudice the party's rights otherwise to demand strict compliance with that provision or any other provision. Election by Lender 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 Mortgage.

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 court 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 attorney fees and legal expenses whether or not there is a lawsuit, including 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. Borrower also will pay any court costs, in addition to all other sums provided by law.

in the common of the control of the distributed as a distributed by the control of the control o Colors on English ones on march & Burn All Pankons with rein the money on the path of each of the death state to be the

The state of the s

green and a male that the other makes that a name Breakfluen, Aug war bewije jaan Chitano een verbijd ne verbeele The second of the first energy rate to the energy second of

Vennthalban of flat tempera. One discussion aspects on the constituent of the constituent

ได้เราที่ ใน รากษณะ (.c.) กระหรับ (.**พ.ศ. เราหมายในคระ**ษี in the second residual to the second is encourse by Contribute high with the break

> on the first of the fraction of P. Market Medianes A. present the search at representative steps and the second entertain interes-

Broaden of Olthor Agreements, Sop were to be a com-wee grown for a light of the Michael Amedials, I have to the Michael College whather expand sew in tide of

i ki com i de li ser de meditione is rebred di **Altineari**

BRIGHTS AND BEAMCOING ON DELAUST THESE OF STORE erre e produce com como aporte de Libra de com com antica entra de productiva de la compansión de la compansión

> Associated indictabilities, (i.g. the glas) are easily to be a second as the law residence of the control of the protection of the control of the control

the Asima that the form you so the telephone if the least rame A ONU throad becommed not but them?

Called Joseph Country to the South Country and the Wall 文的方面 基层 地址 1965年186日 666年1 and the property of the engineering part

то възданата въставно дија права удио реко одъко је възгъе 10 г. у 1000 and the property of the transfer of the property of the proper अधिका सा द्वाराज्या हैतु उत्तर्भात तथा है। स्वराह्म सा व्यक्ति

one of the control of the first and the control of net have no on a result net ear. The and toplots where it is seemed a notice within you be fine top to The standard consideration of the standard of

<mark>Redict if Forestonary</mark>, Leavins may visiting a gr

Compatibilities Sales of Foundary by Sopply else succession ster anothing yo

or a serie Craige See of he compact your hiself

Interferely Judgment of providing the control of a support of the support of the control of the

Other Framedias, it this partial light at that a pate the tree and their

Sain of the Property. In each conjugation of the fact that are to The first transfer of the contract of the first of the special states

Modfon of Bales, the balance in the five the second records and a second records and a second records and se that a region to unaction to with our method

Walver: Election of from others. A square of the regions of the proin a male term to experience where the second of participate the second transportation was a second program of the second transportation of the content with the second transportation of the content with

 $\mathbb{E}_{\mathbb{R}^{n+1}}(Y(y)) = \mathbb{E}_{\mathbb{R}^{n+1}}(Y)$ AND MARGER POLICE & A LICENS A CONTRACTOR OF THE STATE OF TH The second was the second of the control and a training of the subject of the property works with the to

and the part of the spring resemption to authorise TO A COMPUTE MARKET AND LEGS TO

DOOR THE OF COUNTY

(Continued)

320993

Page 5

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, if mailed, shall be deemed effective on the third day after being deposited as either first class mail, registered or certified mail, postage prepaid, directed to the addresses shown at the top of page 1. Any party may change its address for notices by written notice to the other parties. Lender requests that copies of notices of foreclosure from the holder of any lien which has priority over this Mortgage be sent to Lender's address, as set forth at the top of page 1.

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

Waiver of Right of Redemption. NOTWITHSTANDING ANY OF THE PROVISIONS TO THE CONTRARY CONTAINED IN THIS MORTGAGE, GRANTOR HEREBY WAIVES ANY AND ALL RIGHTS OF REDEMPTION FROM SALE UNDER ANY ORDER OR JUDGMENT OF FORECLOSURE ON BEHALF OF GRANTOR AND ON BEHALF OF EACH AND EVERY PERSON, EXCEPT JUDGMENT CREDITORS OF GRANTOR, ACQUIRING ANY INTEREST IN OR TITLE TO THE PROPERTY SUBSEQUENT TO THE DATE OF THIS MORTGAGE.

Successors and Assigns. Subject to the limitations stated in this Mortgage on transfer of Grantor's interest, and subject to the provisions of applicable law with respect to successor trustees, 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, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Mortgage and the Indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Mortgage or liability under the Indebtedness.

Annual Reports. If the Property is used for purposes other than Grantor's residence, Grantor shall furnish to Lender, upon request, a statement of net cash profit received from the Property during Grantor's previous fiscal year in such detail as Lender may require. "Net cash profit" shall mean all cash receipts from the Property ies all cash expenditures made in connection with the operation of the Property.

Applicable Law. This Mortgage has been delivered to Lender in the State of Illinois. The law of that state shall be applicable for the purpose of construing and determining the validity of this work and, to the fullest extent permitted by the law of any state in which any of the Property is located, determining the rights and remedies of Lender on default. The law of the State of Illinois shall control whether the Property may be sold without judicial foreclosure.

Time of Essence. Time is of the essence of this Mortgage.

Waiver of Homestead Exemption. Grantor hereby meases and waives the benefit of the homestead exemption as to all Indebtedness secured by this Mortgage.

Merger. There shall be no merger of the interest or state 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 virtion consent of Lender.

Amendment. No alteration or amendment of this Mortgage or the Note shall be effective unless in writing and signed by the parties sought to be charged or bound by the alteration or amendment.

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.

Severability. The unenforceability or invalidity of any provision or provisions of this Mortgage as to any persons or circumstances shall not render that provision or those provisions unenforceable or invalid as to any other persons or circumstances, and all provisions of this Mortgage, in all other respects, shall remain valid and enforceable.

Multiple Parties; Corporate Authority. If Grantor (including any and all Borrowerr, elecuting this Mortgage) consists of more than one person or entity, all obligations of Grantor under this Mortgage shall be joint and several, and all refundes to Grantor shall mean each and every Grantor. Where any one or more of Grantors are corporations or partnerships, it is not necessary for Lender to inquire into the powers of the Grantors or of the officers, directors, partners, or agents acting or purporting to act on their behalf, and any Indebtedness, made or created in reliance upon the professed exercise of such powers shall be guaranteed under this Mortgage.

EACH GRANTOR ACKNOWLEDGES IT HAS READ ALL OF THE PROVISIONS OF THIS MORTGAGE AND EACH GRANTOR AGREES TO ITS TERMS.

Borrower: Ad Specialty Ideas, Inc.

H. Sue Budde, President/Treasurer

Grantor:

Lawrence R. Budde

Mazella Fridde

This Mortgage prepared by: GLEN E. SHORT, ETS S ROSELE RODD, SCHAUMBURG, ILL. 60193

6520903

The second section of the second seco

SOFTED SOFT OF GRAND FOR A SOFTED SOF

and a production of the control of the first that the first of the and explain the first open of the Sepper Kern of Letter by Alberta. and the state of property established and property and the control of the first major was od apolyhald ball one

THE PROPERTY OF THE CHORSE OF THE PROPERTY OF

Charles and a most a applications of

set of the order of a superior set on the order of the or year. If our prototoxy or upport had a destroyour educand call develops and my ten evidently of

Asserted the conservation appropriate (1) 1 P must prevent to the its book tem with content of a min month of the major of the content of the con

Door Coop County 4. Sec. Foldinilhor# $= \lim_{n \to \infty} s_n (n + n) \log n + \log n + \log n$ $e^{i\phi} \circ i \rho(e^{i\phi})$

Time at Eastern Commission of the page to their their

Welver of Homesto of Episophine, Colon provides epergent use

> THE COURSE STREET FOR ASSESSED ASSESSED. क्षेत्र का कार्यक्ष का कार्यक्ष के कार्यक्ष के अपने कार्यक्ष कार्यक्ष कार्यक्ष कार्यक्ष कार्यक्ष कार्यक्ष कार्

Adverte in an and the second of the companies of the second of the secon The part of the first of the control of the parties of the parties

Saption Headings, capacity audience its . Morrage in

Severability. The encourageability or includity or of the party has been made any entrolled contributing bert with a supposed that a makes but a drawn of

> Mallycon Conserved Records Recorded Competition of the Steeling of all the contractive or seems under the many a server of the first of the quaternies to mit icana pedebaka egipa fora cookkirt fitteri (k

EACH GRANTOR ADESDWILLDIGGOS IT HAS

Burrowart, As Specially Hora, foc.

रित्त विद्यार के लेखान स्टब्स्ट के बार्ट के कि

Spine

This Mongage prepared by:

UNOFFIGAGE COPY 3

CORPORATE ACKNOWLEDGMENT

STATE OF	JULINO15)				
COUNTY OF	Care) 6	38			
-	28	day of Paren	10 EK h	aloro mo the unders	igned Notary Public, pers	onally annound
H. Sue Budde, the Mortgage at of its board of d	President/Treasurer	of Ad Specialty Ideas, in fortgage to be the free and ad purposes therein mention	nc. and known to me	to be an authorized of the corporation.	agent of the corporation by authority of its bylaws	on that executed or by resolution
- V	1 1		Residing at	Or hour busy	fluxor	
Notary Public I	n and for the State of	Zurnois	My commiss	sion expires 8	1/22/87	
,		INDIVIDUA	L ACKNOWLED	GMENT		
STATE OF	ILLIO OS)				
COUNTY OF _	Cost	<u> </u>	. 5			
described in an	ore me, the undersigned who executed the Mases therein mentioned.		d that they signed the	Mortgage as their f	Budde to me known to b ree and voluntary act ar	e the individuals nd dead, for the
Glyen under m	y hand and official se	arthle 200	day of OTTO	Schaunbu	_, 1986.	
Notary Public li	n and for the State of	Icc, NOIS	My commiss		8/==/87	
LASER PRO (tm) Ver. 2	. 11 (c) 1986 by CFI Bankers	Service Group, Inc. All rights r	eserved.	Clark		
				CA	·/	
					0,50	
*					S OFFICE	865209
						6 09

H. See Buildie Frankrung Programs . The fill for each to the control of the contr

्र । अनुसरकार्या के अनुस्ति अनुसारक्षा अनु

Property of Cook County Clerk's Office

\$/6.00