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Recording Requested By And Please Return To:



DEPT-01 RECORDING 011.25
TR3323 TRAN 1704 04/15/86 13:57:00
72827 # A 8-56-144629

Name CIT FINANCIAL SERVICES, INC.
Address 1221 EAST GOLF ROAD
City and State SCHAUMBURG, IL 60195

REAL ESTATE MORTGAGE

NAMES AND ADDRESSES OF ALL MORTGAGORS Kenneth E. Miller and Theresa Miller, his wife as joint tenants 2091 Osage, Hanover Park, IL 60103	MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 1221 East Golf Road Schaumburg, IL 60195
Loan Number #10679389	Date April 11, 1986

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$: 27,000.00

The words "I," "me" and "my" refer to all Mortgagors mentioned 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 10 Block 10 in Unit Three Hanover Gardens First Addition, being a part of the W 1/2 of SE 1/4 and part of the E 1/2 of the SW 1/4 of Section 25, Township 41 North, Range 9, East of the Third Principal Meridian, in Cook county, Illinois. Permanent Parcel #06-25-307-010. a/k/a 2091 Osage, Hanover Park, IL 60103.

TERMS AND CONDITIONS:

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 11th day of April, 19 86

Kenneth E. Miller (Seal)

(Typed) Kenneth E. Miller

(aka) *Theresa Miller* (Seal)

(Typed) Theresa Miller

STATE OF ILLINOIS
COUNTY OF Cook

My Commission Expires Feb. 19, 1990

(Typed) _____ (Seal)

The foregoing instrument was acknowledged before me this 11th day of April, 1986 by Kenneth E. Miller and Theresa Miller, his wife as joint tenants

Frank J. Stadler
(Typed) Frank J. Stadler
Notary Public



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