UNOMEICHELE PY

(Balloon Note)

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2242 Enland Dalating					
of 2243 Elliuliu, Falatille	County of Cook		, State of	Illinois	
hereinafter referred to as the Mortgagor, does her				a corporation o	ryanized
and existing under the laws of the United States, o	of the City of Bloomington, County of M	leLoun and	State of Illinoi	is, hereina <i>fter r</i>	oferrod to
to the Mortgagee, the following real estate, situa	nted in the County ofCook	in	the State of	Illinois	1
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said Mortgagee may also do any act it may deem necessary to protect the lien of this mortgage; and that any moneys paid or disbursed by the Mortgagee, for any of the above purposes, shall be added to the unpaid balance of the aforesaid obligations as of the first day of the then current month, and become so much additional indebtedness secured by this mortgage; that it shall not be obligatory upon the Mortgagee to inquire into the validity of any lien, encumbrance, or claim in advancing moneys in that behalf as above authorized, but nothing herein contained shall be construed as requiring the Mortgagee to advance any moneys for any purpose nor to do any act hereunder; that the Mortgagee shall not incur liability because of anything it may do or omit to do hereunder;

(2) That it is the intent hereof to secure payment of said obligation whether the entire amount shall have been advanced to the Mortgagor

(2) That it is the intent hereof to secure payment of said obligation whether the entire amount shall have been advanced to the Mortgagor at the data hereof or at a later date, or having been advanced, shall have been repaid in part and further advances made at a later date, which advances shall in no event operate to make the principal sum of the indebtedness greater than the amount named in said obligation plus any amount or amounts that may be added to the mortgage indebtedness under the terms hereof;

(3) That if the Mortgagee so requires, the Mortgagor will carry a policy or policies of insurance upon his life in an amount equal from time to time to the amount of indebtedness hereby secured, making said Mortgagee beneficiary thereunder, and that the said Mortgagee may pay the premiums for such insurance (in the event th. Mortgagor does not), and add each such payment to the unpaid balance of the loan, as of the first day of the then current month, and it shall become additional indebtsdiness secured by this martgage; that said policies shall contain a waiver of premium clause in the event of total and permanent disability, if obtainable;

(4) That in the event the ownership of said property or any part thereof becomes vested in a person other than the Mortgagor, the Mortgage may, without notice of the Mortgagor, deal with such successors in interest with reference to this mortgage and the debt hereby secured in the same manner as with the Mortgagor, and may forbear to successor may extend time for payment of the debt secured hereby without discharging or in any way affecting the liability of the Mortgagor hereunder or upon the debt hereby secured;

out in fallis greater than what it would have ulfil each other covenants, as obligated, the (5) If at any time the sum which would there an accessing the sum of the Mortgagor's account in this greater than what it would have been had the Mortgagor prompt y pair all berich and contractural has mental and fulfilled an other covenants, as obligated, the Mortgagor's account is or shall be considered and independent upon to the string of such difference.

(6) That time is of the essence hereof and if default be made in performance of any covenant herein contained or in making any payment. under said note or any extension or renewal thereof, or if proceedings be instituted to enforce any other lien or charge upon any of said property, or upon the filling of a proceeding in bankruptcy by or against the Mortgagor, or if the Mortgagor shall make an assignment for the benefit of his creditors or if his property be placed under control of or in custody of any court or if the Mortgagor abandon any of said property, then and in any of said events, the Mortgagee is hereby authorized and empowered, at its option, and without affecting the lien hereby created or the priority of said lien or any right of the Mortgages hereunder, to declare without notice, all sums secured hereby immediately due and payable, whether or not such default be remedied by Mortgagor, and apply toward the payment of said mortgage indebtedness any indebtedness of the Mortgagee to the Mortgagor, and said Mortgagee may also immediately proceed to foreclose this mortgage: (7) That upon the commencement of any foreclosure proceedings hereunder, the court in which such bill is filed may, at any time, either before or after sale, and without notice to the Mortgagor, or any party claiming under him, and without regard to the then value of said premises, or whether the same shall then be occupied by the owner of the equity of redemption as a homestead, appoint a receiver with power to manage and rent and to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and the statutory period of redemption, and such rents, issues and profits, when collected, may be applied before as well as after the master's sale, towards the payment of the indebtedness, costs, taxes, insurance or other items necessary for the protection and preservation of the property, including the expenses of such receivership; and upon foreclosure and sale of said premises there shall be first paid out of the proceeds of such sale a reasonable sum for attorneys' fees in an amount of not less than the attorneys' fees provided in the note above referred to, and also all expenses of advertising, selling and conveying said premises, and all moneys advanced for insurance, taxes or other liens or assessments, outlays for documentary evidence, stenographers' charges, all court costs, master's fees and cost of procuring or completing an abstract of title or guarantee policy or Torrens Certificate showing the whole title to said premises, and including the foreclosure decree and the Master's Certificate of Sale; then to pay the principal indebtedness whether due and payable by the terms hereof or not, and the interest due thereupon up to the time of such sale, rendering the overplus, if any, unto the Mortgagor, and it shall not be the duty of the purchaser to see to the application of the purchase money; and in case of payment of said indebtedness, after the filing of any bill to foreclose this mortgage, and prior to the entry of a decree of sale, a reasonable sum for legal services rendered to the time of such payment shall be allowed as attorne, s'fees, which, together with any sum paid for continuation of abstract, court costs, and stenographers' charges and expenses of such proceeding, shall be additional indebtedness hereby secured; (8) That each right, power and remedy herein conferred upon the Mortgagee is cumulative of every other right or remedy of the Mortgagee, whether herein or by law conferred, and may be enforced concurrently herewith. That no waiver by the Mortgagee of performance of any covenant begin or in said note contained shall thereafter in any manner affect the right of Mortgagee to require or enforce performance of the sar a o any other of said covenants; that wherever the context hereof requires, the masculine gender, as used herein, shall include the femining, and the singular number, as used herein, shall include the plural; that all rights and obligations under this mortgage shall extend to and we lividing on the respective heirs, executors, administrators, successors and assigns of the Mortgagor and the Mortgagee IN WITNESS WHEREOF, we have her unto set our hands and seals, this 24th day of June Castellano Bernadine DEPT-9: RECORDING (SEAL) \$12.25 T#3333 TRAN 7656 96/27/86 15:17:00 -04-2540 13 lesse COOK COUNTY RECORDER Illinois STATE OF. Cook COUNTY OF _ I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT John J. Castellano and Bernadine Castellano. his wife as Joint Tenants personally known to me to be the same person(s) whose name(s) (is) (are) subscribed to the foregoing Instrument, appeared before me this day in person, and acknowledged that _ signed, sealed and delivered the said their free and voluntary i.c., for the uses and purposes therein set Instrument as _ forth, including the release and waiver of the right of homestead A.D. 19_86_. GIVEN under my hand and Notarial Seal, this _24th_day of . Notary Public 4/24/38 EN. Plas municasion This instrument prepared by After recording, please return this to: IAA Federal Credit Union Cheryl Boyer 1701 Towanda Avenue Bloomington, Illinois 61701 1701 Towanda Avenue Bloomington, Illinois 61701 IAA Federal Credit Union AA Federal Credit Union Bloomington, Illinois 61701 Bloomington, Illinois 1701 Towanda Avenue Recorder's Stamp

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LEGAL DESCRIPTION

UNIT NUMBER 1822-7 Deerpath Manor Condominium as delineated on a survey of the following described Real Estate: Parts of the Northeast quarter of the Northwest quarter and parts of the Northwest quarter of the Northeast quarter of Section 1, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded June 8, 1983 as Document No. 26635420 toget'er with its undivided Percentage Interest in the Common Elements.

ALSO:

Right and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration as amended and the rights and easements set forth in said Declaration for the benefit of the remaining property described herein.

PERMANENT INDEX NUMBER: 02-01-101-013-(1)1

M Som

Commonly known as: 2243 Enlund, Unit 7, Pelatine, Illinois

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