

Loan No. \_\_\_\_\_

86289769

MORTGAGE

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made June 28, 1986, between Donald E. Welflin (herein referred to as "Mortgagors,") and BANK OF BUFFALO GROVE, a banking corporation organized under the laws of the State of Illinois, doing business in Buffalo Grove, Illinois, (herein referred to as "Mortgagee,")

WITNESSETH

THAT WHEREAS Mortgagors are justly indebted to Mortgagee in the sum of Two Thousand Five Hundred and no/100's dollars (\$ 2,500.00 ) evidenced by a certain Promissory Note of even date herewith executed by Mortgagors, payable to the order of the Mortgagee and delivered, by which Note Mortgagors promise to pay said principal sum and interest on the balance of principal remaining from time to time unpaid at the rate of Twelve and one-half per cent (12.50%) per annum prior to maturity, at the office of Mortgagee in Buffalo Grove, Illinois, on June 10/27/86 successive monthly installments commencing on 10/27/86 and on the same date of each month thereafter, all except the last of said installments to be in the amount of \$ \_\_\_\_\_ each, and said last installment to be the entire unpaid balance of said sum, together with interest on the principal of each installment after the original maturity date thereof at 14.5% per annum; together with all costs of collection, including reasonable attorneys' fees, upon default, (hereinafter referred to as the "Note").

NOW, THEREFORE, the Mortgagors to secure the payment of said Note in accordance with its terms and the terms, provisions and limitations of this Mortgage, and all extensions and renewals thereof, and for the further purpose of securing the payment of any and all obligations, under this and any other mortgage of any and every kind now or hereafter existing and to become due from the Mortgagors or any of them to the Mortgagee or to the holder of said Note or to the Assignee of the Mortgagee during the term of this mortgage, however created, incurred, extended, renewed, acquired or arising, whether under the terms of this Mortgage or under any other mortgage, contract or agreement of any and every kind now or hereafter existing or covering any or all of the premises hereinafter described, together with all other mortgages, contracts or agreements of any and every kind now or hereafter existing or covering any or all of the premises hereinafter described, together with all other mortgages, contracts or agreements of any and every kind now or hereafter existing or covering any or all of the premises hereinafter described, and including all present and future indebtedness, incurred or to be incurred by the Mortgagors or any of them, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents Mortgage and Warranty to the Mortgagee, its

successors and assigns, the following described Real Estate in the County of Cook and State of Illinois, to wit: Lot 3 in Moser's Second Addition to Buffalo Grove, being a Subdivision in Section 5, Township 42 North Range 11 East of the Third Principal Meridian, according to the plat thereof recorded August 23, 1962 as document 18570757, in Cook County, Illinois.

permanent Tax No. 03-05-409-001

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which, with the property hereinafter described, is referred to herein as the "premises".

TOGETHER with all improvements, tenements, easements, fixtures and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily, and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including without restricting the foregoing, screens, window shades, storm doors and windows, floor coverings, ladder beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed on the premises by the Mortgagors or their successors shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the Mortgagee, its successors and assigns, forever, for the purposes herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and waive.

This Mortgage consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side hereof) among other things, require Mortgagors to keep the premises in repair, insured and free of liens and to pay and discharge prior liens and taxes, provide that if not paid by Mortgagors, the costs of such repairs, insurance, prior liens and taxes paid by Mortgagee constitute additional indebtedness secured hereby, provide for tax and insurance deposits for acceleration of maturity of the Note and foreclosure hereof in case of default and for the allowance of Mortgagee's attorneys' fees and expenses of foreclosure, and are incorporated herein by reference, are a part hereof, and shall be binding on the Mortgagors and those claiming through them.

In the event Mortgagors sell or convey the premises, or if the title thereto or any interest therein shall become vested in any manner whatsoever in any other person or persons other than Mortgagors, Mortgagee shall have the option of declaring immediately due and payable all unpaid installments on the Note and enforcing the provisions of this Mortgage with respect thereto unless prior to such sale or conveyance Mortgagee shall have consented thereto in writing and the prospective purchasers or grantees shall have executed a written agreement in form satisfactory to the Mortgagee assuming and agreeing to be bound by the terms and conditions of said Note and this Mortgage.

Signed and sealed by the Mortgagors the date first above written.

Donald E. Welflin (SEAL) (SEAL) (SEAL)

I, Norma Malisani, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Donald E. Welflin personally known to me to be the same person whose name subscribed to the foregoing

Instrument appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his act and voluntary act for the uses and purposes therein set forth, including the release and waiver of all rights under any homestead, exemption and valuation laws.

GIVEN under my hand and Notarial Seal this 28 day of June, A.D. 1986.

NAME BANK OF BUFFALO GROVE
STREET 10 E. Dundee Rd
CITY Buffalo Grove, Il 60089
DISTRUCTIONS
RECORDER'S OFFICE BOX NUMBER

FOR RECORDERS INDEX PURPOSES STREET ADDRESS OF ABOVE DESCRIBED PREMISES
346 Stillwell
Buffalo Grove, Il 60089

11-00 E

86-289769

