CAUTION: Consult a tawyer before using or acting under this form. Neither the publisher nor the seller of this form ILL WOIS makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purposa. ILL D FOR RECORD

	and the second of the second o			(១৪)	7 ARIC LO	PM 2:	E 7	_		
	August 19		07	,50	ם ו טטאיו	PM 2:	<b>5</b> 1	- 8	7457	2
THIS INDENTURE,			19.87	., between						٠. ١
Suresh K. Bat	tra and Lalita Batr	a	<del></del>		-					٠.
				·	]				*	
626 Sandpebb]	<u>le Drive, Schaumber</u>	g, IL	60193	ATE)						
herein referred to as "!	ND STREET) Mortgagors," and	(01/1)	(317		}			X (color		
Barbara Remsi	457 4						₹.			
2333 W 1 unt	Avenue, Chicago, I	1 6064	15				-}		no	
(NO. AN	ND STREET)	(CITY)	(STA	ATE)	}	A b			0.00	
	Mortgagee," witnesseth:				l		Space For R			
THAT WHERE	AS the Mortgagors are justly in en Thousand and No	debted to	the Mortgagee	upon the	installment	note of even	date herewi	th, in the	principa) sun	n of
	), payable to the order of									
sum and interest at the	e rate and in installments as provi	ded in said	d note, with a fi	nal paymer	nt of the bala	nce due on ti	10 <b>10 th_</b> d	by of Aug	just	,
19 <u>87</u> and all of said p	orincip I ar Linterest are made pa then at the 46 sol the Morigage	yable at si	uch place as the	holders of	the note may	, from time t	o time, in wri	ting appoir	it, and in abs	ence
NOW, THEREF	ORE, the Moltes or sto secure to mortgage, and the performance am of One Dollar in hand paid, the ortgagee's successors and assigns	he paymer	nt of the said pri	ncipal sum	of money and	d said interes	in accordance	e with the	terms, provis	ions
and limitations of this consideration of the su	i mortgage, and the performance im of One Dollar in hand paid, th	e receipt w	vhereof is hereb	y acknowle	dged, do by	hese present	s CONVEY	AND WAI	RANTunto	the
التا مطومات مناسمالين	LEV OF LOICASO		COLINE	COF	LOOK		ANDST	A 1 1- ( )1- !!	JUNCHS, to	WII!
WEST 16 FEET	r OF LOT 7 AND ALL		8 AND A	LL THAT	PART C		EAST OF	F A LIN	VE DRAWN	
	JE PARALLEL WITH AM OF SAID LINE WITH								THAT PAR	
	AID EAST OF A LINE I									
	INE OF SAID LOT 9 TO									
	OF AND PARALLEL WI' BLOCK 1 IN F. H. DOI									
	14 EAST OF THE THIS									mir.
TOWNSHIP 41	NORTH, RANGE 14 EAS	ST OF	THE THIRD	PRINC	IPAL ME	RIDIAN,	SOUTH (	OF THE	CHICAGO	,
NSTON AND LAK	E SUPERIOR RAILROAD	D AND	INDIAN PO	PINDARY	LINE,	ALL IN	COOK COL	JNTY, I	LLINOIS	•
•	ty hereinafter described, is refer									
		4100								
Permanent Real Estate	e Index Number(s): 11-30-	412-0	02-0000	HSI				<del></del>		(
	e Index Number(s): 11-30-	70 Ave	02-0000 nue, Chic				·			( (
Address(es) of Real Est	itate: 1640-42 W. Farç	jo Ave	nue, Chic	ago, I	?iinois					( (
Address(es) of Real Est	itate: 1640-42 W. Farç	jo Ave	nue, Chic	ago, I	?iinois		all rents, issue	es and prof	its thereof fo	( ( r.so )
Address(es) of Real Est	itate: 1640-42 W. Farç	jo Ave	nue, Chic	ago, I	?iinois		all rents, issue aid real estat (er, light, pov	es and prof e and not s ver, refrige	its thereof fo econdarily) : ration (whet	r so
Address(es) of Real Est	itate: 1640-42 W. Farç	jo Ave	nue, Chic	ago, I	?iinois		all rents, issuaid real estater, light, pov hades, storm	es and prof e and not s ver, refrige doors and physically a	its thereof fo econdarily): ration (whet windows, fl ittached ther	r so and her oor
TOGETHER with ong and during all such il apparatus, equipmer ingle units or centrally overings, inador beds, r not, and it is agreed onsidered as constitutions.	n all improvements, tenements, et times as Mortgagors may be entine or articles now or hereafter the controlled), and ventilation, in awnings, stoves and water heate that all similar apparatus, equipting part of the real estate.	asements, sted therei erein or the cluding (w rs. All of the	fixtures, and ag to (which are placeon used to s without restriction the foregoing ar- ticles hereufter	popurtenance edged prim upply heat, ng the fore e declared placed in t	es thereto be arily and on a gas, air congoing), scree to be a part of the premises	roging, and pant with littoring wa ns, wir fore f said re il es by Mongage				
TOGETHER with ong and during all such il apparatus, equipmer ingle units or centrally overings, inador beds, r not, and it is agreed onsidered as constitution TO HAVE AND Terein set forth, free free	nall improvements, tenements, et ilmes as Mortgagors may be entine or articles now or hereafter the controlled), and ventilation, in awnings, stoves and water heate that all similar apparatus, equiping part of the real estate.  TO HOLD the premises unto the ornall rights and benefits under a	asements, sted therei erein or the cluding (w rs. All of the	fixtures, and ag to (which are placeon used to s without restriction the foregoing ar- ticles hereufter	popurtenance edged prim upply heat, ng the fore e declared placed in t	es thereto be arily and on a gas, air congoing), scree to be a part of the premises	roging, and pant with littoring wa ns, wir fore f said re il es by Mongage				
TOGETHER with ong and during all such ill apparatus, equipmer ingle units or centrally overings, inador beds, r not, and it is agreed onsidered as constitution TO HAVE AND Terein set forth, free for endorserors do bere	nall improvements, tenements, et times as Mortgagors may be enting or articles now or hereafter the vecontrolled), and ventilation, in awnings, stoves and water heate that all similar apparatus, equipting part of the real estate.  TO HOLD the premises unto the orm all rights and benefits under a between restyle release and waive.	asements, ited thereis rein or the foliating (was. All of the ment or ar and by virt	fixtures, and ap to (which are pleereon used to sithout restricts the foregoing ar- ticles hereafter ee, and the Mor- ue of the Frome	ppurtenance edged prim upply heat, ng the fore e declared placed in t tgagec's sustend Exen	es thereto be arily and on a gas, air condigoing), screeto be a part of the premises' coessors and aption Laws	roging, and intoring wa ns, wir cover f said restes by Mongage assigns, fore of the State of	ver, for the po of II mois, wh	urposes, an ich said rig	id upon the u his and bene	ses fits
TOGETHER with ong and during all such ill apparatus, equipme ingle units or centrally overings, inador beds, r not, and it is agreed onsidered as constitution TO HAVE AND Terein set forth, free free Mortgagors do here the name of a record of This morteage come	all improvements, tenements, et ilmes as Mortgagors may be entint or articles now or hereafter the vecontrolled), and ventilation, inc. awnings, stoves and water heate that all similar apparatus, equipring part of the real estate.  TO HOLD the premises unto the omall rights and benefits under a eby expressly release and waive.  where is:  Barbara Rems is two sages the overage.	asements, tited thereis rein or the cluding (wess. All of the nent or an individual of the cluding of the cludi	fixtures, and are to (which are plurereon used to sithout restriction the foregoing articles hereafter us of the Home 333, W. 144	opurtenance edged prim upply hear, ng the fore, e declared placed in tagagee's suistend Exemint Ave	es thereto be arily and on a gas, air cond going), scree to be a part of the premises coessors and aption Laws  nue. Ch	inging, and party with futuring want of said restes by Morigage assigns, force of the State of the reverse	ver, for the po of II mois, wh	urposes, an ich said rig	id upon the u his and bene	ses fits
TOGETHER with ong and during all such il apparatus, equipmer ingle units or centrally overings, inador beds, r not, and it is agreed onsidered as constitution to HAVE AND There in set forth, free from Mortgagors do here he name of a record or This mortgage coarerein by reference and	all improvements, tenements, en times as Mortgagors may be entint or articles now or hereafter the controlled), and ventilation, in awnings, stoves and water heate that all similar apparatus, equiping part of the real estate. TO HOLD the premises unto the omail rights and benefits under a seby expressly release and waive, where is:  Barbara Rems is size of two pages The tovenant tare a part hereof and shall be blifted.	asements, tied thereis rein or the cluding (we res. All of the rein or are the control of the co	fixtures, and are to (which are pleereon used to stitute foregoing articles hereafter us of the Home 333 W 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	pourtenance edged prim upply heat, ng the forege declared placed in the stand Exement AVE	es thereto be arily and on a gas, air cond going), scree to be a part of the premises coessors and aption Laws  nue. Ch	inging, and party with futuring want of said restes by Morigage assigns, force of the State of the reverse	ver, for the po of II mois, wh	urposes, an ich said rig	id upon the u his and bene	ses fits
TOGETHER with ong and during all such il apparatus, equipmer ingle units or centrally overings, inador beds, r not, and it is agreed onsidered as constitution to HAVE AND There in set forth, free from Mortgagors do here he name of a record or This mortgage coarerein by reference and	all improvements, tenements, et ilmes as Mortgagors may be entint or articles now or hereafter the vecontrolled), and ventilation, inc. awnings, stoves and water heate that all similar apparatus, equipring part of the real estate.  TO HOLD the premises unto the omall rights and benefits under a eby expressly release and waive.  where is:  Barbara Rems is two sages the overage.	asements, tied thereis rein or the cluding (we res. All of the rein or are the control of the co	fixtures, and are to (which are pleereon used to stitute foregoing articles hereafter us of the Home 333 W 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	pourtenance edged prim upply heat, ng the forege declared placed in the stand Exement AVE	es thereto be arily and on a gas, air cond going), scree to be a part of the premises coessors and aption Laws  nue. Ch	inging, and party with futuring want of said restes by Morigage assigns, force of the State of the reverse	ver, for the po of II mois, wh	urposes, an ich said rig	id upon the u his and bene	ses fits ted
TOGETHER with ong and during all such ill apparatus, equipmer ingle units or centrally overings, inador beds, r not, and it is agreed nonsidered as constituti.  TO HAVE AND Terein set forth, free from Mortgagors do here he name of a record or This mortgage comercin by reference and Witness the hand.	all improvements, tenements, en times as Mortgagors may be enti- nt or articles now or hereafter the y controlled), and ventilation, in- awnings, stoves and water heate that all similar apparatus, equip- ting part of the real estate. TO HOLD the premises unto the omali rights and benefits under a they expressly release and waive, where is:  Barbara Romai sists of two pages, the covenant are a part hereof and shall be, bi and scale of Mortgagograph	asements, tied thereis rein or the cluding (we res. All of the rein or are the control of the co	fixtures, and are to (which are pleereon used to stitute foregoing articles hereafter us of the Home 333 W 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	opurtenance edged prim upply hear, ng the fore, re declared placed in the edge of the edge	es thereto be arily and on a gas, air cond going), scree to be a part of the premises coessors and aption Laws  nue. Ch	riging, and parite with intoring wa ns, wir mile f said re if es by Morigage assigns, fore of the State of (the reverse assigns.	ver, for the po of II mois, wh	urposes, an ich said rig	id upon the u his and bene re incorpora	ses fits ted
TOGETHER with ong and during all such il apparatus, equipmen poerings, inador beds, anot, and it is agreed on the control of t	all improvements, tenements, et ilmes as Mortgagors may be entint or articles now or hereafter the yeontrolled), and ventilation, inc. awnings, stoves and water heate that all similar apparatus, equipring part of the real estate.  TO HOLD the premises unto the omail rights and benefits under a by expressly release and waive, where is:  Barbara Rems is stated two pages The coverant are a part hereof and shall be blinded.  and seatof Mortg Roof the	asements, tied thereis rein or the cluding (we res. All of the rein or are the control of the co	fixtures, and are to (which are pleereon used to stitute foregoing articles hereafter us of the Home 333 W 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	opurtenance edged prim upply hear, ing the fore, e declared placed in the edge of the edge	es thereto he arily and on a gas, air concepts of a part of the premise occessors and aption Laws  nue. Ch. air on page 2 recessors and concepts and	riging, and parite with intoring wa ns, wir mile f said re if es by Morigage assigns, fore of the State of (the reverse assigns.	ver, for the po of II mois, wh	urposes, an ich said rig	d upon the ubis and bene re incorpora	ses fits ted
TOGETHER with ong and during all such ill apparatus, equipmer ingle units or centrally overings, inador beds, r not, and it is agreed onsidered as constitution TO HAVE AND Terein set forth, free from the Mortgagors do here the name of a record on This mortgage coaserein by reference and Witness the hand.  PLEASE PAINT OR YPE NAME(S) BELOW.	all improvements, tenements, et ilmes as Mortgagors may be entint or articles now or hereafter the yeontrolled), and ventilation, inc. awnings, stoves and water heate that all similar apparatus, equipring part of the real estate.  TO HOLD the premises unto the omail rights and benefits under a by expressly release and waive, where is:  Barbara Rems is stated two pages The coverant are a part hereof and shall be blinded.  and seatof Mortg Roof the	asements, tied thereis rein or the cluding (we res. All of the rein or are the control of the co	fixtures, and are to (which are pleereon used to stitute foregoing articles hereafter us of the Home 333 W 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	opurtenance edged prim upply hear, ng the fore, re declared placed in the edge of the edge	es thereto he arily and on a gas, air concepts of a part of the premise occessors and aption Laws  nue. Ch. air on page 2 recessors and concepts and	riging, and parite with intoring wa ns, wir mile f said re if es by Morigage assigns, fore of the State of (the reverse assigns.	ver, for the po of II mois, wh	urposes, an ich said rig	id upon the u his and bene re incorpora	ses fits ted
TOGETHER with ong and during all such il apparatus, equipmen in the ing and during all such il apparatus, equipmen in the ing and of the ing and or beds, and it is agreed not as constitution to the ing and in the ing	n all improvements, tenements, et ilmes as Mortgagors may be entint or articles now or hereafter the ventilation, in ventilation, in ventilation, in ventilation, in the ventilation of the real estate.  TO HOLD the premises unto the ormal rights and benefits under a stey expressly release and waive, where is:  Barbara Remsinates of two pages. The covenant is are a part hereof and shall below and seal of Mortgagor H.  Suresh K. Batra	asements, sted therefore in or the fuding (w. rs. All of the nent or ar Mortgage and by virt. If a 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	fixtures, and are to (which are plure on used to sithout restriction the foregoing articles hereafter ee, and the Morue of the Home 333 W 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	opurtenance edged prim upply heat, ng the fore; e declared in the edge of the	? Tinois es thereto be arily and on a gas, air conc going), scree to be a part of the premises occessors and aption Laws nue, Ching on page 2 Lalita	inging, and party with theoring wans, wir must feat restes by Morigage assigns, force of the State of the Sta	ver, Grue pof II nois, wh	orteage) a	d upon the ubis and bene tre incorpora (Se	ses fits ted
TOGETHER with ong and during all such il apparatus, equipmen in the ing and during all such il apparatus, equipmen in the ing and of the ing and or beds, and it is agreed not as constitution to the ing and in the ing	all improvements, tenements, en times as Mortgagors may be entint or articles now or hereafter the yeontrolled), and ventilation, in awnings, stoves and water heate that all similar apparatus, equips ing part of the real estate.  TO HOLD the premises unto the omail rights and benefits under a stoy expressly release and waive, where is:  Barbara Registions where is the part hereof and shall be lost are a part hereof and shall be lost.  Suresh K. Batra	asements, sted therefore in or the fuding (w. rs. All of the nent or ar Mortgage and by virt. If a 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	fixtures, and are to (which are plure on used to sithout restriction the foregoing articles hereafter ee, and the Morue of the Home 333 W 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	opurtenance edged prim upply heat, ng the fore; e declared in the edge of the	? Tinois es thereto be arily and on a gas, air conc going), scree to be a part of the premises occessors and aption Laws nue, Ching on page 2 Lalita	inging, and party with theoring wans, wir must feat restes by Morigage assigns, force of the State of the Sta	ver, Grue pof II nois, wh	orteage) a	d upon the ubis and bene tre incorpora (Se	ses fits ted
TOGETHER with ong and during all such ill apparatus, equipmer ingle units or centrally overings, inador beds, r not, and it is agreed on indicated as constitutions of the mane of a record on the mane of a record of the name of the nam	n all improvements, tenements, et ilmes as Mortgagors may be entiator articles now or hereafter the controlled), and ventilation, in awnings, stoves and water heate that all similar apparatus, equipping part of the real estate.  TO HOLD the premises unto the om all rights and benefits under a stoy expressly release and waive.  where is:  Barbara Remsinates of two pages The dovernant are part hereof and shall be blinded and seal of Mortgagory is suresh K. Batra	asements, tled thereirein or the fuding (wrs. All of the ment or ar Mortgagend by virt.)  10 2 3, conding on the day and the fuding on the fuding of the fud	fixtures, and age to (which are plus ereon used to stribut restriction the foregoing articles hereufter ee, and the Morue of the Home 333 W 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	pourtenance edged prim upply heat, ng the fore; e declared in t edgege's sussend Exen int Ave ins spears in the Layer (Seal)  (Seal)	rinois  rinois	riging, and Date with into ing wa ns, wir may fe said re if es by Morigage assigns, fore of the State of i Cago (the reverse assigns. Batra  undersigned tra and	ver, Grue pof II nois, wh IL 60545 side of this re a Notary Pullalita	orleage) a blic in and Batra	id upon the u his and bene re incorpora (Se (Se for said Cour	ses fits  ted  al)
TOGETHER with ong and during all such il apparatus, equipmer ingle units or centrally overings, inador beds, r not, and it is agreed considered as constitutions of the considered as constitution of the Mortgagors do here the name of a record on This mortgage consected by reference and Witness the hand.  PLEASE PRINT OR TREE NAME(S) BELOW GINATURE(S) BELOW GINATURE(S)	all improvements, tenements, et ilmes as Mortgagors may be entint or articles now or hereafter the yeontrolled), and ventilation, inc. awnings, stoves and water heate that all similar apparatus, equipring part of the real estate.  TO HOLD the premises unto the omail rights and benefits under a by expressly release and waive, where is:  Barbara Remistrates and the entitle water a part hereof and shall be blinded and sealth of the pages.  Suresh K. Batra	assements, ted thereis rein or the fluding (was. All of the nent or an interest or an i	fixtures, and are to (which are plureon used to sythout restriction the foregoing articles hereafter see, and the Morue of the Home 333 W Lubas and provision for the foregoing articles hereafter see, and the Morue of the Home 343 W Lubas and provision for the foregoing articles hereafter the foregoing and provision for the foregoing seed to be a seed to	pourtenance edged prim upply heat, ng the fore; e declared i placed in t tagagee's susseed Exen int Ave int Ave int Ave int Ave int Ave int Ave (Seal)  (Seal)  Sures  whose n	rinois  rinois	inging, and parte with finor ing wans, wir make so by Morigage assigns, force of the State of th	ver, Or u e por fill mois, wh II. 60545 side of this real a Notary Pullalita	orteage) a blic in and Batra	d upon the u his and bene re incorpora (Se (Se for said Coun	ted al)
TOGETHER with ong and during all such il apparatus, equipmer ngle units or centrally overings, inador beds, r not, and it is agreed on the considered as constitution. TO HAVE AND Terein set forth, free free Mortgagors do here to Mortgagors do here to many of a record or This mortgage concrete by reference and Witness the hand.  PLEASE PHINT OR PENAME(S) BELOW GNATURE(S) alte of Illinois, County	n all improvements, tenements, et ilmes as Mortgagors may be entiator articles now or hereafter the controlled), and ventilation, in awnings, stoves and water heate that all similar apparatus, equipping part of the real estate.  TO HOLD the premises unto the omali rights and benefits under a stoy expressly release and waive.  where is:  Barbara Remsinates of two pages The divinant are part hereof and shall be blinder a man seal of Mortgagory is suresh K. Batra  Suresh K. Batra	asements, ted thereis rein or the fuding (wrs. All of the nent or ar Mortgagend by virt. All of the ment or ar Mortgagend by virt. All of the same ding on the fuding of t	fixtures, and age to (which are plus recon used to stribut restriction the foregoing articles hereafter see, and the Morue of the Home 333 W 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	purtenance edged prim upply heat, ng the fore; e declared in placed in t tgagee's sustend Exen int Ave ins speart is helrs, suc (Seal)  Sures  whose n edged that	rinois  rinois	inging, and parte with finor ingives wans, wir make for side of the State of the St	ver, Or n e por fill mois, wh II. 60545 side of this real a Notary Pullalita	orteage) a blic in and Batra the foregored the said	d upon the u his and bene re incorpora (Se (Se for said Coun ing instrume d instrument	ted al) al) nty as
TOGETHER with ong and during all such ill apparatus, equipmer ingle units or centrally overings, inador beds, root, and it is agreed onsidered as constitutions of the ingle units of the ingle units of the ingle	n all improvements, tenements, et ilmes as Mortgagors may be entiator articles now or hereafter the controlled), and ventilation, in awnings, stoves and water heate that all similar apparatus, equipping part of the real estate.  TO HOLD the premises unto the omali rights and benefits under a stoy expressly release and waive.  where is:  Barbara Remsinates of two pages The divinant are part hereof and shall be blinder a man seal of Mortgagory is suresh K. Batra  Suresh K. Batra	asements, ted thereis rein or the fuding (wrs. All of the nent or ar Mortgagend by virt. All of the ment or ar Mortgagend by virt. All of the same ding on the fuding of t	fixtures, and are to (which are plureon used to sythout restriction the foregoing articles hereafter see, and the Morue of the Home 333 W Lubas and provision for the foregoing articles hereafter see, and the Morue of the Home 343 W Lubas and provision for the foregoing articles hereafter the foregoing and provision for the foregoing seed to be a seed to	purtenance edged prim upply heat, ng the fore; e declared in placed in t tgagee's sustend Exen int Ave ins speart is helrs, suc (Seal)  Sures  whose n edged that	rinois  rinois	inging, and parte with finor ingives wans, wir make for side of said reside of the State of the	ver, Or n e por fill mois, wh II. 60545 side of this real a Notary Pullalita	orteage) a blic in and Batra the foregored the said	d upon the u his and bene re incorpora (Se (Se for said Coun ing instrume d instrument	ted al) al) nty as
TOGETHER with ong and during all such ill apparatus, equipmer ingle units or centrally overings, inador beds, r not, and it is agreed onsidered as constitutions of the mortage of the mortage of the mortage of the mortage comercian by reference and Witness the hand.  PLEASE PRINT OR YPE NAME(S) BELOW GNATURE(S) BELOW GNATURE(S) arte of Illinois, County	all improvements, tenements, et times as Mortgagors may be entint or articles now or hereafter the vecontrolled), and ventilation, inc. awnings, stoves and water heate that all similar apparatus, equipring part of the real estate.  TO HOLD the premises unto the omail rights and benefits under a eby expressly release and waive.  Suresh the pages The coverant are a part hereof and shall be blands and seastof Mortgagory to the Suresh K. Batra	asements, ted thereis rein or the fuding (wrs. All of the nent or ar Mortgagend by virt. All of the ment or ar Mortgagend by virt. All of the same ding on the fuding of t	fixtures, and ag to (which are plureron used to synthetic restriction the foregoing articles hereafter see, and the Morue of the Frome 333. With the foregoing articles hereafter see, and the Morue of the Frome in and provision of the form and provision of the foregoing articles hereafter the foregoing articles hereafter the foregoing and provision of the first above.  Ss.,  CERTIFY that the person S., and acknowledge of the foregoing articles are going and acknowledge of the first above.	purtenance edged prim upply heat, ng the fore; e declared in placed in t tgagee's sustend Exen int Ave ins speart is helrs, suc (Seal)  Sures  whose n edged that	rinois  csthereto bearily and on a gas, air concessors and aption Laws  Lalita  Lalita  Lalita  Lalita  Laly  rposes there	yging, and Datite with shorting wa ns, wir may fe said re si es by Morigage assigns, fore of the State of i Cago (the reverse assigns, Batra  undersigned tra and signed, seale in set forth,	ver, Or n e por fill mois, wh II. 60545 side of this real a Notary Pullalita	orteage) a blic in and Batra the foregored the said	d upon the u his and bene re incorpora (Se (Se for said Coun ing instrume d instrument	ted al) al) nty as
TOGETHER with ong and during all such ill apparatus, equipmer ingle units or centrally overings, inador beds, r not, and it is agreed onsidered as constitutions of the iname of a record of the Mortgagors do here in mortgage comercin by reference and Witness the hand.  PLEASE PRINT OR YPE NAME(S) BELOW GINATURE(S) BELOW GINATURE(S) BELOW GRATURE(S)	n all improvements, tenements, et ilmes as Mortgagors may be entiator articles now or hereafter the vecontrolled), and ventilation, in awnings, stoves and water heate that all similar apparatus, equiping part of the real estate.  TO HOLD the premises unto the omail rights and benefits under a stoy expressly release and waive.  where is: Barbara Remsimists of two pages. The covenant are part hereof and shall be plain. and seal. of Mortgagorth.  Suresh K. Batra  To Cook  in the State aforesaid, DO Hoppersonally known to me to appeared before me this day the irright of homestead.  Industrial of the pages. The covenant is the state aforesaid.	sements, ted therefore in or the fuding (wrs. All of the nent or ar Mortgage and by virth, condition on the fuding of the fuding	fixtures, and are to (which are plus recon used to sithout restriction the foregoing articles hereafter see, and the Morue of the Home 333 W L L L L L L L L L L L L L L L L L	purtenance edged prim upply heat, ng the fore; e declared in t edged's sur- stead Exen  Int Ave ins spears is helrs, suc e written.  (Seal)  Sures  whose n edged that uses and pu	rinois  rinois	inging, and parte with dinor inging wans, wir many and saidre it estate of the State of the Stat	ver, or u e por fill mois, wh II. 60545 side of this real and tall tall and delive including the	blic in and Batra the foregored the said	d upon the u his and bene re incorpora (Se (Se for said Coun ing instrume d instrument	ses fits  ted  al)  at)  nt, as he
TOGETHER with ong and during all such ill apparatus, equipmer ingle units or centrally overings, inador beds, root, and it is agreed on sidered as constitutions of the iname of a record on This mortgagors do here the name of a record on This mortgage comercia by reference and Witness the hand.  PLEASE PAINT OR YPE NAME(S) BELOW GNATURE(S) atte of Illinois, County  APPESS SEAL HERE	nall improvements, tenements, en times as Mortgagors may be entine or articles now or hereafter the controlled), and ventilation, in controlled), and ventilation, in awnings, stoves and water heate that all similar apparatus, equipping part of the real estate.  TO HOLD the premises unto the omail rights and benefits under a stoy expressly release and waier a stoy expressly release and waier a stoy expressly release and waier as stoy expressly release and waier as the expression of two pages. The covenant are a part hereof and shall be blinded in the state aforesaid, por the covenant of the state aforesaid, por the covenant of the state aforesaid, por the covenant of the state aforesaid, por the state aforesaid a	asements, sted therefore in or the fuding (wise. All of the net or at Mortgage and by virt. All of the net or at Mortgage and by virt. All of the net or at Mortgage and by virt. All of the net or at Mortgage and the net or at Mortgage and the net of the same in person d volunta.	fixtures, and ap to (which are plus recon used to sithout restriction the foregoing articles hereafter see, and the Morue of the Home 333 W 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	purtenance edged prim upply heat, ng the fore; e declared in placed in t tagagee's susseed Exen int Ave ins spears int Ave is spears (Seal)  (Seal)  Sures  whose n edged that uses and pu	rinois  rinois	inging, and parte with finior ingives wans, wir with fastic residence of the State	a Notary Pula I it and delive including the	blic in and Batra the foregored the said	id upon the ubis and bene  re incorpora  (Se  (Se  for said Counting instrument dinstrument dinstrument dinstrument 19.87	ses fits  ted  al)  at)  nt, as he
TOGETHER with ong and during all such ill apparatus, equipmer ingle units or centrally overings, inador beds, r not, and it is agreed onsidered as constitutions of the Mortgagors do here in set forth, free from Mortgagors of the	nall improvements, tenements, en times as Mortgagors may be entine or articles now or hereafter the ventreles, now or hereafter, in ventreles, now or hereafter, in ventreles, now or hereafter, in ventreles, sower and water heate that all similar apparatus, equipping part of the real estate.  TO HOLD the premises unto the omail rights and benefits under a style expressly release and waive, where is:  Barbara Rems; sints of two pages. The covenant is are a part hereof and shall be bling and seal of Mortgagor in the State aforesaid, DO Hopersonally known to me to appeared before me this day their right of homestead.  The Matthew S.	asements, sted therefore in or the fuding (wise. All of the net or at Mortgage and by virt. All of the net or at Mortgage and by virt. All of the net or at Mortgage and by virt. All of the net or at Mortgage and the net or at Mortgage and the net of the same in person d volunta.	fixtures, and ap to (which are plureron used to synthetic restriction the foregoing articles hereafter see, and the Morue of the Frome 333. W. The see and provision of the foregoing articles hereafter see, and the Morue of the Frome 333. W. The see and provision of the foregoing articles hereafter the foregoing articles hereafter the lyear first above the see and provision of the see and provi	popurtenance edged prim upply heat, ng the fore; e declared i placed in t tgagec's sustand Exen  IT AVE ins specim ir helrs, suc e written.  (Seal)  Sures  whose n edged that uses and pu  Charl  ORESS ON Stree	rinois  rinois	inging, and parte with finior ingives wans, wir with fastic residence of the State	a Notary Pula I it and delive including the	blic in and Batra the foregored the said	id upon the ubis and bene  re incorpora  (Se  (Se  for said Counting instrument dinstrument dinstrument dinstrument 19.87	ses fits  ted  al)  at)  nt, as he
TOGETHER with ong and during all such all apparatus, equipmee ingle units or centrally overings, inador beds, or not, and it is agreed onsidered as constitutions to HAVE AND Therein set forth, free from the Mortgagors do here of the name of a record of the mame of a record witness the hand.  PLEASE PAINT OR THE NAME(S) BELOW SIGNATURE(S) HEASE PAINT OR THE NAME(S) HEASE PAINT OR THE NAME (S) HE NAME (S) HEASE PAINT OR THE NAME (S) HE	nall improvements, tenements, en times as Mortgagors may be entine or articles now or hereafter the controlled), and ventilation, in controlled), and ventilation, in awnings, stoves and water heate that all similar apparatus, equipping part of the real estate.  TO HOLD the premises unto the omail rights and benefits under a stoy expressly release and waier a stoy expressly release and waier a stoy expressly release and waier as stoy expressly release and waier as the expression of two pages. The covenant are a part hereof and shall be blinded in the state aforesaid, por the covenant of the state aforesaid, por the covenant of the state aforesaid, por the covenant of the state aforesaid, por the state aforesaid a	asements, sted therefore in or the fuding (wise. All of the net or at Mortgage and by virt. All of the net or at Mortgage and by virt. All of the net or at Mortgage and by virt. All of the net or at Mortgage and the net or at Mortgage and the net of the same in person d volunta. All of the net of the same in person d volunta. All of the net of the ne	fixtures, and ap to (which are plus recon used to sithout restriction the foregoing articles hereafter see, and the Morue of the Home 333 W 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	popurtenance edged prim upply heat, ng the fore; e declared i placed in t tgagec's sustand Exen  IT AVE ins specim ir helrs, suc e written.  (Seal)  Sures  whose n edged that uses and pu  Charl  ORESS ON Stree	rinois  rinois	ing ing, and party with the fixed region of the State of the State of the State of the Francisco of the State of the Francisco of the State of the Francisco of	a Notary Pula I it and delive including the	blic in and Batra the foregored the said	id upon the ubis and bene  re incorpora  (Se  (Se  for said Counting instrument dinstrument dinstrument dinstrument 19.87	ses fits  ted  al)  al)  nt, as he

ON PAGE 1 (THE REVERSE SIDE OF THIS THE COVENANTS, CONDIT MORTGAGE):

- 1. Mortgagors shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien thereof; (3) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to the Mortgagee; (4) complete within a reasonable time any buildings now or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (6) make no material alterations in said premises except as required by law or municipal ordinance.
- 2. Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to the Mortgages duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagors may desire to contest.
- 3. In the event of the enactment after this date of any law of Illinois deducting from the value of land for the purpose of taxation any lien thereon, or imposing upon the Mortgagee the payment of the whole or any part of the taxes or assessments or charges or liens herein required to be paid by Mortgagors, or changing in any way the laws relating to the taxation of mortgages or debts secured by mortgages or the mortgagee's interest in the property, or the manner of collection of taxes, so as to affect this mortgage or the debt secured hereby or the holder thereof, then and in any such event, the Mortgagors, upon demand by the Mortgagee, shall pay such taxes or assessments, or reimburse the Mortgagee therefor; provided, however, that if in the opinion of counsel for the Mortgagee (a) it might be unlawful to require Mortgagors to make such payment or (b) the making of such payment might result in the imposition of interest beyond the maximum amount permitted by law, then and in such event, the Mortgagee may elect, by notice in writing given to the Mortgagors, to declare all of the indebtedness secured hereby to be and become due and payable sixty (60) days from the giving of such notice.
- 4. If, by the laws of the United States of America or of any state having jurisdiction in the premises, any tax is due or becomes due in respect of the issuance of the note hereby secured, the Mortgagors covenant and agree to pay such tax in the manner required by any such law. The Mortgagors further covenant to hold harmless and agree to indemnify the Mortgagee, and the Mortgagee's successors or assigns, against any liability no creed by reason of the imposition of any tax on the issuance of the note secured hereby.
- 5. At such time as the Mortgagors are not in default either under the terms of the note secured hereby or under the terms of this mortgage, the Mortgagors shall have such privilege of making prepayments on the principal of said note (in addition to the required payments) as may be provided in said note.
- 6. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the Mortgagee, under insurance policies payable in case of loss or damage, to Mortgagee, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall believe all policies, including additional and renewal policies, to the Mortgagee, and in case of insurance about to expire, shall deliver term wall policies not less than ten days prior to the respective dates of expiration.
- 7. In case of default therein, Mortgagee may, but need not, make any payment or perform any act hereinbefore required of Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, tomor mise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other moneys advanced by Mortgagee to protect the mortgaged premises and the lien herec, shill be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the highest rate now permitted by Illinois law. Inaction of Mortgagors.
- 8. The Mortgagee making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate public office virtual inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or the contact of claim thereof.
- 9. Mortgagors shall pay each item of indebtedness herein reminished, both principal and interest, when due according to the terms hereof. At the option of the Mortgagee and without notice to Nortgagors, all unpaid indebtedness secured by this mortgage shall, notwith-standing anything in the note or in this mortgage to the contrary, become due and payable (a) immediately in the case of default in making payment of any installment of principal or interest on the note, or (a) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained
- 10. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, Mortgagee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by an on behalf of Mortgagee for attorneys' fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, (ab leation costs and costs (which may be estimated as to be expended after entry of the decree) of procuring all such abstracts of title, title searches, and examinations, title insurance policies, Torrens certificates, and similar data and assurances with respect to utle as in rigagee may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had purs ant to such decree the true condition of the title to the value of the premises. All expenditures and expenses of the nature in this pragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, with interest thereon at the highest rate now permitted by Illinois law, when paid or incurred by Mortgagee in connection with (a) any proceeding, including probate rat bankruptcy proceedings, to which the Mortgagee shall be a party, either as plaintiff, claimant or defendant, by reason of this mortgage of any indebtedness hereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof after accrual of sum right to foreclose whether or not actually commenced; or (c) preparations for the defense of any actual or threatened suit or proceeding, might affect the premises or the security hereof. security hereof.
- 11. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are the ioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness addition to that evidenced by the note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note. It is, any overplus to Mortgagors, their heirs, legal representatives or assigns, as their rights may appear.
- 12. Upon or at any time after the filing of a complaint to foreclose this mortgage the court in which suc's complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, within at legard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the then value of the premises or whether the same shall be then occupied as a homestead or not, and the Mortgagee may be appointed as such receiver. Such receiver shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency, during the full statutory period of redemption, whether there be redemption or not, as well as during any further times when Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) The indebtedness secured hereby, or by any decree foreclosing this mortgage, or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.
- 13. No action for the enforcement of the lien or of any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the note hereby secured.
- 14. The Mortgagee shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.
- 15. The Mortgagors shall periodically deposit with the Mortgagee such sums as the Mortgagee may reasonably require for payment of taxes and assessments on the premises. No such deposit shall bear any interest.
- If the payment of said indebtedness or any part thereof be extended or varied or if any part of the security be released, all persons now or at any time hereafter liable therefor, or interested in said premises, shall be held to assent to such extension, variation or release, and their liability and the lien and all provisions hereof shall continue in full force, the right of recourse against all such persons being expressly reserved by the Mortgagee, notwithstanding such extension, variation or release.
- 17. Mortgagee shall release this mortgage and lien thereof by proper instrument upon payment and discharge of all indebtedness secured hereby and payment of a reasonable fee to Mortgagee for the execution of such release.

  18. This mortgage and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the note or this mortgage. The word "Mortgagee" when used herein shall include the successors and assigns of the Mortgagee named herein and the holder or holders, from time to time, of SEE ADDENDUM ATTACHED HERETO



ADDENDUM TO MORTGAGE DATED August 18, , 1987 BY AND BETWEEN SURESH K. BATRA AND LALITA BATRA, MORTGAGORS AND BARBARA REMSING, MORTGAGEE

Mortgagor shall not transfer, sell or convey any legal or equitable interest in the Property (by deed, land contract, option, long-term lease or in any other way) without the prior written consent of Mortgagee, unless either the indebtedness secured by this Mortgage is first paid in full or the interest conveyed is a mortgage or other security interest in the Property, subordinate to the lien of this Mortgage. The entire indebtedness under the note(s) secured by this Mortgage shall become due and payable in full, at the option of Mortgagee without notice upon any transfer, sale or conveyance made in violation of this paragraph.

Mortgagor hereby transfers and assigns absolutely to Mortgagee, as additional security, all rents, issues and profits which become or remain due (under any form of agreement for use or occupancy of the Property or any portion chargof), or which were previously collected and remain subject to Mortgagor's control, following any default under this Mortgage or the note(s) schured hereby and delivery of notice of exercise of this assignment by Mortgagee to the tenant or other user(s) of the Property and hereby appoints Mortgagee as his true and lawful attorney to collect said rents, issues and profits and to use such measures legal or equitable, as in his discretion may be deemed proper or necessary to enforce the payment or the security of such rents, issues and profits, or to secure and maintain possession of said premises or any portion thereof and to fill any and all vacancies, and to rent, lease or let any portion of said premises to any party or parties at his discretion and to use and apply said rents, is ues and profits to the payment of any indebtedness or liability of the Mortgagor to the Mortgagee, and to the payment of all expenses and the care and management of said premises, including taxes and assessments, and the interest on incumbrances, if any, which may in said attorney's judgment be deemed proper and advisable, hereby ratifying all that said attorney may do by virtue hereof. Such K. Batra

Suresh K. Batra

## **UNOFFICIAL COPY**

Property of Coof County Clerk's Office