

1987 MORTGAGE made by Jean M. Lamberth and Geraldine S. Toolan, his wife... 559 Franklin, River Forest, IL 60305... PTN: 15-12-110-745-0000 A11 K

174.00

LOT 10 (EXCEPT THE NORTH 25 FEET) AND ALL OF LOT 11 IN BLOCK 2 IN LATHROP'S RESUBDIVISION OF PART OF LATHROP AND SEAVERN'S ADDITION TO RIVER FOREST BEING A RESUBDIVISION OF PART OF LATHROP AND STAERN'S ADDITION IN THE NORTH WEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

14 71-26-576 DC Lake State/Decker

17th day of August 1987... Jean M. Lamberth and Geraldine S. Toolan, his wife... 231 S. LASSALLE Chicago, IL 60697

Continental Illinois 231 S. Lassalle - 10th Chicago, IL 60697... Jean M. Lamberth 231 S. Lassalle Chicago, IL 60697... Jean M. Lamberth 231 S. Lassalle Chicago, IL 60697

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prohibited by applicable law or limited hereon.

13. Governing Law: The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the Property is located.

12. Notice: Except for any notice required under applicable law to be given in another manner, any notices required or given under this Mortgage shall be served by hand delivery or by certified mail, return receipt requested.

11. Successors and Assigns Bound: Joint and Several Liability: Co-Assignments: The provisions of Paragraph 10 hereof, the covenants and agreements herein contained shall bind and the rights hereunder shall inure to, the respective successors and assigns of Lender and you.

10. Continuation of our Obligations: Forbearance by Lender Not a Waiver: Remedies Cumulative: Extension of the time for payment or modification or amortization of the sums secured by this Mortgage shall not constitute a waiver of Lender's right to accelerate the maturity of the indebtedness secured by this Mortgage.

9. Condemnation: Subject to the terms of any Prior Encumbrance, the proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation or other taking of the Property or part thereof, shall be paid to Lender.

8. Inspection: Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give you notice prior to any inspection in effect until such time as the requirement for such insurance terminates in accordance with your and Lender's written agreement or applicable law.

7. Protection of Lender's Security: Lender shall perform or cause to be performed all obligations of lessors under said lease, including the obligation to pay taxes and assessments, payment, setting, or discharge of tax liens, payment of ground rents (if any), and procurement of insurance.

6. Use, Preservation and Maintenance of Property: Lender shall perform or cause to be performed all obligations of lessors under said lease, including the obligation to pay taxes and assessments, payment, setting, or discharge of tax liens, payment of ground rents (if any), and procurement of insurance.

5. Hazard Insurance: Lender shall keep all buildings and improvements on the Property insured against fire, theft, and other perils, and shall maintain the insurance carrier.

4. Taxes and Assessments: Fees: You shall pay or cause to be paid when due all general, ad valorem, special, and assessments and taxes, including sewer and water charges, and all other sums due under any and all other taxes and assessments.

3. Prior Encumbrances: Lender shall perform all of your obligations under this Mortgage, and then to the principal payee under the Agreement, and then to the principal payee under the Agreement.

2. Application of Payments: Unless applicable law provides otherwise, all payments received by Lender under the Agreement shall be applied by Lender first to payments required from you to Lender under the Mortgage, and then to the principal payee under the Agreement.

1. Premises and Agreements: You agree to defend your Property against the claims or persons, whether they have rights in the Property mortgaged to Lender or not, from any loss or claims arising from a breach of the above representations and warranties.

