# OCT 21 71-42 WOFFICIAL COPY, o

87570070

#### LAND TRUSTEE MORTGAGE

The undersigned, UNION NATIONAL BANK & TRUST COMPANY, a banking association, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to the undersigned pursuant to a Trust Agreement dated FEBRUARY 10, 1987, and known as Trust Number 1355 hereinafter referred to as the "Mortgagor", does hereby mortgage and convey to Union National Bank & Trust Company, a banking association hereinafter referred to as the "Mortgagee", the following real estate in the County of Cook, State of Illinois, to wit:

LOT 62 IN STREAMWOOD GREEN MEADOWS EAST BEING A SUBDIVISION IN PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 24 TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD P.M., IN COOK COUNTY, ILLINOIS

common address: LOT 62 - 108 FILBERT DRIVE, STREAMWOOD, IL 60107

\$16.0**0** 

Together with all fuildings, fixtures or appurtenances now or hereafter erected thereon or placed therein, including all apparatus, equipment, fixtures or articles whether in single units or centrally controlled, used to supply heat, give air conditioning, water, light, power refrigeration, ventilation or other services, and any other thing now or hereafter therein or thereon, the furnishing of which by lessors to lessees is customary or appropriate, including screens, window shades, storm doors and windows, fired coverings, screen doors, in-a-door beds, awnings, stoves, water heaters, refrigerators, washing machines, clothes dryers, and all other such appliances (all of which are intended to be and are hereby declared to be a part of said real estate whether physically attached thereto or not): and also together with all easements and the rents, issues and profits of said over inses which are hereby pledged, assigned, transferred and set over unto the Mortgagee, whether now due or hereafter to become due as provided herein. The Mortgagee is hereby subrogated to the rights of all mortgages, lien holders and owners paid off by the proceeds of the loan hereby secured.

To have and to hold the said property, with said buildings, improvements, fixtures, appurtenances and equipment, unto said Mortgagee forever for the uses herein set forth. Notwithstanding any of the provisions contained herein, the mortgagor hereby waives any and all rights of redemption from sale under any order or judgement of foreclosure in its own behalf and on behalf of each and every person, except judgement craditors of the mortgagor, acquiring any interest in or title to the premises subsequent to the date of this mortgage.

To secure (1) The payment of a Note executed by the Mortgagor to the order of the Mortgagee bearing even date herewith in the principal sum of FIFTY TWO THOUSAND FOUR HUNDRED SEVENTY FIVE AND NO/100 DOLLARS (452)475.00). which Note, together with interest thereon as therein provides, hayable in full at maturity. All payments are to be applied, first, to any late charges due, then interest, and the balance to principal, until said indebtedness is paid in full; (2) The performance of other agreements in said Note and Construction Loan Agreement dated OCTOBER 15TH, 1987 Which are hereby incorporated herein and made a part hereof, and which provides, among other things, upon ten days notice from the Mortgagee for an additional monthly payment of one-twelfth (1/12) of the estimated annual taxes (unless the Mortgagee has pledged an interest bearing savings account to satisfy estimated taxes) assessments, insurance premiums and other charges upon the mortgaged premises, and (4) The performance of all of the covenants and obligations of the Mortgagor to the Mortgagee, as contained herein and in said Note and Construction Loan Agreement dated OCTOBER 15TH, 1987.

#### THE MORTGAGOR COVENANTS:

A. (1) To paid said indebtedness and the interest thereon as herein and in said Note provided, or according to any agreement extending the time of payment thereof; (2) To pay when due and before any penalty attached thereto all taxes, special assessments, water charges, and sewer charges

# UNOFFICIAL COPYSTS AND USTOO

0700778

SERVICE PROPERTY OF STREET

The bodens grade setting that the date so the setting of the encorrections associated as social social associated as fruences the encorrections of a social associated and brush as fruences the encorrections of a social encorrection and encorrection to the access of an encorrection and encorrection and encorrections of the encore the encorrection as forced by a test from the encorrection as from the encorrection as free to the fruencial encorrection as from the encorrection associations as from the encorrection as the fittee encorrection association association association as from the encorrection as the fittee encorrection associated as the free following association as the test as the fittee encorrections as the fittee encorrection and the encorrections and the encorrections and encorrections and encorrections and encorrections.

ÎOT 48 ÎN STREMANIO GARRE MESONAS FAST BEIMO A SUCCIVIBION DE FORT 15 G.S. MORTHUEST CURPTER AND PART DE LUC PURPLE ET CHROTER DE SECTION PA 100 CHEP 41 MORTH, RADBE 9, EAST OF THE TURN PLAN COUNTY, 11 100.

\$16.00

Commission of the first of the second desired and the second of the seco

to the que on her much appoint from the Agen-Secret from a T for the Course sector and Denoise quite in the contract of members, ##+FRETONIQUE (11) a flaction of advantagate of amortalization contactor and security . 1 . 1 1 : ibead to couply brown, go, as countresonant, without light, when the description of the country were considered and any countries of the countries and any countries of the countries and any countries of the cou despes is customally on appropriately the chiral action entended building shudes. Storm decay also windows them noverings, sonson action hower buston constructs westerness valued the operate served acopration comment to the value of a principle. and the second commence of the second specific and the second sec all sprends readserm educate like the green and is beneared videred with artached traigre or notes and also ingelies out at excensure and the rentes, tasher and profitor of the deproprises which are horsely placed, as a manage volume. nereafter to become due at provided bass.s. The Morthequeo is becabe subscasted to the riphts of all servegages, itse helders and contropost New our content to steen on the value of the

The have and to held the said property with rest huldings, improvements of hours, approvements of the constant for the said huldings, improvements of the constant percent for the constant percent set the constant percent for the constant percent set the provent of the percent set of constant in a few and the more part of constant in a constant we can and event parts of forest in the constant we can and event parts of a compating and in the constant of the provent of the constant percent and and in a constant of the percent of the constant percent and the date of the provent and the other constant.

The mast of the part of the discount states and a term of the consequent of the mast consequent of the mast consequent of the discount states as a consequent of the consequen

#### FRIHAMBYOD ROBABTROM BINT

#### UNOFFICIAL GOPY 2 0

against said property (including those herefore due), and to furnish Mortgagee, upon request, duplicate receipts therefor, and all such items extended against said property shall be conclusively deemed valid for the purpose of this requirement; (3) To keep the improvements now or hereafter upon said premises insured against damage by fire, and such other hazards as the Mortgagee may require to be insured against; and to provide public liability insurance and such other insurance as the Mortgagee may require, until said indebtedness is fully paid, or in case of foreclosure, until expiration of the period of redemption, for the full insurable value thereof, in such companies and in such form as shall be satisfactory to the Mortgagee; such insurance policies shall remain with the Mortgagee during said period or periods, and contain the usual clause making them payable to the Mortgagee; and in case of foreclosure sale payable to the owner of the certificate of sale, owner of any deficiency, any receiver or redemptioner, or any grantee in a Master's or Commissioner's deed; and in case of loss under such policies, the Mortgagee is authorized to adjust collect and compromise in its discretion, all claims thereunder and to execute and deliver on behalf of the Mortgagor all necessary proofs of loss, receipts, vouchers, releases and acquittances required to be signed by the insurance companies, and the Mortgagor agrees to sign, upon demand, all receipts, volumers and releases required of it to be signed by the Mortgagee for such nurpose; and the Mortgagee is authorized to apply the proceeds of any insurance claim to the restoration of the property or upon the indebtedness hereby secured in its discretion, but monthly payments shall continue until said indebtedness is paid in full; (4) Immediately after destruction or damage, or commence and promptly complete the rebuilding or restoration of buildings and improvements now or hereafter on said premises, unless Mortoagee elects to apply on the indebtedness secured hereby the proceeds of any insurance covering such destruction or damage; (5) To keep said premises in good condition and repair, without waste, and free from any mechanic's or other lien or claim of lien not expressly subordinated to the lien hereof; (6) To comply with the provisions of any lease if this Mortgage is on a leasehold; (7) To perform all obligations under any declaration. covenant, bylaws, regulations, and constituent documents governing said premises if the Mortgage is on a condominium or a planned unit development : (8) Not to make, suffer or permit any unlawful use of any nuisance to exist on said property nor to diminish nor impair its value by any act of omission to act; (9) To comply with all requirements of law with respect to mortgaged premises and the use thereof; (10) Not to make, suffer or permit, without the written permission of the Mortgagee being first had and obtained, (a) any use of the property for any purpose other than that for which it is now used. (b) any alterations, additions, demolition, removal or sale of any improvements, apparatus, appurtenances, fixtures or equipment now or hereafter upon said property, (c) any purchase on carditional sale, lease or agreement under which title is reserved in the vencer, or any apparatus, fixtures or equipment to be placed in or upor any buildings or improvements on said property, (d) any sale, assignment or transfer of any right title or interest in and to said property or any portion thereof, (11) Not to accept or acknowledge without the written conserve of the Mortgagee being first had and obtained any sale, assignment or transfer of any beneficial interest in and to the above numbered trust; (12) To complete within a reasonable time any buildings or improvements now or at any time in process of erection upon the said premises; (13) To appear in and defend any proceeding which in the opinion of the Mortgagee affects its security hereunder, and to pay all costs, expenses and fees incurred or paid by the Mortgagee in any proceeding in which may be made a party defendant by reason of this Mortgage.

B. That in case of farlure to perform any of the covenants herein, mortgagee may do on Mortgagor's behalf everything so covenanted; that said Mortgagee may also do any act it may deem necessary to protect the lien hereof; that Mortgagor will repay upon demand any moneys paid or disbursed by Mortgagee for any of the above purposes and such moneys together with interest thereon at an interest rate equal to the prime rate as published in the Wall Street Journal plus 3%, varying daily shall become so much

error to all tarres to the transport of the content Monte dans lib bus , or to water store and a transfer of the transfer many , and act to day ada na brise beneab y ten (susan ia od fl. tr v haggang bree senietos núbmedike estimated to was administrative and point of the financial point for emorative at a rest in the drop but were by yet on ast the app by mant passering been negative. alike that a equal but isomized be used and of emborer yen expanded out as listility ensurance and such other conserved as the Martgagoo may received. title to esologiet to emen if is took out it is recognited by people debut by people debut by people film. antick andstrugant firt with the constantion to become est to points apple i controllations and dische so areal dame of the contract areas in thereby sample from and did te ninma. Limba austria quitain deservit de tempe parent de la company de la company de la during said period or geriods. Out routers the usual clause meting there en and address a make a more than a man and the standard that and a side year emmer of the restitions of 1919, roman of my distinguishes with the addentage of the second of the standard of the second ar sollon, and the computations are comparing their early residentially experienced as a f of hos represents entern the constraint bell of means and common ben dealfor The strain of the services and the terminal of the Montgage. her pir . d ut hearapa; sabrattuppe box ser massa . emadanes . chorasea, . agat a to the contract and the contract to the property of the contract of the cont ු දැන්වේ මුත් අතුරුවෙන් මාස් මේ දී එක එම අවසුවෙන් පෙන්න එක්වේ ද මිසින් අතුරුවෙන් මෙන්නේ මුත්ත් මුත් දෙන්වේ මුත් අතුරුවෙන් මාස් මේ දී එක එම අවසුවෙන් මාසනයක් වන එනෙන සමසුවෙන්වෙන් මෙන්නුවේසාසාමෙන් දී එළි මෙසින් මර්තුනුවේ සිට නිවේකා නියේකානයේ සිට සොමාසයේ එක්සේ මෙන් මෙන්වේ මෙන්වෙන් මෙන්වේ සිටියේ සිටියේ මෙන්වේ සිටියේ all remotivities constant and outleness requires on ....... May because for seach propagat and the doutescent is authorized to apply the May because for seach propagat and the customath outless of the grown true in the the indebtenness hereby escueral in the cites return, but most by payments shall centrate were to the sold contacted over cased in full; (4) immediately after after after after after a description or damage. Or connected and premptly thisters the premptly thisters the premptly thisters the premptly the contacted translation of the case of the on said premises, coless Morequies cleats to apply to the indobtedner sectored hereby the proceeds of any insurance roverive and destructive and ್ ಇಲ್ಲಿಯ ಗಳು ಕಟ್ಟು ಬರ್ಬಾ ಕಟ್ಟು ಕಟ್ಟು ಬರ್ಬಾ ಅಂತಾಣ ಕಟ್ಟು ಕಟ್ಟು ಗಳು ತಿರ್ಮಿಸಿದ್ದಾರೆ. ಗಳು ಕಟ್ಟು ಗಳು ಗಳು ಗಳು ಕಟ್ಟು ಮ ಮೊತ್ತಾಗಿದೆ ಕಟ್ಟು ಕಟ್ಟು ಕಟ್ಟು ಕಟ್ಟು ಕಟ್ಟು ಕಟ್ಟು ಕಟ್ಟು ಮಾಡುತ್ತಿದ್ದಾರೆ. ಆಗು ಕಟ್ಟ್ ಕಟ್ಟು ಕಟ್ಟು ಕಟ್ಟು ಕಟ್ಟು ಕಟ್ಟು ಮ waste, and from the new meanance and their lies of the object one is a lien at lien at aska datum vicanos re ter trossent aset cost of batanibuldum visassass environment (C) intermediate province of any leave if this Markgage la there immediately asserted attended the state of the section of B the of topagatoM end of there are term precious edremines areautrizenes. acompanion in a passed in it describes describes to the test of the matter in permit say cateufol use of any action a citat on said property nor to diminish cor tagent into the value of any action or emission to eatiful. To comply warman ar complete the common of the complete of the control of the complete o pending and off the Macryages bear of that ben and obtained. Say east use or which say the or when an end of the property for say, purposes article train the property for sany purposes article train the property of terms only purposes article train the property of terms of the constructions. The property of the sail of the property ្រួល សាលា សាលាស្នាស្សាស្រ្ត រាស នគ្នាស្នាស់ នេះខេត្តស្វាស់ នេះស្វាស់ នេះស្វាស់ នេះស្វាស់ នេះស្វាស់ ស្វាស់ ស្វា ស្វាស់ ពេក្សសង្គិត នេះស្វាស់ ស្វាស់ ស្វា resert color, tenditiber no escriber yet (1) appenditional tree conditions. ar agradents ender which often is read to the ventor of the ventor of move were no anotherw said our conversion as said ingstrates the transfer of the many comes of the transfer of the state erose and according was no various a lesse of been at Jumeto, he series by the son. '(11) ആഴ 15 മുമയതുന്ന കുടുന്നുകി 1939 ഉപ്പി നിന്നു അടിത്തെ നുന്നുക്കാര് ന് ത്രോഗ്രമാര് ത്രെ ത്രോഗ്ര സ്ക്രീസ്മുന്നുകൾ മയിന്റെ ഉത്തി ലംഗ്രമ്മി വിന്ന് വിത്രമാര്യ ശരിയം മത്തിയുന്നുക്കാര് വര് പ്രേസ്ത്രത്ത്തെ of (SI) Fireford Schedom byode sed of the or teamed. i totartenesa yns to no won attracevariant is againfield one that attaces or a ស្រាយ ស្រាយ ស្រាយ់ បាល់ បាន ស្រាយ ស្ any bine in a some of erection open the sold premises; (13) To appear in and defend es proceeding which in the solution of the Moregage aftects the majoral espect time becomenges astern Its veg of book another of Adamscook ata viting a ubrm od yem doidw of gerbesching yes on empeption ent of bisc ma superplant and the masser of anthrough

Buthar is and of falter to partner and the sevenament borsin.

mentygages may do en fisctquasis behalf or extinos so cocondited; that seed

Martgages may also do and and all of the economy to protect the lieut

Mertgages may also do and and all of the economy of an economy of the less the protect of derivered

Merwest; that incitages will reseau or a locure or an exempetation of districted by port or an exempetation with a protect and are seen as published in the bearant beauty of the locured of the econe of the prime rate as published in the the last of the prime rate as published in the the locured plus 30 which

additional indebtedness secured by this Mortgagee with the same priority as the original indebtedness and may be included in any decree foreclosing this Mortgage and be paid out of the rents or proceeds of sale of said premises if not otherwise paid; that it shall not be obligatory upon the Mortgagee to inquire into the validity of any lien, encumbrance or claim in advancing moneys as above authorized, but nothing here contained shall be construed as requiring the Mortgagee to advance any moneys for any purpose nor to do any act hereunder; and the Mortgagee shall not incur any personal liability because of anything it may do or omit to do hereunder.

- C. That it is the intent hereof the secure payment of said Note whether the entire amount shall have been advanced to the Mortgagor at the date hereof or a later date, or having been advanced, shall have been repaid in part.
- D. That in the event the ownership of said property or any part thereof becomes vested in a person other than the Mortgagor, the Mortgagee may, without notice to 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 sue or 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.
- E. That time is of the ecsence hereof, and if default be made in performance of any covenant herein contained or in making any payment under said Note or obligation 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 filing of a proceeding in bankruptcy by or against the Mortgagor, or if the Mortgagor shall make any assignment for the benefit of its creditors or if its creditors or if its property be placed under control or in customy of any court, or if the Mortgagor abandon any of said property or in the event of the transfer of, or agreement to transfer, any right, will or interest in said property of any portion thereof, or in the event of any sale, assignment or transfer of any beneficial interest in and to the above-numbered trust, or if the mortgagor fails to complete within a reasonable time, any building or buildings now or at any time in process of erection upon said premises, then and in any of said events, the Mortgages 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 Acrtgagee hereunder, to declare, without notice all sums secured hereby immediately due and payable whether or not such default be remedied by the Mortgagor and apply toward the payment of said Mortgage indebtedness any indebtedness of the Mortgagee to the Mortgagor and the Mortgagee may alor immediately proceed to foreclose this Mortgage, and in any foreclosure a sale may be made of the premises enmasse without offering the several parts reparately. in the event that the ownership of said property, or any part thereof, becomes vested in a person other than the Mortgagor and any part of the sums secured hereby remain unpaid, and in the further event that the Mortgagee does not elect to declare such sums immediately due and payable, the Mortgagor shall pay a reasonable fee to the Mortgagee to cover the cost of amending the records of the Mortgagee to show such chance of ownership.
- F. That upon commencement of any foreclosure proceeding hereunder, the court in which such bill is filed may, at any time, either before or ofter sale, and without notice to the Mortgagor, or any party claiming under it, 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

្នាប់ country common entite data transproper if early ed particles assembled countries of farous transport entropy of section of the particles of early entropy debug to the section of the particles of the part

C. That it is the covert paract tos secure payment of said Wete wheether dates and the terms of the consist of the covere of the the Merigager at the eath page of the best of the best of the page of the best of the best of the best of the page of

Distract in the event the summership of said proporty or any part thereoff percence seculd in the summers of the fortest of the following seculd in a person of the first that the first the fortest said such corressors in interest withhout matrice so the flority and so the first three deat with such as the threshold in the seas with reference he threshold in the seas may make the seas of the spaner as with the seat so the first payment of the debt, secured hereby, withhout dracharding on a second affection of the light secured and considering on the second side affecting the light second of the first pages normouded or pen the debt second side.

E. hat him is of the essert beleast of it default or in and ing any hyperof formance is and the estable below to the action of the and ing any hyperof said the estable of the entage of

Figure 1 that camps commenced or any for some proceeding become before or often gales, and white such that is taked one, so now town, obtained before or often gale, and without notice to the flow of any period of the commenced of an entry of the some and notices of the some of the some of the commenced of the c

preservation of the property, including the expenses of such receive ship. or on any deficiency decree whether there be a decree therefor in personam or not, and if a receiver shall be appointed Mortgagor shall remain in possession until the expiration of the full period allowed by the statue for redemption whether there be redemption or not and until the issuance of deed in case of sale, but it no deed be issued, until the expiration of the statutory period during which it may be issued, and no lease of said premises shall be nullified by the appointment or entry in possession of a receiver but it may elect to terminate any lease junior to the lien hereof; and upon foreclosure of said premises, there shall be allowed and included as in additional indebtedness in the decree of sale all expenditures and expenses together with interest thereon at an interest rate equal to the prime rate as published in the Wall Street Journal plus 3%, varying daily, which may be paid or incurred by or on behalf of Mortgagee for attorney's fees, Mortgagee's fees, appraiser's fees, outlays for exhibits attached to pleadings, documentary and expert evidence, stemographer's fees, Master's fees and commissions, court costs, publication costs and costs (which may be estimated as to and include items to be experded after the entry of the decree) of procuring all such abstracts of title, title searches, examinations and reports, guaranty policies, Torrens certificates and similar data and assurances with respect to title as rortgagee may reasonably deem necessary either to prosecute such suit of to evidence to bidders at any sale held pursuant to such decree the true tible to or value of said premises; all of which aforesaid amounts together with interest as herein provided shall be immediately due and payable by the Mortgagor in connection with (a) any proceeding, including probate or bankruptcy proceedings to which either party hereto shall be a party by reason of this Mortgage or the note hereby secured; or (b) preparations for commencement of any suit for foreclosure hereof after the accrual of the right to foreclosure, whether or not actually commenced; or (=) preparations for the defense of or intervention in any threatened or contemplated suit or proceeding which might affect the premises or the security hereof, whether or not actually commenced. In the event of a foreclosure sale of said premises there first shall be paid out of the proceeds thereof all of the aforesaid items, then the entire indebtedness whether due and payable by the terms hereof or not and the interest due thereon up to the time of such sale, and the overplus, if any, shall be paid to the Mortgagor, and the purchaser shall not be obliged to see to the application of the purchase money.

- 6. In case the mortgaged property, or any part thereof, shall be taken by condemnation, the Mortgagee is hereby empowered to collect and receive all compensation which may be paid for any property taken or for damages to any property not taken and all condemnation compensation so received shall be forthwith applied by the Mortgagee as it may elect, to the immediate reduction of the indebtedness secured hereby or to the .cpair and restoration of any property so damaged, provided that any excess over the amount of the indebtedness shall be delivered to the Mortgager or its assignee.
- H. All easements, rents, issues and profits of said premises are pledged, assigned and transferred to the Mortgagee, whether now due or hereafter to become due, under or by virtue of any lease or agreement for the use or occupancy of said property, or any part thereof, whether said lease or agreement is written or verbal, and it is the intention hereof (a) to pledge said rents, issues and profits on a parity with said real estate and not secondarily and such pledge shall not be deemed thereunder, together with the right in case of default, either before or after foreclosure sale, to enter upon and take possession of, manage, maintain, and operate said premises, or any part thereof, make leases for terms deemed advantageous to it, terminate or modify existing or future leases, collect said avails, rents, issues and profits, regardless of when earned, and use such measures whether legal or equitable as it may deem proper to enforce collection thereof, employ renting agents or other employees, alter or repair said premises, buy furnishings and equipment therefor when

നെ ഉടുത്തുന്നത്. ഇന്നായ പ്രോഗത്ത് അത്ത്ത്തുന്നു ഉപതന്നെ ക്രോഗത്ത്ത് നിന്നും വിശ്യാനത്ത് ആയി അവരുന്നും അത്രയുമ് അവരുന്നു ഒരു നടന്ന <del>ത്യത്ത്തില് അത്ത്യം അവരുന്നത്തി</del> കുറിയ്ക്ക് അത്ത്യത്ത്ത് ഉപത്ത്യത്ത്ത് അത്ത്യത്ത്ത്ത്ത്ത്ത്ത് Entergrand of the large of the commence of it necessor liket incomplish besternages we likets sevimber a ti ture (time to contests outs via boundity his reso, that and the course case each in him maintenance The redomption whether there be calculated on an inch and the istance for ින පවසින්වර්ලාවල සංච්ර චර්තිකට දක්නෙක්කට ඉන් විශාවේෂ පව රාද ජවති වෙත්වෙන විශාවය සිට පළමුව විශ් breez from the state of the sta . ಗಾಗಾಗುತ್ತಾರ ನಡವಾಗಿ ಗರ ಗಾಗು ಚಿಕ್ಕಾರಿ ಕೆಲ ರಾಗ ಎಂದುವಾಗು ಬರ ಅನ್ನಿಗಳ ಅನ್ನು 1 ರಾಗ್ಯಾತ್ರಿಕ ಗರ ಕ್ರಾಂತ್ರಾತ್ರಿಯ (ನಿರ್ವ ಗುತ್ತಾರ್ಮಕ್ಕು ಬರಕ ಗರ ಗಾಗು ಆಗಿತ್ರ ಕೆಲ ಗಿಂಗ ಚುಗಾರ್ಯ ಎಗ್ಗ ಕರ್ಷದ ಗರ್ವಗ್ ಕೆಲ 10ರ ಗರ್ವಿ benedits and itade brends as interpretable to commentate beginned the although The oler to worselverth oil meanboddobal lengituber or se bedutzmit ekpenditions is and exponent freedom with interest thereon of an income ofg transact teents tied and or bedealong as ober eming ent at trape edica 3K, various active which we be paid of incorred by or on behalf or Mertyages for externeyla reat. Morigages's fivet averal areas appraisanted for ണ്ളും ക്ളിത്രിയില്ല നിന്നായിക്കുന്നത്. ഉയുക്കുന്നതുന്നത്. വിന്നായിക്കുന്നത്. വാനിയി കുറുക്കില് നടി പ്രതേശനം. ജീക്കോമിയുന്നുവിയുന്നത്. 'ഉയുടും വിതരിയുന്നത്. ഉയുക്കേ മനി തമ്സിയേട്ടോ സന്തരം ഒരു നിന്ന് തുത്തത്. obulyan bas of as bedemites ad you dound after box steep mortesidad attends to me expended after the eater of the decree) of procedures to ay , etteragor this endiffectment (aminome bitit imits) to experteda postice of the company depth of the south state of the company of an edu do 😝 encin decrea the arms title to or vilue of sead promosest vil of stade aforessed and object aforests of the conformations of the conformation of t and the driven and payed by the Humbgaper in connection with the section deliberation as kinches are protocol yest quantities are sectional production ( ) each each engine provided to the control of the forest of the control of the control of the theory of the control of the contr or not arbuil), commenced; in (2) proposabions to the defense of a. Thronestan billions of all throughouse of the species of the second of the might afficit the no negative seconds and the escential interest or or or or interest ಪ್ರಮುಖ್ಯಮದಲ್ಲಿ ತಿರು ಟೀಟ ಅಂಕರ್ ರಕ್ಕೆ ಕಿರುವರಿಸಿದ್ದಾರ್. ಕ್ರಾಮೀ ಪ್ರತಿ ತರುತ್ತಿಗಳು ಕಾರ್ಯ we was a second of the first of the second of the second of the second of the second s items, they to entries indebied made administration and payable to tensor. comment of not end the letter wat day therefore up to the thee of such eater and the complement of any the letter west, and the purchased and the contractings outs of me of bounded on from 11ans reasonable · verrom

in the contract the morthwaged preventy or to cart therest, chart as below to confidential and the confidence of the contract the forthwest of the confidence of the contract the contract of the confidence of th

He all essence by restence to the Northgago of said considers or here; then and transferred to the Northgago of said ones and transferred to the Northgago of said ones at the order of said property of the order of said and property of the order of said of the order of the said is and adversed in the said is and adversed in the said of the the said of the said of the said of the the said of the said of the said of the the said of the the said of t

it deems necessary, purchase adequate fire and extended coverage and other forms of insurance as may be deemed advisable, and in general exercise all powers ordinarily incident to absolute ownership, advance or borrow money necessary for any purpose herein stated to secure which a lien is hereby created on the mortgaged premises and on the income therefrom which lien is prior to the lien of any other indebtedness hereby secured, and out of the income retain reasonable compensation for itself, pay insurance premiums, taxes and assessments, and all expenses of every kind including attorney's fees, incurred in the exercise of the powers herein given, and from time to time apply any balance of income not, in its sole discretion, needed for the aforesaid purposes, first on the interest and them on the principal of the indebtedness hereby secured, before or after any decree of foreclosure, and on the deficiency in the proceeds of sale, if any, whether there be a decree in personam therefor or not. The possession of Mortgagee may continue until all indebtedness secured hereby is paid in full or until the delivery of a deed pursuant to a decree foreclosing the lien hereof, but if no deed be issued, then until the expiration of the statutory period during which it may be issued. Mortgagee shall, however, have the discretionary power at any time to refuse to take or to abandon possession of said premises without affecting the lien hereof. Mortgagee shall have all powers, if any, which it might have had without this paragraph. No suit shall be sustainable against Mortgagee based upon acte or omission relating to the subject matter of this paragraph unless commenced within sixty days after Mortgagee's possession ceases.

- J. That each right, power and remedy herein conferred upon the Mortgagee is cumulative of each other right or remedy of the Mortgagee, whether herein or by law conferred, and may be enforced concurrently therewith, that no waiver by the Mortgagee of performance of any covenant herein or in said obligation contained shall thereafter in any manner affect the right of Mortgagee to require or enforce performance of the same or any other of said covenants; that wherever the context hereof requires, the masculine gender, as used herein, shall include the feminine and the neuter and the singular number, as used herein, shall include the plural; that all rights and obligations under this Mortgage shall extend to and be binding upon the respective successors and assigns of the Mortgagor, and the successors and assigns of the Mortgage; and that the powers herein mentioned may be exercised as often as occasion therefor arises.
- K. Notwithstanding any of the provisions contained herein, the mortgagor hereby waives any and all rights of redemption from sale under any order or judgement of foreclosure on its own behalf and on behalf of each and every person, except judgement creditors of the mortgagor, acquiring any interest in or title to the premises subsequent to the date of this mortgage.
- L. The within mortgage secures an obligation incurred for the construction of an improvement on the land mortgage herein, including the acquisition cost of the land (if this is the case) and constitutes a "construction mortgage" within the meaning of Section 9-313(.)(c) of the Illinois Uniform Commercial Code.

This Mortgage is executed by the undersigned, not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and the undersigned thereby warrants that it possesses full power and authority to execute this instrument), and it is expressly understood and agreed that nothing berein or in said Note contained shall be construed as creating any liability on the undersigned personally to pay the said Note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by the Mortgagee and by every person now or hereafter claiming any right or security hereunder, and that so far as the undersigned and its successors personally are concerned, the legal holder or holders of said Note and the owner or owners of any indebtedness accruing hereunder shall look solely to the premises hereby conveyed for

ends (in the market bedeet added in the same start was added to be the same and the Technic of theorement as may be desemble advisable. South in property that the powers midinatity includent to absolute invicuence advance or bourses acres ode out no court e double amores of bedall nievent beagago, ous mot lyngsg**gbor**i arested on the sectored premises and on the encuse therefore which lieur o son bus absorbass yelensal sambertebitan nadda yek to isti sett og senga 😹 🕏 the ancome action, commande companentation for attention pay incurance this this limit limit tyreve it asserted the limb tracementers but where the committee in bus instrumental in the engine of the communication is present complication and the median and the first community of the commental types with the sector of the sector and the commentation of the community ser no sould have degree to tell no territ . seesogned bisserols, and not behisse principal of the undebtedness burning secures, before an ofter control were to release to show north at your countries and no how remark the make which be a to be a three on participal threaten or both. The presumers or or brong of velocal because evented debit life liter exertees sea emperation  $\hat{\phi}_{ij}(j)$  or suppose a decodence of a decodence to a decompositive time. ligen hereof, but if we deed be remode than until the engiration of the ್ ಸಂಖರ್ಥ ಗಾರ್ಚರಿಗಳು ನಿರ್ವಹಣೆ ಬೆಳಗಳು ಅವರ ಅಂತರ ಅವರ ಬರುತ್ತಿದ್ದಾರೆ. ಇವರ ಸಿಡಿಸ್ಟ್ ಗಾರ್ಚರಿಗಳು ಸಂಪರ್ಕ ಗಾರ್ಚರಿಗಳು ಇಂದಾರ ನಿರ್ವಹಿಸಲಾಗಿ ಅವರ ಬೆಟ್ಟು ಸುದ್ದ ಅವರ ಅವರ ಪರಿಕಾರಣೆ ಅವರ ಸಂಪರ್ಕರಾಗಿ ಬಿಡಿಸ್ ಕಡೆಗೆ ಮಾರ್ಕರಾಗಿ ಮಾಡುವುದು ಸಂಪರ್ಕರ ಪರ ಇಂದಾರ ಸಂಪರ್ಧದ ಮಾರ್ಗರಿಗಳು ಪರಿಕಾರಕ ಮಾರ್ಕರ ಸಂಪರ್ಕ ಸಂಪರ್ಧಕ್ಕೆ ಮಾಡುವುದು ಮಾಡುವುದು ಮಾಡುವುದು ಮಾಡುವುದು ಸಂಪರ್ಕ ಸಂಪರ್ಕಕ್ಕ ತಾರು ಅವರ ನಿರ್ವಹಿಸಿದ್ದಾರೆ. ಪ್ರಾಯಂತ್ರ ಪ್ರಮುಖ ಮುಂಬ ಹಿಸುವುದು ನಿರ್ವಹಿಸುವುದು ಪ್ರಮುಖ ಪ್ರವರ್ತ ಪ್ರಭಾವ ಪ್ರಭಾವ ಪ್ರಭಾವ ಪ್ರ ಶ್ರಾತ್ರಿ ಪ್ರಭಾವ ಮತ್ತು ಅನಾಗುವ ಪ್ರಕಾರ್ಣಕ್ಕೆ ಪ್ರಭಾವ ಪ್ರಭಾವ ಪ್ರಭಾವ ಕುಂಬ ತಿನುವುದು ನೀಡಿದ್ದಾರೆ. ಪ್ರಭಾವ ಪ್ರಭಾವ ಪ್ರಭಾವ ಪ್ರಾತ್ರಕ್ಕೆ ಮುಂಬಲ ನಡೆಗೆ ಪ್ರಭಾವವಣ್ಣ ಮತ್ತು ಮುಂದು ಮುಂದು ಪ್ರಭಾವ ಮೂರು ಮತ್ತು ಪ್ರಭಾವ ಪ್ರಭಾವ ಪ್ರಭಾವ ಪ್ರಭಾವವ ಪ್ರಭಾವ ಪ್ರಭ stre nade by and begond will deresto didronouses ad finds fine of subgenearing ិញ្ញា <mark>គ្នាស់</mark>មនុស្ស ខេស្សសម្រាញ ដូច ដូចគេ ទាមស្លៈ១៤៤ មានដូច្នេះ ១៩ ដូចមុន ខ្លស់មណ្ឌ ទី មានប្រសាសម្រាល់ វ្<mark>រាធិស្តាសម</mark>្រាល់ ទីសព្យ គេរប់ដុទ្ធ «សំពីពុស មានសម្រាល់ មនុស្ស «សំពី មានសម្រាស់ ស្រាប់ ទីសព្វសស្សសម្រាស់ ស្រ

If That same include, power and remody namedy of the Ton Equipment to the The The true or the The true or rank or no remedy of the Ton Equipment which the ment of the Ton Equipment or the true of the Ton Equipment of the Ton Equipment of the Ton Equipment of the Ton Equipment of the true of the Ton Ton Equipment of the true of the Ton Ton Equipment of the true of the Ton Ton Equipment of the true of the of the of the of the true of the of the

Ri Hated the reading and of the provisions contented herein the meragera hereing the meragera hereing waters as and all rights of redeemphism cree sale cover as a subject judgement of for echeving on its contents of and on behalf of each subject pudgement from echeving and contents of the accept fudgement is subject of the accept acquained to the decision of this accept to the date of this accept to the date of this accept to the date of this

i... the within mortgage bours an obligation incored for the foother within the foother the foother was incored on the land workgage harding for the companient of the color of the color of the foother within the meaning of Section 9-348(1)(a) or the foothers Uniform Summer within the meaning of Section 9-348(1)(a) or the filters Uniform Summer and Code.

This Morsages as every the transfer issers and personally but as frequenced as a converse of the personal description of the converse of the personal and the converse of the endersage and the converse of the endersage that the endersage the theorem of the contains the contains and it is expressed full property and and agreed that help the endersage the transfer to end of the end agreed that help and the end of the

07007278

the payment thereof, by the enforcement of the lien hereby created, in the manner herein and in said Note provided or by action to enforce the personal liability of the guarantor, if any.

IN WITNESS WHEREOF,

UNION NATIONAL BANK & TRUST COMPANY, not personally but as Trustee as aforesaid, has caused these presents to be signed by its authorized officer designated below, and its componate seal to be hereto affixed and attested by its authorized officer designated below.

Dated this 15TH of OCTOBER, 1987.

AS TRUSTEE AFORESAID AND NOT PERSONALLY

UNION NATIONAL BANK & TRUST COMPANY

By:

Jame D. Keith, A.V.P. & Trust Officer

Attest:

Richard L. Bingaman, V.P.

STATE OF ILLINOIS

SEAL

I, Theresa L. Hardy, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jame D. Keith, A.V.P. & Trust Officer of UNION NATIONAL BANK & TRUST COMPANY and Richard L. Bingaman, Vice President of said Bank who are personally known to me to be the same persons whose names are subscribed to the coregoing instrument as such officers appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Fank, as Trustee as aforesaid, for the uses and purposes therein set firth; and the said Trust Officer - Vice President then and there acknowledged that said Trust Officer - Vice President as custodian of the corporate seal of said Bank, did affix the corporate seal of said Bank to said instrument as said Trust Officer - Vice President's own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this lo day of October 1987

Prepared by: + mail to

Debra Duppler Union National Bank One Fountain Square Plaza Elgin, IL 60120

> COOK COUNTY. ILLINOIS FILED FOR RECORD

OFFICIAL SEAL

THERESA L. HARDY NOTARY PUBLIC. STATE OF ILLINOIS

My Commission Expires Aug. 3, 1991

1987 OCT 22 AM 11: 08

87570070

BOX 333 - CC

2

Page 6 of 6

the payment therefor, by the enforcement of the localities of comment to the holds making the contract of the material here provided or by action to enforce the personal tradition of the personal tradition of the general section.

IN WITHERS BEFFREISES

NATION MATIONAL BANK & TRUST COMMINGS, As a personally but as involved as a standard as a second as a second as second as a se

Dated this inth or uniones, isn't



URANAM MOCCOMAN, BONG, B. FRONT COMPANY ABOTEST PROPERSATE AND NOT PERSONALL

One Church & P.V.A. driver de sonoi.

:1000 th

Promograble of branchill

ATATE OF LINE OF LINE

I. Towness to the sy, a datas, Public in and can said County, in the Storm atoressin, Do Herself CERTIFY that Jane 1. Carts, A.V.F. & Trust Office or Information Artifled at the Sank of Erresident at the Sank who are accountedly and Bilbard to me to be the same persons whose masses are subscribed to the formation to me to be the same officers appeared that a time it, a present of the same states at the said and delivered that a formation and selection to that a said and delivered that a face and a to the result of the action of a stormation of a formation and a formation of a formation and a formation as a fruebes as after a for the uses and a conservation of the conservation of the conservation of the conservation of said the conservation of said the conservation of the conservation of the formation as said the formation of the conservation of the formation and the free conservation of the formation and the free conservation of the formation of the first order and a few conservations as the free and and the formation of the formatio

Given under ing band end Moterial Soul this <u>W</u> day of **Outbul** 

1997

.

of DWM Find a manager,

Debug Duckter Union Nathmad bank

பூறுகள் பணமாகம் மன்கள் இந்த சிறயமுர்கள் இருப்புகள் சிருகம்

OSIOA U. Aninia

2021 988 - CC

A.

DEFICIAL SEAL PROCESSION

OFFICIAL SEAL
THERESA L. HARDY
NOTARY PUBLIC, STATE OF ILLINOIS
MY Commission Expires Aug. 3, 1991

31210016

COOK COUNTY, ILLINUIS FILED FOR RECERD

1987 DCT 22 AM 11: 08

87570070

9 10 d 900