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LAND TRUSTEE MORTGAGE 87570083

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 1855 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 34 IN STREAMWOOD GREEN MEADOWS EAST BEING A SUBDIVISION IN PART OF THE NORTHWEST QUELTUR AND FART OF THE SOUTHWEST QUARTER OF SECTION 24 TOWNSHIP 41 NORTH, RANGE 7, EAST OF THE THIRD P.M., IN COOK COUNTY, ILLINOIS

common address: LOT 34 - 165 RED CEDAR DRIVE, STREAMWOOD, IL 60107

Together with all buildings, 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, gas, air conditioning, water, light, power refrigeration, ventilation is 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, floot 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 premises 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 of 12s 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.

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 sup of FIFTY FOUR THOUSAND NINE HUNDRED FIFTY SEVEN AND 50/100 DDLLARS (\$5+.957.50), which Note, together with interest thereon as therein provided, payable 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

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are to be to determined the property of the bill buildings are expensive and the control of the färtomæs, sopunbenædeæs and entilpment, worth saud blertgager foreser for uses berein set forth. Nothill standing any of the provisions contained here we star and topology we seview with the lights of redumption of seview of redumption of the second sevies with the second of the second o behalf of each and eyem perday, each judgement architers of the end the each med and end of the montepage, perday judgement architers of the montepage, people in the the the promises subgages; too, the the date of this matches are too.

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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, volumers, releases and acquittances required to be signed by the insurance companies, and the Mortgagor agrees to sign, upon demand, all receipts, vouchers and releases required of it to be signed by the Mortgagee for such purpose; 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 irdobtedness is paid in full; (4) Immediately after destruction or damage, or commence and promptly complete the rebuilding or restoration of taildings and improvements now or hereafter on said premises, unless Mortgagee 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 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 or ornssion to act; (9) To comply with all requirements of law with respect to mo. tgaged 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 conditional sale, lease or agreement under which title is reserved in the vendor or any apparatus, fixtures or equipment to be placed in or upon an 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 increof, (11) Not to accept or acknowledge without the written consent 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) 10 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 failure 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

against gain property (butlading those facefore deet, and to furnish ismud. Kona Ile bur virotarudd alginsan adeoliguu elasupet nogu çaqepspan<mark>ah</mark> extending against said property should be conclusively decemed valid for the ភេទទីសុខ ខណៈ កាយ មានស ខាន់សាទ៣ខាមហាបានលើ បានថា លួច២៧ ១៤ (៩) ខាងបាន៣៦១សព្វខេត្ត ១០៧៨ និក ១<mark>៦៤៤</mark>ជាជា**ជ្** upper sord previded insured waards damage by fire, and each other than the alder version of her timeral edge to the edge of of a representation that we lisbulity inquenees and could appear common as the Montgages any sequences entil baid toped tendered to the card, or in the said torne locure, order ruday aldenosin ilot odd for kondideska i to bormag and to nordshinges thereof, in such companies and in such torm as shall be satisfactory in the Mertergest such incomposes pelocies whall comore with Mertealing mberman na barnen birk pakhub Second gere lenn divide (v. 1800-), and criedinas bank ed that oldering also propositioned to uses in the larger than the old but of sidering sy wisitaliteby wis to using a selection administration of the gamma rademptioners or any provide in a Master s or Commissioner's destinant and in gase of toar under such policies, the Markgages is notherized to educate the compression of the court of മൂളില്ക്ക് ഉത്തെയുന്നത്തില് നേന്ന് നിന്ന് വിവേശം വരുന്ന പുരുപ്പാവുന്നത്തില് പുരുപ്പു. ജലജ്ചത്തി വിവേശം വര്യം വിവര്യം നിന്ന് വിവേശം വിവേശം പ്രവര്ശന്ന് പുരുപ്പുള്ള പുരുപ്പുള്ള പുരുപ്പുള്ള പുരുപ്പുള് അവലയായില് പുരുപ്പുള്ള പുരുപ്പുള്ള പുരുപ്പുള്ള പുരുപ്പുള്ള പുരുപ്പുള്ള പുരുപ്പുള്ള പുരുപ്പുള്ള പുരുപ്പുള്ള പുരുപ erecute and deliver on compart of the sympological content of the sympological content of the supersolution of the all recentifies sections and releases requires of it to bo square the terms of the Mortgages can such pumpases and the Mortgages to authorized to spring the area on y time and the norterestage and of master canenger you the sheet area. ಸರ್ವಾಣವಾರದ ಸರಿವರ್ತವಾಗ ಹೊಸತೆ ಪ್ರಾಥಾಗಿದ್ದಾರಿ. ಅಥವಾಗಿ ಸಾಹಿತಿ ಮಾತ್ರ ದಿಂದಾಗಿದ್ದಾರೆ. ಇದೇ ಅವರಿಗಳಲ್ಲಿ ಹೆಚ್ಚುಗಳು ಅವರಿಗಳ elections and in the continue of section of the property (A) the terms of the continue of the art elejunos vidames a marmens de estamble e antido da destamble e antido de destamble de la d en said or emisses. Estress dombgeness etacte to ingels on bee indebeto :-secured remains the process of any manipage (electric) such destructions membrade to return the process of any manions substitut such destructions of damages of the content of the damages of the damages of the following substitution of the content of the following substitution of the following substitutions and modern and modern and modern and substitutions and the following the following substitutions and manski topovit dazamena gaženina sija po popije it iti Mantagaje i o and the larger of debt (8) i in an adverse transferred as a macro matrices as an extension true of this of more by with the east typical or the final property diminish acc impair is some by say set on constint to act. (6) to compare the act. (6) to compute which also accepts the macregages promises one that the miles there are the permits one. The with act the set of the set of the macre act. (1) the set of t **ുത്തു**ന്നും അന്തോടും മനുമന്ന് ക്രൂറ്റ് ആവരുടെ നിര്ദ്ദേഹതായ നേറ്റ് ഒരു മുന്നാൻ നാന് heres team card to epect. (c) any marches on conditional eater terms of early and eater terms of agreement under each to the conserved to the vendor, or any approximation. It tures are encopeed to be altered to the under the buildings of improvementation of gold property, the any below assignment to transition of theres to and to seed property or any portion thereast. esias. Transmi yoka 10 ya enging wike na tana na aze calaji na dejinga da deMijilika Bida an dinegonor meddine end dwoddin egebelennike no dejinga od deMijilika Mortgages or on Thret had and obtained and celos additionals or branching or branching and properties of the appropriation of the species compared trought (18) To can be to make with a camendard that our early buildings on the cape was a confidence of the care The bloom a (81) green manual trips and record matter a a b aand derend any energedency struct in the epimies of the Membanger affects. this peaker, becomedably to the value of bearing and bed valued aff defendant by reason of this Mortonge.

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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 or 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 essence 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 custody 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, title 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 eraction upon said premises, then and in any of said events, the Mortgagee As 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 Mortgagee, hereunder, to declare, without notice all sums secured hereby imprinately 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 also immediately proceed to foreclose this Mortgage, and in any foreclosure a sale may be made the premises enmasse without offering the several parts separately. That in the event that the ownership of said property, or any part/thereof, becomes vested in a person other than the Mortgagor and any pir; 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 change 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 after 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

additional indebtedness secured by this Nortgages with the same priority as the eniquel indebtedness and may be included in any decres force). Our profess solding sold out of the cents or proceeds of sale of each presides if one cristoriuse naids to shat it shat it shall not be obligatory open the Mortgages in one cristoriuse the validity of any limb secumbrance of class in advancing moneys as above sotherized, but nothing here contained at the besconstructed at the Mortgages to advance any moneys for any purpose nor to do any act hereunder; and the Mortgages shall not have. One purposed it any to do or omit to do hereunder.

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F. That upon commencement or an atomedicance proceeding hereunder, the court in which such bill is filed any, at any time, obtain hefore or often court in which such bill is filed any, at any time, obtained hereon of a court and without notice to the inen value of anid process, or obstined the same and without courty to the inen value of anid process, or obstined the same shall then be occupied by the cause of the courty of and as a bomestead appoint a receive with power to manage and ent and to collect the control to redead to collect the forestance of the colors and such south forestance and the stable of redead into another the the tester and south reduce is and process and the colors as well at reaches insured and profited colors as well at reaches insured of reduces, insured or other items necessary for the probeston and costs. Spanes, insured or other items necessary for the probeston and

preservation of the property, including the expenses of such receivership, 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, stenographer's 'ees, Master's fees and commissions, court costs, publication costs and costs (which may be estimated as to and include items to be expended after the entry of the decree) of procuring all such abstracts of title, title searches, examinations and reports, guaranty policies. Torrens costificates and similar data and assurances with respect to title as 700 tgagee may reasonably deem necessary either to prosecute such suit or to evidence to bidders at any sale held pursuant to such decree the true title 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 accord of the right to foreclosure, whether or not actually commenced; or (c) 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.

- G. 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 repair and restoration of any property so damaged, provided that any excess over the amount of the indebtedness shall be delivered to the Mortgage 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

equite several mass. To be been even so bed sold build evaluation and the neutrinois and We with survivered the describe of the bloom bloom that a describe their feet of the parameters and the contractions are wir not, and if a reverse so it has appointed don boogen chall remain in possession until the exploration of the full period allowed by the rescueence consideration which there is a supposed for a supposed for the constant form is a fine constant and the of deed in case of suley but it as dead be issued. Autil the empiration as the statuton a pocued during which it may be requed. and is large in the second a reference of the group of transfer eggs off yet be 13 ((too od fleets epsetmora) near self of initial essent was each anear to Josep you to the pertension hasheeff and upon forectowers of soud premises, black that be ellowed and The give to percent and this endeatestable Innocatible at we be builded. expenditues and capensas tagether with interest theorem at an interest rate serval to the prime race or published in the Nail Street Journal Liev To theiled no no yet becommon in thing on you dorner which but your wife Members of the standard of the test of the test of the test of the standard of the standard of the standard of and the rest distinguish being ് പ്രധാന പ്രധാന പ്രധാന പ്രധാന പ്രധാന പ്രധാന പ്രധാന വരുന്നു. വരുന്നു വരുന്ന വരുന്നു വരുന്നു. വരുന്നു പ്രധാന പ്ര പ്രധാന പ്രധാന പ്രധാന പ്രധാനം പ്രധാനം വിവാധം പ്രധാന വരുന്നു. വിവാധന്നു വരുന്നു വരുന്നു വരുന്നു വരുന്നു വരുന്നു പ്രധ്യാന് വരുന്നു വരുന്നു വരുന്നു പ്രധാനം വരുന്നു പ്രധാനം വരുന്നു വരുന്നു. വരുന്നു madicines packs in reprintación for los francismes del como del filman. ്ടെ പ്രത്യായ പ്രത്യായ പ്രത്യായിലെ വിവര്യ പ്രത്യായ പ്രത്യായ പ്രത്യായ പ്രത്യായത്ത് പ്രവ്യാസം വിവര്യ പ്രത്യായ വിവര്യ വിവര്യ വിവര്യ വിവര്യ വിവര്യ വിവര്യ വിവ പ്രത്യായിലെ പ്രത്യായത്ത്ത് വിവര്യ ത്രാവ്യായിലെ വിവര്യ വിവര്യ വിവര്യ വിവര്യ വിവര്യ വിവര്യ വിവര്യ വിവര്യ വിവര്യ വ incording tweetile granted and the distribution of proper standard The second tree of the continue been as the set of the continue of the set of the second continue of ిగు గురుకు కూడాలు meach (2)గుంగాలకు అది అవక అద్వారు కొండాని అద్దవిడిగి ఉంది. మర్కట్ అడ్డాన్ అయింది కేంద్రాయానికి కని ఆమె అదారాంతాడే ఉంది. అయి కాటర్ చేశారు కూడి అయితానుకుండాడాడా something the best to substitute and after as mate done യർ പ്രോഗം കുറുന്നു കുറുന്ന് ക ച്യത്തുന്നെ വിവ്യം ത്യൂർത്തുവ് യർവസ്കം **കുട**്ടുക്കാന് ആ immediated to and payable by the Montgager in coveration with second protections including probate or benth uptoy or commission to which sites party berett no separated send for moreon visydrag a set find; of the party ಭಾಷ್ಟ್ ನಿರ್ದೇಶಕ ಕಟ್ಟಿಕೆ ಬರು ಕಟ್ಟು ಬರು ಪ್ರಾರಂಭ ಕಟ್ಟಿಕೆ ಬರು ಪ್ರಾರಂಭ ವಿಷ್ಣಾತ್ರಿಕೆ ಕಟ್ಟಿಕೆ ಕಟ್ಟಿಕೆ ಕಟ್ಟಿಕೆ ಕಟ್ಟಿಕೆ ಗಾಹುತ್ತು ಅಂಬರುವ ಮತ್ತು ಕಟ್ಟಿಕೆ ಮಾಡುತ್ತು ಬರು ಕಟ್ಟು ಕಟ್ಟು ಕಟ್ಟಿಕೆ ಬರುಕ್ಕೆ ಕೊಡ್ಡಾಗಿ ಮತ್ತು ಪರಿಕಾರಿಸಿದ್ದು ಪರ್ಕಾಸಿಸಿದ ಮತ್ತು ಗಡಿಗೆ ಕಾರ್ವಲಾಗಿಕ್ಕೆ ಮಂಗಾಹಾತ್ರಾಗದಾಡಿಕ ಎಂದು ಸಮ್ಮ ಕಟ್ಟಾತ್ರಿಗುವುದಿಂದ ಕೆಲ್ಲ ಕಿಗಾಳ ಪರಕ್ಷಣೆಗಳ ಅರ್ಥಿಕ್ಕಿ ಆ In the garbanasa no dies bodies of anterophan no bones sould are on correction and കർദ്ഗാർ നിലും വുന്യാവെയുടയ് കുന്നിരുന്നു തായെയുന്ന്. സിക്കിന്റ്റെ സ്കൂരിക്ക് അവിധാവം പുരുത്തില് അവിധാവം വുന്നായിരുന്നു. പുരുത്തില് പുരുത്തില്ത്തില് പുരുത്തില് പുരുത് itemse, it is the entries underrodness chieffeen due and payable by the brings agent made for the brings of such early the temperate or and the line brings of such early end the countries of end the end the countries of end the payable of the temperate of the problem of the problem.

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H. All chases a remise, remise, restort in prof. It of tend premises are pledium, assistant at another and insension to the Most, once, whent at another the preparties of property of the strains of any sense from the restore occupant of death as the chase whether send leave or agreement is any tend of the send of the

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 then 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, ou; 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. shall have all powers, if any, which it might have had without this paragraph. No suit chall be sustainable against Mortgagee based upon acts or omission relating to the subject matter of this paragraph unless commenced within sixty days after Mortgagee's possession ceases.

- In 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 where or 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 Mortgager, and the successors and assigns of the Mortgager 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(1).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 herein 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

HONDER DES OPERATORIES DESERVICES TORS WITTE BESTERNES PROGRAMME (VICERALISME PROGRAMME) FIX the personal tensing or this information because because of wear at cornering the amount DOWERS ENGLISH IN THE WELL OF ACCOUNTS COMMENTAGED AND LOCKED OF THE STATE OF THE S versels and the significant property in statest on search a linear or linear sections. The first manteresets menonic out no bac sections a beganging and no belosting oly from Look , beginning yekerind a combinindaboa inadina yeek To hawi tadi kat sakind 🙉 🕸 the income retain responding companion for itself, pay insurance postalant took yaare te ragaments fix was veloameeses bas emes vendimban attorney's fees, incurred in the evercise of the powers harsin given; just from time, to time apply and belonce of concer app. in the sufe discription, reserved for the eferesaid surpeses, first on the interest and then on the are selected the rest the condense terreby concerns and are the set for the following of formalization and on the deficiency in the proceeds of sele, if any. whollow there be a degree in personal thanefor or not. The pageseion Mortgages assured barahy is paid in full or until the delivery of a need purcuent to a decree recentles of lien becool, but if is deed to issued, then cotil the espiration of the statutory porred during abids it may be insued. Mortgages shall be traced The salad and results a not similarly not to belong yearing decreased earth earth avend Limitate, de. prosesses of cold printers of their effection the tree tree tree tree terms ends ar active bed seen adjoin it donder you it emency lie event flede paragraph. The soft shall be rosteinedle against Mortgages the based ignored er amission relation to the august mater of this paragraph unlosed commenced within silver days ofter Morigigue's possession casses.

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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 corporate seal to be hereto affixed and attested by its authorized officer designated below.

Dated this 15TH of DCTOBER, 1987.

SEAL

UNION NATIONAL BANK & TRUST COMPANY & TRUSTEE AFORESAID AND NOT PERSONALLY

By:

Jane D. Keith, A.V.P. &

Attest:

Richard L. Bingaman, V. K.

STATE OF ILLINOIS COUNTY OF KANE

Theresa Liver 1. Acces 1. Ryam, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jane I. Keith, A.V.F. & 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 forceoing 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 Bank, as Trustee as aforesaid, for the uses and purposes therein set toth; and the said Trust Officer - Vice President then and there acknowledged that said Trust 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 6 day of Outover, 1987

Prepared by: + Maul to

Debra Duppler Union National Bank One Fountain Square Plaza Elgin, IL 60120 OFFICIAL SEAL
THERESA L. HARDY
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Aug. 3, 1991

BOX 333-CC

Page 6 of 6

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Dated this 15TH of OCTOBER, 1987.



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BOX 03-CC

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