Marie Roche

The First Mortgage Corporation

19831 Governors Highway Flossmoor, Illinois 60422



87008644

[Space Above This Line For Recording Data]

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on December 31st 19 86 The mort agor is FLOYD E. ROOSE, A BACHELOR (and) PATRICK J. JUDY, A BACHELOR

("Borrower"). This S .cu ity Instrument is given to

THE FIRST MORTGAGE CORPORATION

which is organized and existing under the laws of

ILLINOIS

, and whose address is

19831 GOVERNORS HICHWAY, FLOSSMOOR, ILLINOIS 60422

("Lender").

Borrower owes Lender the principal sum of SIXTY TWO THOUSAND EIGHT HUNDRED AND NO/100

Dollars (U.S. \$ 62,800.00

). This debt is evidenced by Borrower's note

dated the same date as this Security Instrume it ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on JANUARY 1, 2017

This Security Instrument paid earlier, due and payable on JANUARY 1, 2017

This Security Instrument secures to Lender: (a) the repayment of the deb evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, wi'n interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrow, 's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgige, grant and convey to Lender the following described property

located in

COOK

County, Illinois:

UNIT 553-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 545-553 MELROSE AVENUE CONDUMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 24/33786, AS AMENDED, IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN 3/0/4/5 OFF COOK COUNTY, ILLINOIS.

Tax I.D. #14-21-314-050-1010

which has the address of 553 W. Melrose Street, Unit |

Chicago

[City]

Illinois 60657

[Zip Code]

("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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for the uses and purposes therein			munstin bias ont berevileb bas ber
i acknowledged that the y	this day in person, and	it, appeared before me	seribed to the foregoing instrume
(s) whose name(s) ARE	to be the same person	personally known to me	
JUDY, A LACHELOR	(and) PATRICK J.	SOOSE, A BACHELOR	hereby certify that FLOYD E. I
in and or said county and state,	a Notary Public		L' THE UNDERSIGNED
	County ss:		
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	e For Acknowledgmen's	Space Below This Line	
-Borrower			
([seg])	0/	 `	
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nants contained in this Security	to the terms and cover led with it.	Accepts and record	trument and in any rider(s) executed
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Lender shall release this Security	is Security Instrument.	t all sums secured by th	21. Release. Upon payment o strument without charge to Borrow
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Property and to collect the rents of the	sha osanam bas to nois ender or the resissans.	Any rents collected by L	Printer receiver) shan oe entitled it
ent of the Property and at any time n person, by agent or by judicially	i indicial sale. Lender (ir	or reacinption tollowing	DOLLEG THE EXPITATION OF RUL DELLO
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nstrument by indicial proceeding.	Orectose this Security I	THET DESIGNATION AND THE	is Security Instrument without fur ender shall be entitled to collect all
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(b) the action required to cure the by which the default must be cured;	ipecify: (a) the default:	wise), The notice shall s	iress whiteenic in hiolides ofuci
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NON: UNIFORM COVENAITS, BOTTOWET and Lender further covenant and agree as follows:

If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the insurance in effect until such time as the requirement for the insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

8. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender

shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby

assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or

to the sums seen, do by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

10. Borrowe: Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amorti ation of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amor ization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy

shall not be a waiver of or preclude the exercise of any right or remedy.

11. Successors and Assigns I ound, Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and by nefit the successors and assigns of Lender and Borrower; subject to the provisions of paragraph 17. Borrower's covenants and agree nents shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (1) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with coard to the terms of this Security Instrument or the Note without that Borrower's consent.

12. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund perfuces principal, the reduction will be treated as a

partial prepayment without any prepayment charge under the Note.

13. Legislation Affecting Lender's Rights. If enactment or expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument unenforceable according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall take the steep specified in the second paragraph of

paragraph 17.

14. Notices. Any notice to Borrower provided for in this Security Instrumer, shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender w) en given as provided in this Property.

15. Governing Law; Severability. This Security Instrument shall be governed by federal Lw and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the

Note are declared to be severable.

16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

17. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any

remedies permitted by this Security Instrument without further notice or demand on Borrower.

18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note had no acceleration occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraphs 13 or 17.

requesting payment.

the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear injerest from

Lender may take action under this paragraph 7, Lender does not have to do so.
Any amounts disbursed by Lender this paragraph 7 shall become additional debt of Borrower secured by this instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although in the Property Lender's actions may include paying any sums secured by a lien which has priority over this Security Lender's rights in the Property (such as a proceeding in bankrupicy, probate, for condemnation of to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights

covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Protection of Lender's Rights in the Property; Mortgage Insurance. If Borrower fails to perform the

fee title shall not merge unless Lender agrees to the merger in writing. Borrower shall comply with the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and

change the Property allow the Property to deteriorate or commit waste. If this Security Instrument is on a leasehold, 6. Preservation and Maintenance of Property; Leaseholds. Borrower shall not destroy, damage or substantially

fustrument immediately prior to the acquisition. under paragraph 19 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security

postpone the due date of the monthly payments referred to in paragraphs I and 2 or change the amoun. of the payments. If

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to princips. The I not extend or

when the notice is given. the Property or 10 pay sums secured by this Security Instrument, whether or not then due. The O-Lay period will begin offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore applied to the sums secured by this Security Instrument, whether or not then due, with at yexcess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender his the property, or does not answer within 30 days a notice from Lender his the insurance carrier has of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessene, the insurance proceeds shall be

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall to applied to restoration or repair Lender shall have the right to hold the policies and renewals. If Lender tear ites, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices, In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrowe.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause.

unreasonably withheld, insurance carrier providing the insurance shall be chosen by Borrowe's ubject to Lender's approval which shall not be

requires insurance. This insurance shall be maintained in the a nounts and for the periods that Lender requires. The insured against loss by are, hazards included within the term "exter 3-d coverage" and any other hazards for which Lender 5. Hazard Insurance. Borrower shall keep the improven ents now existing or hereafter erected on the Property

of the giving of notice. notice identifying the lien. Borrower shall satisfy the lien or incree or more of the actions set forth above within 10 days the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a

faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien or forfeiture of any part of the Property, or (e) secures from the holder of the lien an agreement satisfactory to Lender subordinating the ir. (1) this Security Instrument. If Lender determines that any part of receipts evidencing the payments

Borrower shall promptly discharge any tien which has priority over this Security Instrument unless Borrower: (a)

Borrower shall promptly discharge any tien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good

pay them on time directly to the pers 3, 3 wed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower shall promptly furnish to Lender to Lender to be paid under this paragraph. If Borrower shall promptly furnish to Lender and the paragraph of the paragraph. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall

A. Charges, Liens. For over shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain price y over this Security Instrument, and leasehold payments or ground tents, if any. Note; third, to amounts payak ie under paragraph 2; fourth, to interest due; and last, to principal due.

application as a cre., it same the sums secured by this Security Instrument.

3. Application of 1 same secured by this Security Instrument paragraphs I and 2 shi II b applied first, to late charges due under the Note; second, to prepayment charges due under the Note; second, to prepayment charges due under the Note; second, to prepayment charges due under the Note; third to amounts naval to under the national due.

than immediately of it to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of

any finnds held by I ender, If under paragraph 19 the Property is sold or acquired by Lender, Lender shall apply, no later amount necessary to make up the deficiency in one or more payments as required by Lender.

Upon or graent in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower

amount of the Funds held by Lender is not sufficient to pay the escrow items when due, Borrower shall pay to Lender any at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly payments of Funds. If the

the due dates of the escrow items, shall exceed the amount required to pay the escrow items when due, the excess shall be, If the amount of the Funds held by Lender, together with the future monthly payments of Funds payable prior to this Security Instrument.

requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds made. The Funds are pledged as additional security for the sums secured by Londer may agree in writing that interest shall be paid on the Funds. Unless an agreement is made or applicable law state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay the escrow items. Lender may not charge for holding and applying the Funds, analyzing the account or verifying the escrow items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or

basis of current data and reasonable estimates of future escrow items. one-twelfth off (a) yearly taxes and assessments which may attain priority over this Security Instrument; (b) yearly leasehold payments of ground rents on the Property, if any; (c) yearly hazard insurance premiums; and (d) yearly mortgage insurance premiums; if any. These items are called "escrow items." Lender may estimate the Funds due on the 2. Funds for Laxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Mote, until the Mote is paid in full, a sum ("Funds") equal to

the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note. I. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

THIS CONDOMINIUM RIDER is made this 31st day of December , 1986, and is incorporated into and shall be deemed to amend and supplement the Mortgage. Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note (o

THE FIRST MORTGAGE CORPORATION

(the "Lender")

of the same date and covering the Property described in the Security Instrument and located at:

553 W. MELROSE STREET, UNIT 1, CHICAGO, ILLINOIS 60657

[Property Address]

The Property includes a unit in, together with an undivided interest in the common elements of, a condominium project known as: MELROSE AVENUE CONDOMINIUM

[Name of Condominium Project]

(the "Condominium Project"). If the owners association or other entity which acts for the Condominium Project (the "Owners Association") holds title to property for the benefit or use of its members or shareholders, the Property also includes Borrower's interest in the Owners Association and the uses, proceeds and benefits of Borrower's interest.

CONDOMINION COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lenger further covenant and agree as follows:

A. Condomir um Obligations. Borrower shall perform all of Borrower's obligations under the Condominium Project's Constituent Documents. The "Constituent Documents" are the: (i) Declaration or any other document which creates the Condominium Project; (ii) by-laws; (iii) code of regulations; and (iv) other equivalent documents. Borrower shall promptly pay, when due, and it's and assessments imposed pursuant to the Constituent Documents.

B. Hazard Insurance, Sr. long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy on an Condominium Project which is satisfactory to Lender and which provides insurance coverage in the amounts, for the regions, and against the hazards Lender requires, including fire and hazards included within the term "extended coverage," then

(i) Lender waives the provision in Uniform Covenant 2 for the monthly payment to Lender of one-twelfth of

the yearly premium installments for hazard instance on the Property; and

(ii) Borrower's obligation unde 'Uniform Covenant 5 to maintain hazard insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

Borrower shall give Lender prompt notice of one lapse in required hazard insurance coverage.

In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the Property, whether to the unit or to common elements, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by the Security Instrument, with any excess paid to Borrower.

C. Public Liability Insurance. Borrower shall take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy accepts ole in form, amount, and extent of coverage to Lender.

D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property, whether of the unit or of the common elements, or for any conveyance in lieu of condemnation, are hereby resigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument as provided in Uniform Covenant 9.

E. Lender's Prior Consent, Borrower shall not, except after notice to Lender and with Lender's prior written

consent, either partition or subdivide the Property or consent to:

- (i) the abandonment or termination of the Condominium Project, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain;
- (ii) any amendment to any provision of the Constituent Documents if the provision is for the express benefit of Lender;
 - (iii) termination of professional management and assumption of self-management of the Owners Association;

(iv) any action which would have the effect of rendering the public liability insurance of reage maintained by the Owners Association unacceptable to Lender.

F. Remedies. If Borrower does not pay condominium dues and assessments when due, then Lerue; may pay them. Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower secure; or the Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

By Signing Below, Borrower accepts and agrees to the terms and provisions contained in this Condominium Rider

Hay Chos 12/3/86 (Seal)
PLOYD E. ROOSE

PATRICK J. JUDY

Borrower

(Seal)
-Borrower

(Sign Original Only)

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AMBRATATOR OF THE PRESENT