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Recording Requested By And Please Return To:

MAIL TO

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DEPT-01 RECORDING \$12.25
 T2222 TRAN 0651 10/04/88 15:18:00
 #8094 #B #88-456643
 COOK COUNTY RECORDER

Name Yegen Equity Loan Corp.

Address 1990 E. Algonquin Rd.

City and State Schaumburg, Illinois 60173

REAL PROPERTY MORTGAGE

NAME AND ADDRESS OF MORTGAGOR(S): CLIFFORD KRELL AND ALFREDA KRELL, HIS WIFE, AS JOINT TENANTS 626 CLARIDGE HOFFMAN ESTATES, ILLINOIS 60194		MORTGAGEE: ADDRESS: Yegen Equity Loan Corp. 1990 E. Algonquin Rd. Suite 208 Schaumburg, Illinois 60173			
LOAN NUMBER 1329	TOTAL OF PAYMENTS 180	DATE OF LOAN 9/23/88	DATE FIRST PAYMENT DUE 10/28/88	DATE FINAL PAYMENT DUE 9/28/2003	PRINCIPAL BALANCE \$ 130,000.00

The words "I," "me" and "my" refer to all Mortgagors indebted on the Note secured by this Mortgage.
The words "you" and "your" refer to Mortgagee and Mortgagee's assignee if this Mortgage is assigned.

MORTGAGE OF REAL ESTATE

To secure payment of a Note I signed today promising to pay you the above Principal Balance together with an interest charge at a rate set forth in the Note, each of the persons signing this Mortgage mortgages and warrants to you the real estate described below, and all present and future improvements on the real estate, which is located in Illinois, County of Cook
UNIT 77 IN PARTRIDGE HILL PHASE 3, 4, AND 5 BEING A SUBDIVISION OF PART OF THE WEST 33 ACRES OF THE EAST 63 ACRES OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1975 AS DOCUMENT NO. 23208643, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 626 CLARIDGE, HOFFMAN ESTATES, ILLINOIS.

Permanent Index Number 07-16-316-038

TERMS AND CONDITIONS

PAYMENT OF OBLIGATIONS — If I pay my Note according to its terms, this Mortgage will become null and void.

(continued on other side)

Clifford Krell (Seal)
(Mortgagor)

Clifford Krell
(Type Name)

Alfreda Krell (Seal)

Alfreda Krell
(Type Name)

..... (Seal)

..... (Type Name)

STATE OF ILLINOIS

} ss.

COUNTY OF Cook

The foregoing instrument was acknowledged before me this

by Clifford Krell and Alfreda Krell,
his wife, as joint tenants

Jodi M. York
Notary Public

Jodi M. York My Commission Expires Jan. 14, 1999
(Type Name)

This instrument was prepared by Yegen Equity Loan Corp., 1990 E. Algonquin Rd., Suite 208
(Name) Schaumburg, IL 60173 (Address)

EQUITY TITLE COMPANY EC102326

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UNOFFICIAL COPY

TAXES-LIENS-INSURANCE — I will pay all taxes, liens, assessments, obligations, water rates and other charges against the real estate, whether superior or inferior to the lien of this Mortgage, and maintain hazard insurance on the real estate in your favor in a form and amount satisfactory to you. You may pay any such tax, lien, assessment, obligation, water rates, premium or other charge or purchase such insurance in your own name, if I fail to do. The amount you pay will bear an interest charge at the rate of charge set forth in the Note secured by this Mortgage if permitted by law or, if not, at the highest lawful rate, will be an additional lien on the real estate and may be enforced and collected in the same manner as the other obligations secured by this Mortgage.

TITLE — The real estate and buildings on the real estate were conveyed to me by a deed which is to be, or has been, recorded before this Mortgage, and I warrant the title to the real estate and the buildings.

DUE ON SALE OR ALTERATION — Except in those circumstances in which federal law otherwise provides, I will not, without your consent, sell the real estate or alter, remove or demolish the buildings on the real estate.

DEFAULT — If I default in paying any part of the obligations secured by this Mortgage or if I default in any other way under this Mortgage or under the Note which it secures, or if I default under the terms of any other mortgage covering the real estate, the full unpaid Principal Balance and accrued and unpaid interest charge will become due immediately if you desire, without your advising me. I agree to pay your costs and expenses actually incurred in foreclosing on this Mortgage including lawful attorney's fees. If any money is left over after you foreclose on this Mortgage and deduct such costs and expenses, it will be paid to the persons legally entitled to it; but if any money is left over, I agree to pay you the balance.

APPOINTMENT OF RECEIVER — Each of the persons signing this Mortgage agrees that you are entitled to the appointment of a receiver in any action to foreclose on this Mortgage.

RIGHTS CUMULATIVE — Your rights under this Mortgage shall be separate, distinct and cumulative and none of them shall be in exclusion of any other rights. Any act of yours be considered as an election to proceed under any one provision of this Mortgage to the exclusion of any other provision.

NOTICES — I agree that any notice and demand or request may be given to me either in person or by mail.

EXTENSIONS AND MODIFICATIONS — Each of the persons signing this Mortgage agrees that no extension of time or other variation of any obligation secured by this Mortgage will affect any other obligations under this mortgage.

WAIVER OF EXEMPTIONS — Each of the persons signing this Mortgage waives all marital rights, homestead exemption and all other exemptions relating to the above real estate.

APPLICABLE LAW — This Mortgage is made in accordance with, and will be governed by, the laws of the State of Illinois.

PROPERTY ADDRESS	LEGAL DESCRIPTION	PARCEL NUMBER	TRACED NUMBER

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
MORTGAGE OF REAL ESTATE
The following information is required to be reported to the Department of Revenue for recording purposes.

TERMS AND CONDITIONS — I agree to pay the principal and interest on the loan in accordance with the terms and conditions set forth in the Note secured by this Mortgage. I agree to pay the principal and interest on the loan in accordance with the terms and conditions set forth in the Note secured by this Mortgage.

(continued on other side)

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NOTICE: See other side for Additional Provisions
FIRST COPY-ORIGINAL, SECOND AND THIRD COPIES-BORROWER, FOURTH AND FIFTH COPIES-FILE

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COOK COUNTY CLERK'S OFFICE