GEORGE E. COLE . LEGAL FORMS

C All 1980 OPY 5 9 Madridadi (NUNCIS) For Use With Note Form No. 1447

CAUTION: Consult a lower before using or acting under this form. All warranties, including merchantabully and fillness, are excluded.

	1
THIS INDENTURE, made December 3/ 1987, between	
MAR GUERITE THEAWL	
MARGUERITE I FIRMUL	DEPT-01 880500 412.
-SSIO SHERIDAN ED #2B CHICAGO ILLINOIS	. T43333 TRAN 0771 02/05/88 06010:00
(NO AND STREET) (CITY) (STATE)	, \$1554 & C *-88-056030
herein referred to as "Mortgagors," and HARRIS ASSOCIATES L.P.	. CODK COUNTY RECORDER
SEDELT SHARING PLAN ANN TRUST	1
2 NORTH CASTLE ST & COD CHICAGO /LLINOIS	1
herein referred to as "Mortgagee," witnesseth:	Above Space For Recorder's Use Only
THAT WHEREAS the Mortgagors are justly indebted to the Mortgagee upon the instance of the Color	DOLLARS
(S /2 . O CO), payable to the order of and delivered to the Mortgagee, in and	d by which note the Mortgagors promise to pay the said principal
sum and interest at the rate; and in installments as provided in said note, with a final payment of	of the balance due on the 3.4 day of A&COM ACL.
of such appointment, then at the color of the Mortgagee at 2 Mottle La Sall	C Street #500, CHICAGO . LELINOIS
60bc A	
NOW, THEREFORE, the Mortgago sto secure the payment of the said principal sum of an and limitations of this mortgage, and the performance of the covenants and agreements here consideration of the sum of one Dollar in here paid, the receipt whereof is hereby acknowledge Mortgagee, and the Mortgagee's successors and assigns, the following described Real Estate and and being in the SITY OF CHICE CHICE.	noney and said interest in account of the mortal and also in ed, do by these presents CONVEY AND WARRANT unto the idall of their estate, right, litle and interest therein, situate, lying
and being in the GITY OF CHICKERS	AND STATE OF ILLINOIS, to wit:
ESTATE (HEREINAFTER REFERRED TO AS PARLEL"):	•
LOT 10 WA THE SOUTH 1/3 OF LOT I A BLOCK I IN JOHN	LEWIS COCHRANS SUBDIVISION OF THE
WEST 1/2 OF THE NORTHEAST 1/4 OF CETTION 8, TOWNSHITTHER PRINCIPAL MERIDIAN, IN CONK COUNTY ILLINOIS. WHI	P 40 NORTH, RANGE 14, EAST OF ITE
"A" TO DECLIFEATION OF CONDOMINIUM OUTERSHIP AND B	BY-LAWS, EASEMENTS RESTRICTIONS AND
COVENANTS FOR ISIO SHERIDAN ROAD CONSONINIUM MA	ADE BY EXCHANGE NATIONAL BANK OF
CHICAGO, A NATIONAL BANKINE ASSOCIATION AS TRUST	TEE YNDER TRUST AGREENENT DATED
WUENDER 1,1971 AWS KNOWN AS TRUST NUMBER OF	7140 RECORDED IN THE OFFICE OF THE
RECORDER OF DEEDS OF COURTY, ILLINOIS STROCK AN UNDIVIDED 16200 IUTEREST IN THE PARCEL CEXCLINE	16 FROM THE PADORES AS THE PROPERTY
NOCHERATION AND SURVEY).	FINED AND SET FORTH IN SAID
COMMON ADDRESS. 5510 NORTH SHERLAAN ROAD #28	TAX 1D # 14-08 302-017-1003-
Which, with the property hereinafter described, is referred to herein as the "premises,"	Kaw
TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances it	ilte and ar a metric trille aniel roul petale and mot execution in its aniel
all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas single units or centrally controlled), and ventilation, including (without restricting the foregoin coverings, inador beds, awnings, stoves and water heaters. All of the foregoing are declared to be or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the paratus.	y and one on ing, water, light, power, refrigeration (whether ine), screens, window shades, storm doors and windows, floor
coverings, inador beds, awnings, stoves and water heaters. An of the foregoing are because or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the	he a part of said that estate whether physically attached increto premises by Mor gagors or their successors or assigns shall be
considered as constituting part of the real estate. TO HAVE AND TO HOLD the premises unto the Mortgagee, and the Mortgagee's success herein set forth, free from all rights and benefits under and by virtue of the Homestead Exempti	
herein set forth, free from all rights and benefits under and by virtue of the Homestead Exempti the Mortgagors do hereby expressly release and waive. The name of a record owner is: MARGUERITE THRANG.	ion Laws of the State of 12 note, which said rights and benefits
The name of a record owner is: MARGUERITE IMERICAL	24s of this constant are incorporated
This mortgage consists of two pages. The covenants, conditions and provisions appearing therein by reference and are a part hereof and shall be binding on Mortgagers, their heirs, success Witness the hand and soot of Mortgagers the day and year first above written. (Sent)	on page 2 (the reverse side of this mortgage) are incorporated essors and assigns. (Scal)
PLEASE MARGUERITE THRAWL	
TYPE NAME(S) BELOW	(Seal)
SIGNATURE(S)	(Seal)
State of Himois County of Ass. State of Himois County of Ass. SEA in the State aforesaid, DO HEREBY CERTIFY that MAR.6.	1, the undersigned, a Notary Public in and for said County
" OFFICIAL SEAIN the State aforesaid, DO HEREBY CERTIFY that MAR.6.	WEBITE THE PROCE
NOTAMPSHEED SEAL SEAL SEAL SEAL SEAL SEAL SEAL SEAL	subscribed to the foregoing histigment,
MY COMMESSION EXPIRES Supplicit before me this day in person, and acknowledged that	his signed, scaled and delivered the said instrument as
right of homestead. Given under my hand and objetal seal, this Commission expires This instrument was prepared by Mail this instrument to HARCIS ASSOCIATES - (NAME AND ADDRESS) (NAME AND ADDRESS)	Sand Cellery on Mounty Public
This instrument was prepared by DOV-1-17 (EA)+0 2 Aby2 / HEA M	THE 1500 CHILLED IL 6000
Mail this instrument to Harris 4550(147ES - FITTY DIESS)	40 3 NORTH LASALLE ST #500
C I FI C A (1-1) (NAME AND ADDRESS)	NO15 60603
OR RECORDER'S OFFICE BOX NO	(STATE) (ZIP CODE)
ON RECONDER A CITALE DOINGS AND A SECTION OF THE PROPERTY OF T	

THE COVENANTS, CONDITIONS AND ROVISION CEFERRED TO OF THE REVERSE SIDE OF THIS MORTGAGE):

- 1. Mortgagors shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien thereof; (3) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to the Mortgagee; (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (6) make no material alterations in said premises except as required by law or municipal ordinance.
- 2. Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to the Mortgagoe duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagors may desire to contest.
- 3...An the event of the enactment after this date of any law of Illinois deducting from the value of land for the purpose of taxation any lien thereon, or imposing upon the Mortgagee the payment of the whole or any part of the taxes or assessments or charges or liens herein required to be paid by Mortgagors, or changing in any way the laws relating to the taxation of mortgages or debts secured by mortgages or the mortgagee's interest in the property, or the manner of collection of taxes, so as to affect this mortgage or the debt secured hereby or the holder thereof, then and in any such event, the Mortgagors, upon demand by the Mortgagee, shall pay such taxes or assessments or reimburse the Mortgagee therefor; provided, however, that if in the opinion of counsel for the Mortgagee (a) it might be unlawful to require Mortgagors to make such payment or (b) the making of such payment might result in the imposition of interest beyond the maximum amount permitted by law, then and in such event, the Mortgagee may elect, by notice in writing given to the Mortgagors, to declare all of the indebtedness secured hereby to be and become due and payable sixty (60) days from the giving of such notice.
- 4. If, by the laws of the United States of America or of any state having jurisdiction in the premises, any tax is due or becomes due in respect of the issuance of the note hereby secured, the Mortgagors covenant and agree to pay such tax in the manner required by any such law. The Mortgagors further covenant to hold harmless and agree to indemnify the Mortgagee, and the Mortgagee's successors or assigns, against any liability incurred by reason of the imposition of any tax on the issuance of the note secured hereby.
- 5. At such time as the Mortgagors are not in default either under the terms of the note secured hereby or under the terms of this mortgage, the Mortgagors shall have such privilege of making prepayments on the principal of said note (in addition to the required payments) as may be provided it said note.
- 6. Mortgagors shall keep at ouildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and windstorm unter policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the Mortgagee, under insurance policies payable, in case of loss or damage, to Mortgagee, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall drawe all policies, including additional and renewal policies, to the Mortgagee, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.
- 7. In case of default therein, Mortgagee may, but need not, make any payment or perform any act hereinbefore required of Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, comploris or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection there with, including attorneys' fees, and any other moneys advanced by Mortgagee to protect the mortgaged premises and the lien hereof, shill be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the highest rate now permitted by Illinois law. Inaction of Mortgagee shall never be considered as a waiver of any right accruing to the ifortgagee on account of any default hereunder on the part of the Mortgagors.
- 8. The Mortgagee making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate public office without in quiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title a claim thereof.
- 9. Mortgagors shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the option of the Mortgagee and without notice to Mortg gors, all unpaid indebtedness secured by this mortgage shall, notwithstanding anything in the note or in this mortgage to the contrary, become due and payable (a) immediately in the case of default in making payment of any installment of principal or interest on the note, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
- 10. When the indebtedness hereby secured shall become due whether the acceleration or otherwise, Mortgagee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall be rilewed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or or behalf of Mortgagee for attorneys' fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of "ite, title searches, and examinations, title insurance policies. Torrens certificates, and similar data and assurances with respect to title as Mortgagee may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pur and to such decree the true condition of the title to or the value of the premises. All expenditures and expenses of the nature in this paragiaph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, with interest thereon at the hip/cer rate now permitted by Illinois law, when paid or incurred by Mortgagee in connection with (a) any proceeding, including probate and tark ruptcy proceedings, to which the Mortgagee shall be a party, either as plainliff, claimant or defendant, by reason of this mortgage or an indebtedness hereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced; or (c) preparations for the defense of any actual or threatened suit or proceeding which might affect the premises or the security hereof.
- 11. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note; ferrit, any overplus to Mortgaggers, their heirs, legal representatives or assigns, as their rights may appear.
- 12. Upon or at any time after the filing of a complaint to foreclose this mortgage the court in which such compoint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, without regard to the solvency or Insolvency of Mortgagors at the time of application for such receiver and without regard to the then value of the premises or whether the same shall be then occupied as a homestead or not, and the Mortgagee may be appointed as such receiver. Such receiver shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency, during the full statutory period of redemption, whether there be redemption or not, as well as during any further times when Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) The indebtedness secured hereby, or by any decree foreclosing this mortgage, or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.
- 13. No action for the enforcement of the lien or of any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the note hereby secured,
- 14. The Mortgagee shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.
- 15. The Mortgagors shall periodically deposit with the Mortgagee such sums as the Mortgagee may reasonably require for payment of taxes and assessments on the premises. No such deposit shall bear any interest.
- 16. If the payment of said indebtedness or any part thereof be extended or varied or if any part of the security be released, all persons now or at any time hereafter liable therefor, or interested in said premises, shall be held to assent to such extension, variation or release, and their liability and the lien and all provisions hereof shall continue in full force, the right of recourse against all such persons being expressly reserved by the Mortgagee, notwithstanding such extension, variation or release.
- 17. Mortgagee shall release this mortgage and lien thereof by proper instrument upon payment and discharge of all indebtedness secured hereby and payment of a reasonable fee to Mortgagee for the execution of such release.
- 18. This mortgage and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the note or this mortgage. The word "Mortgagee" when used herein shall include the successors and assigns of the Mortgagee named herein and the holder or holders, from time to time, of the note secured hereby.