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Mortgage 2 8 9 6 6 1

(Individual Form)

Loan No. 20213-6

THE UNDERSIGNED,

Hieronim L. Lisiecki and Alice Lisiecki, His Wife

of the City Park Ridge, County of Cook, State of Illinois

hereinafter referred to as the Mortgagor, does hereby mortgage and warrant to

SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO

a corporation organized and existing under the laws of the United States of America

hereinafter referred to as the Mortgagee, the following real estate in the County of Cook in the State of Illinois, to-wit:

PLEASE REFER TO THE ATTACHED LEGAL RIDGE

13.00

COOK COUNTY CLERK'S OFFICE
FILED FOR RECORD

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Together with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon or placed thereon, 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 or other services, and any other thing now or hereafter thereon or thereon, the furnishing of which by lessors to lessees is customary or appropriate, including screens, window shades, storm doors and windows, floor coverings, screen doors, in-a-door beds, awnings, stoves and water heaters (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 easments and the rents, issues and profits of said premises which are leased, 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, lienholders 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, apparatus and equipment, and with all the rights and privileges thereunto belonging unto said Mortgagee forever, for the uses herein set forth, free from all right, title and benefits under the homestead, exemption and valuation laws of any State, which said rights and benefits said Mortgagee does hereby release and waive.

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 **Eighty-Thousand and 00/100's** Dollars (\$ **80,000.00**) and Note together with interest thereon as therein provided, is payable in monthly installments of **Six-Hundred Ninety-Four and 75/100's** Dollars (\$ **694.75**) commencing the **10th** day of **August** 19 **88** which payments are to be applied first, to interest, and the balance to principal, until said indebtedness is paid in full.
- (2) Any advances made by the Mortgagee to the Mortgagor, or his successor in title, for any purpose, at any time before the release and cancellation of this Mortgage, but at no time shall this Mortgage secure advances on account of said original Note together with such additional advances, in a sum in excess of **Ninety-Thousand and 00/100's** Dollars (\$ **90,000.00**), provided that, nothing herein contained shall be considered as limiting in amounts that shall be secured hereby when advanced to protect the security or in accordance with covenants contained in the Mortgage.
- (3) The performance of all of the covenants and obligations of the Mortgagor to the Mortgagee as contained herein and in said Note.

THE MORTGAGOR COVENANTS:

A. (1) To pay 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 attaches thereto all taxes, special assessments, water charges, and sewer service charges against said property (including those heretofore 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, through such agents or brokers, and in such form as shall be satisfactory to the Mortgagee, such insurance policies shall remain with the Mortgagee during said period of periods, and contain the usual clause satisfactory to the Mortgagee making them payable to the Mortgagee, and in case of foreclosure sale payable to the Certificate of Sale owner of any deficiency, any receiver or redemption, or any grantee in a deed pursuant to foreclosure, and in case of loss under such policies, the Mortgagee shall be entitled to receive all proceeds 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 other documents required to be signed by the insurance companies, and the Mortgagor agrees to sign, upon demand, all receipts, vouchers, and releases required of him to be signed by the Mortgagee to such extent 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. (4) 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. (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) Not to make, suffer or permit any unlawful use of or any nuisance to exist on said property nor to diminish nor impair its value by any act or omission to act. (7) To comply with all requirements of law with respect to mortgaged premises and the use hereof. (8) 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 of the 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 of any apparatus, fixtures or equipment to be placed in or upon any buildings or improvements on said property.

B. In order to provide for the payment of taxes, assessments, insurance premiums, and other annual charges upon the property securing this indebtedness, and other to provide required or accepted, I promise to pay to the Mortgagee, a prorata portion of the current year taxes upon the disturbance of the loan and to pay monthly to the Mortgagee, in addition to the above payments, a sum estimated to be equivalent to one-twelfth of such items, which payments may, at the option of the Mortgagee, (a) be held by it and commingled with other funds and used for the payment of such items, (b) be carried in a savings account and withdrawn by it to pay such items, or (c) be credited to the unpaid balance of said indebtedness as received, upon demand the Mortgagee advances upon this obligation sums sufficient to pay said items as the same accrue and become payable. If the amount estimated to be sufficient to pay said items is not sufficient, I promise to pay the difference upon demand. If such sums are held or carried in a savings account, or escrow account, the same are hereby pledged to further secure this indebtedness. The Mortgagee is authorized to pay said items as charged or billed without further inquiry.

C. This mortgage contract provides for additional advances which may be made at the option of the Mortgagee and secured by this mortgage, and it is agreed that in the event of such advances, the amount thereof may be added to the mortgage debt and shall increase the unpaid balance of the note hereby secured by the amount of such advances and shall be a part of said debt indebtedness under all the terms of said note and this contract, as fully as if a new such note and contract were executed and delivered. An Additional Advance Agreement may be given and accepted for such advance and provision may be made for different interest rate and other express modifications of the contract, but in all other respects this contract shall remain in full force and effect as to said indebtedness, including all advances.

D. That in case of failure to perform any of the covenants herein, Mortgagee may do on Mortgagor's behalf anything so covenanted, that said Mortgagee may also do any (1) 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 the highest rate for which it is then lawful to contract shall become so much additional indebtedness secured by this mortgage 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 acquire into the validity of any lien, encumbrance or claim in advancing moneys as above authorized, but nothing herein contained shall be construed as requiring the Mortgagee to advance any moneys for any purpose nor to do any act hereunder, and the Mortgagor shall not incur any personal liability because of anything it may do or omit to do hereunder.

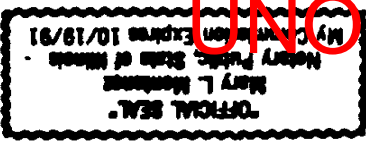
E. That it is the intent hereof to secure payment of said note and obligation whether the entire amount shall have been advanced to the Mortgagor at the date hereof, or at a later date, and to secure any other amount or amounts that may be added to the mortgage indebtedness under the terms of this mortgage contract.

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Property of Cook County Clerk's Office

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MARY L. MONTANEZ, SECURITY FEDERAL SAVINGS OF CHICAGO, ILLINOIS 60612 THIS INSTRUMENT WAS PREPARED BY: BOX 218

Mary L. Montanez, Notary Public, June 25th day of A.D. 1988

GIVEN under my hand and Notarial Seal, this 25th day of June, 1988, in and to wit: County of Cook, State of Illinois, to the effect and to the intent that the said instrument should be valid and enforceable in accordance with the laws of the State of Illinois.

as their free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of all rights under any homestead, exemption and valuation laws. appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument personally known to me to be the same person whose names are Heteronim L. Labecki and Alice Labecki, His Wife and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

STATE OF ILLINOIS } COUNTY OF COOK } ss. I, The Undersigned a Notary Public in

Heteronim L. Labecki (SEAL) Alice Labecki (SEAL)

day of June A.D. 1988 IN WITNESS WHEREOF, this mortgage is executed, sealed and delivered this 25th day of June, 1988.

That all of any part of the property or any interest therein is sold or transferred by Mortgagee and the person to whom the property is sold or transferred, including each agreement in writing that the creation of a lien or other security interest in the property shall be immediately due and payable. (a) That the creation of a lien or other security interest in the property shall be immediately due and payable. (b) That the creation of a lien or other security interest in the property shall be immediately due and payable. (c) That the creation of a lien or other security interest in the property shall be immediately due and payable. (d) That the creation of a lien or other security interest in the property shall be immediately due and payable. (e) That the creation of a lien or other security interest in the property shall be immediately due and payable. (f) That the creation of a lien or other security interest in the property shall be immediately due and payable. (g) That the creation of a lien or other security interest in the property shall be immediately due and payable. (h) That the creation of a lien or other security interest in the property shall be immediately due and payable. (i) That the creation of a lien or other security interest in the property shall be immediately due and payable. (j) That the creation of a lien or other security interest in the property shall be immediately due and payable. (k) That the creation of a lien or other security interest in the property shall be immediately due and payable. (l) That the creation of a lien or other security interest in the property shall be immediately due and payable. (m) That the creation of a lien or other security interest in the property shall be immediately due and payable. (n) That the creation of a lien or other security interest in the property shall be immediately due and payable. (o) That the creation of a lien or other security interest in the property shall be immediately due and payable. (p) That the creation of a lien or other security interest in the property shall be immediately due and payable. (q) That the creation of a lien or other security interest in the property shall be immediately due and payable. (r) That the creation of a lien or other security interest in the property shall be immediately due and payable. (s) That the creation of a lien or other security interest in the property shall be immediately due and payable. (t) That the creation of a lien or other security interest in the property shall be immediately due and payable. (u) That the creation of a lien or other security interest in the property shall be immediately due and payable. (v) That the creation of a lien or other security interest in the property shall be immediately due and payable. (w) That the creation of a lien or other security interest in the property shall be immediately due and payable. (x) That the creation of a lien or other security interest in the property shall be immediately due and payable. (y) That the creation of a lien or other security interest in the property shall be immediately due and payable. (z) That the creation of a lien or other security interest in the property shall be immediately due and payable.

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JUN 30 '88

Parcel 1:

Residential Unit 60 and covered parking Unit G-63 in the Summit Condominium as delineated on Plat of Survey of the following described parcel of real estate:

Lots 1 and 2 in the Summit, being a Resubdivision of certain lots in certain blocks in the North East 1/4 of Section 35, Township 41 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof Recorded March 23, 1984 as Document Number 27017048 in Cook County, Illinois, which survey is attached as Exhibit "D" to the Declaration of Condominium Recorded as Document 58116446, in Cook County, Illinois

Parcel 2:

Easement appurtenant to and for the benefit of Parcel 1 made by and between American National Bank and Trust Company of Chicago, a National Banking Association, as trustee under trust agreement dated April 1, 1982 and known as Trust Number 55030, Great American Federal Savings and Loan Association, and the City of Park Ridge, a Municipal Corporation of Illinois, as set forth in the Declaration of covenants, Restrictions and Easements dated September 7th, 1983 and Recorded December 20, 1983 as Document 26902934, for parking, Ingress and Egress over and upon the following described land:

The Southeasterly 1/2 of that part of Euclid Avenue vacated by ordinance, dated July 19, 1983 and Recorded December 20, 1983 as Document 26902933, which lies Northeasterly of the Southwesterly line of Lot 20 extended Northwesterly in Block 2 in Oathet's Subdivision of part of the North East 1/4 of Section 35, Township 41 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois

Commonly known as: 101 Summit - Apt. 601
Park Ridge, IL 60068

Permanent Tax Index No. 09-35-207-029-0000 Parcel 1
09-35-207-030-0000 Parcel 2

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