

A/K/A Marth Seals

THIS INDENTURE WITNESSETH That the undersigned, Ike Seals and Marth Seals his wife, not as tenants in common but in Joint Tenancy hereafter referred to as "Mortgagors", do hereby convey and warrant to

Beneficial Illinois Inc. d/b/a BENEFICIAL MORTGAGE CO. OF ILLINOIS,
 BENEFICIAL ILLINOIS INC.
(The box checked above identifies the Mortgagee)

a Delaware corporation qualified to do business in Illinois, having an office and place of business at 1010 Jorie Blvd. Rm 236 Oakbrook Cook, hereafter referred to as "Mortgagee", the following real property situate in the County of Cook, State of Illinois, hereafter referred to as the "Property", to-wit:

PARCEL 1

Lot 16 in Frederick Wilde's Resubdivision of Lots 1 to 25 both inclusive of Silberstein and Walonsky's Re-Subdivision of Lots 20 to 55 both inclusive and the North 1/2 of Lot 56 in Block 8 in a Resubdivision of Blocks 5, 6, 7, and 8 and vacated alleys in Derby's Subdivision in the East 1/2 of the South East 1/4 of Section 9 Township 39 North, Range 13, East of the Third Principal Meridian, Together with the South 1/2 of Lot 56 and all of Lot 57 in Block 8 in Cook County, Illinois.

PTN: 16-09-418-021 Commonly known as: 154 N LaCrosse Chgo, IL 60644

PARCEL 2

Lot Twenty Nine (29) in Garfield Boulevard Addition to Chicago, Being a Subdivision of Lot One (1) in Block Three (3) and Lot One (1), in Block Four (4) in the Circuit Court Partition of the West Half of the South West Quarter of Section Fourteen (14), Township Thirty Nine (39) North, Range Thirteen (13), East of the Third Principal Meridian, in Cook County, Illinois.

PTN: 16-14-310-005 Commonly known as: 3847 West Lexington Chicago, IL

Document prepared by: D. Chesni
1010 Jorie Blvd, Rm 236 Oakbrook, IL 60521

TOGETHER with all the buildings and improvements now or hereafter erected on the Property and all appurtenances, apparatus and fixtures and the rents, issues and profits of the Property of every name, nature and kind.

If this box is checked, this Mortgage is subject to a prior mortgage dated November 12, 1971, executed by Mortgagors to Mortgage Associates as mortgagee, which prior mortgage secures payment of a promissory note in the principal amount of \$ 16,600.00 That prior mortgage was recorded on November 12th, 1971 with the Register of Deeds of Cook County, Illinois in Book 21709532 of Mortgages at page 106.

TO HAVE AND TO HOLD the Property unto Mortgagee forever, for the uses and purposes herein set forth, free from all rights and benefits under the Homestead Exemption laws of the State of Illinois, which rights and benefits Mortgagors do hereby release and waive. This Mortgage is given to secure: (1) The payment of a certain indebtedness payable to the order of Mortgagee, evidenced by Mortgagors' promissory note or Loan Agreement (Note/Agreement) of even date herewith

- 1) in the Total of Payments of \$
2) in the Principal or Actual Amount of Loan of \$ 39,000.00 together with interest on unpaid balances of the Actual Amount of Loan at the Rate of Charge set forth in the Note Agreement

together with interest on unpaid balances of the Actual (Principal) Amount of Loan at the rate set forth in the Note Agreement and, (2) any additional advances made by Mortgagee to Mortgagors or their successors in title, prior to the execution of this Mortgage, and the payment of any subsequent Note/Agreement evidencing the same, in accordance with the terms thereof; provided, however, that this Mortgage shall not at any time secure outstanding principal obligations for more than two hundred thousand dollars (\$200,000.00) plus advances that may be made for the protection of the security as herein contained.

It is the intention hereof to secure the payment of the total indebtedness of Mortgagors to Mortgagee within the limits prescribed herein whether the entire amount shall have been advanced to Mortgagors at the date hereof or at a later date. All such future advances so made shall be liens and shall be secured by this Mortgage equally and to the same extent as the amount originally advanced on the security of this Mortgage, and it is expressly agreed that all such future advances shall be liens on the Property as of the date hereof.

MORTGAGORS' COVENANTS: The term "Indebtedness" shall include all sums owed or agreed to be paid to Mortgagee by Mortgagors or their successors in title, either under the terms of the Note Agreement as originally executed or as modified and amended by any subsequent note agreement or under the terms of this Mortgage or any supplement thereto. Mortgagors shall (1) repay to Mortgagee the Indebtedness secured by this Mortgage whether such sums shall have been paid or advanced at the date hereof or at any time hereafter; (2) pay when due all taxes and assessments levied against the Property or any part thereof and to deliver receipts for such payments to Mortgagee promptly upon demand; (3) keep the buildings and improvements situated on the Property continuously insured against fire and such other hazards in such amount and with such carrier as Mortgagee shall approve, with loss payable to Mortgagee as its interest may appear; (4) not commit nor suffer any strip, waste, impairment or deterioration of all or any part of the Property and maintain the Property in good condition and repair; (5) comply with all applicable laws, ordinances, rules and regulations of any nation, state or municipality and neither to use nor to permit the Property to be used for any unlawful purpose; (6) keep the mortgaged Property free from liens superior to the lien of this Mortgage, except as listed above, and pay when due, any indebtedness which may be secured by a lien or charges on the Property superior to the lien of this Mortgage; (7) not to sell or convey the Property without the prior written consent of Mortgagee; (8) the filing of the essence of this Mortgage and the Note Agreement; (9) consider any waiver of any right or obligation under this Mortgage or the Note Agreement as a waiver of the terms of this Mortgage or of the Note Agreement, the lien of this Mortgage remaining in full force and effect during any postponement or extension of the time of payment of all or part of the Indebtedness; and (9) if ownership of any part of the Property becomes vested in a person or persons other than Mortgagors, deal without notice to Mortgagors with such successor or successors in interest with reference to this Mortgage and the Indebtedness in the same manner as with Mortgagors.

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If Mortgagors fail to pay, when due the monthly installments on the Indebtedness in accordance with the terms of the Note/Agreement, Mortgagee, at its option, may declare the unpaid balance of the Indebtedness immediately due and payable.

In the event of the death of one of the Mortgagors, Mortgagee, at its option, may declare the unpaid balance of the Indebtedness immediately due and payable.

Mortgagors herein expressly covenant and agree to pay and keep current the monthly instalments on any prior mortgage and to prevent any default thereunder. Mortgagee further agree that should any default be made in the payment of any instalment of principal or any interest on the prior mortgage, or should any suit be commenced or other action taken to foreclose the prior mortgage, then the amount secured by this Mortgage shall become and be due and payable in full at any time thereafter, at the option of Mortgagee and in accordance with the Note/Agreement.

Upon the commencement of any foreclosure proceeding under this Mortgage, the court in which such suit is filed may at any time, either before or after sale and without notice to Mortgagors, appoint a receiver with power to manage, rent and collect the rents, issues and profits of the Property during the pendency of such foreclosure suit; and the statutory period of redemption, and such rents, issues and profits, when collected either before or after any foreclosure sale, may be applied toward the payment of the Indebtedness or any deficiency decree, costs, taxes, insurance or other items necessary for the protection and preservation of the Property, including the expenses of such receivership.

If Mortgagors voluntarily shall sell or convey the Property, in whole or in part, or any interest in that Property or by some act or means divest themselves of title to the Property without obtaining the written consent of Mortgagee, then Mortgagee, at its option, may declare the unpaid balance of the Indebtedness immediately due and payable. This option shall not apply if (1) the sale of the Property is permitted because the purchaser's creditworthiness is satisfactory to Mortgagee and (2) that purchaser, prior to the sale, has executed a written assumption agreement containing terms prescribed by Mortgagee including, if required, an increase in the rate of interest payable under the Note Agreement.

If there be only one mortgagor, all plural words herein referring to Mortgagors shall be construed in the singular.

IN WITNESS WHEREOF Mortgagors have hereunto set their hands and seals this 20th day of January, 1989

Ike Seals (Seal)
Martha Seals (Seal)
Martha Seals (Seal)

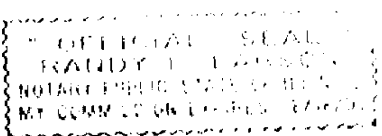
STATE OF ILLINOIS)
COUNTY OF DuPage)

ACKNOWLEDGMENT

I, a Notary Public, in and for the county in the state aforesaid do hereby certify that Ike Seals and Martha Seals his wife, personally known to me to be the same person as whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed, sealed and delivered the instrument as their own free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 20th day of January, 1989.

Notary Public Randy L. Larson



MAIL TO

MORTGAGE

SEALS

Beneficial Illinois Inc. d/b/a BENEFICIAL MORTGAGE CO. OF ILLINOIS BENEFICIAL ILLINOIS INC.

BENEFICIAL MORTGAGE CO. P.O. BOX 3351 GARDEN GROVE, IL 60132

MAIL TO:

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BENEFICIAL MORTGAGE CO. P.O. BOX 3351 GARDEN GROVE, IL 60132

Handwritten initials and date: 1/20/89

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