This document prepared by:
NBD Skokie Bank, N.A.
8001 N. Lincoln
Skokie, Il. 60077

REVOLVING CREDIT MORTGAGE

89242333

See attached rider

THIS MORTGAGE is dated as of May 18, 19 89 and is between Abraham Varghese and Rose Varghese his wife, and Sebastian Kakkanad and Aleyamma Kakkanad, his wife ("Mortgagor") and the NBD Skokie Bank, N.A. ("Mortgagee")

WITNESSETH

Mortgagor has executed a Revolving Credit Note dated the same date as this Mortgage payable to the order of Mortgagee (the "Note") in the principal amount of $ 30,000.00 (the "Line of Credit"). Payments of accrued interest on the Note shall be due and payable beginning July 25, 19 89 and continuing on the same day of each month thereafter, and the entire unpaid balance of principal and interest shall be due and payable on May 17, 19 94. Interest on the Note shall be calculated on the daily unpaid principal balance of the Note at the per annum rate equal to One (1.0 %) percent per annum in excess of the Variable Rate Index. As used in the Note and this Mortgage "Variable Rate Index" will be the rate of interest, or the highest rate if more than one, published in The Wall Street Journal in the "Money Rates" column as the "Prime Rate" on the last business day of each month for the preceding business day. As used in the Note and this Mortgage "business day" means any day other than a Saturday, or Sunday or general legal holiday, on which The Wall Street Journal is not published. Any change in the Variable Rate Index which results in the Variable Rate Index being more on the last business day of the month than it was on the first day of the billing cycle will become effective on the first day of the next billing cycle after the date of change in the Variable Rate Index. ~~Any change in the Variable Rate Index which results in the Variable Rate Index being less on the last business day of the month than it was on the first day of the billing cycle will be effective on the first day of the billing cycle during which the change in the Variable Rate Index occurred.~~ The Variable Rate Index may fluctuate under the Note from month to month with or without notice by the Bank to the undersigned. Any change in the Variable Rate Index will be applicable to all the outstanding indebtedness under the Note whether from any past or future principal advances thereunder. In the event The Wall Street Journal discontinues the publication of the "Prime Rate" in the "Money Rates" column, the Variable Rate Index shall be the interest rate published in the Federal Reserve Statistical Release H.15 for the last business day of each month. Interest after Default (defined below), or maturity of the Note, whether by acceleration or otherwise, shall be calculated at the per annum rate equal to Three (3.0 %) percent per annum in excess of the Variable Rate Index. Mortgagor has the right to prepay all or any part of the aggregate unpaid principal balance of the Note at any time, without penalty.

To secure payment of the indebtedness evidenced by the Note and the Liabilities (defined below), including any and all renewals and extensions of the Note, Mortgagor does by these presents CONVEY, WARRANT and MORTGAGE unto Mortgagee, all of Mortgagor's estate, right, title and interest in the real estate situated, lying and being in the County of Cook and State of Illinois, legally described as follows:

See attached legal

4931 Kirk St., Skokie, Il. 60077   P.I.N.# 10-28-214-003

which is referred to herein as the "Premises", together with all improvements, buildings, tenements, hereditaments, appurtenances, gas, oil, minerals, easements located in, on, over or under the Premises, and all types and kinds of fixtures, including without limitation, all of the foregoing used to supply heat, gas, air conditioning, water, light, power, refrigeration or ventilation (whether single units or centrally controlled) and all screens, window shades, storm doors and windows, floor coverings, awnings, stoves and water heaters, whether now on or in the Premises or hereafter erected, installed or placed on or in the Premises. Nonpurchase money security interests and liens and household goods are excluded from the security interest and lien granted herein. The foregoing items are and shall be deemed a part of the Premises and a portion of the security for the Liabilities.

The Note evidences a "revolving credit" as defined in Illinois Revised Statutes Chapter 17, Paragraph 6405. The lien of this Mortgage secures payment of any existing indebtedness and future advances made pursuant to the Note, to the same extent as if such future advances were made on the date of the execution of this Mortgage, without regard to whether or not there is any advance made at the time this Mortgage is executed and without regard to whether or not there is any indebtedness outstanding at the time any advance is made.

Further, Mortgagor does hereby pledge and assign to Mortgagee all leases, written or verbal, rents, issues and profits of the Premises, including without limitation, all rents, issues, profits, revenues, royalties, bonuses, rights and benefits due, payable or accruing, and all deposits of money as advance rent or for security, under any and all present and future leases of the Premises, together with the right, but not the obligation, to collect, receive, demand, sue for and recover the same when due or payable. Mortgagee by acceptance of this Mortgage agrees, as a personal covenant applicable to Mortgagor only, and not as a limitation or condition hereof and not available to anyone other than Mortgagor, that until a Default shall occur or an event shall occur, which under the terms hereof shall give to Mortgagee the right to foreclose this Mortgage, Mortgagor may collect, receive and enjoy such avails.

Further, Mortgagor does hereby expressly waive and release all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Further, Mortgagor covenants and agrees as follows:

1. Mortgagor shall (a) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the Premises which may become damaged or be destroyed; (b) keep the Premises in good condition and repair, without waste, and, except for this Mortgage, free from any encumbrances, security interests, liens, mechanics' liens or claims for lien; (c) pay when due any indebtedness which may be secured by a lien or charge on the Premises, and upon request exhibit satisfactory evidence of the discharge of such lien or charge to Mortgagee; (d) complete within a reasonable time any building or buildings now or at any time in process of construction upon the Premises; (e) comply with all requirements of all laws or municipal ordinances with respect to the Premises and the use of the Premises; (f) make no material alterations in the Premises, except as required by law or municipal ordinance, unless such alterations have been previously approved in writing by Mortgagee; (g) refrain from impairing or diminishing the value of the Premises.

THE UNDERSIGNED AGREES TO THE TERMS OF THIS NOTE SET FORTH ABOVE AND TO THE ADDITIONAL TERMS AND PROVISIONS SET FORTH ON THE REVERSE SIDE OF THIS DOCUMENT WHICH ARE INCORPORATED BY REFERENCE HEREIN.

WITNESS the hand and seal of Mortgagor the day and year set forth above.

Abraham Varghese — Abraham Varghese
Rose Varghese — Rose Varghese
Sebastian Kakkanad — Sebastian Kakkanad
Aleyamma Kakkanad — Aleyamma Kakkanad

STATE OF ILLINOIS
COUNTY OF Cook) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Abraham Varghese, Rose Varghese, Sebastian Kakkanad & Aleyamma Kakkanad personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes herein set forth.

Given under my hand and notarial seal this 18th day of May, 19 89

Rosario D. Baradi-Go
Notary Public

My Commission Expires

"OFFICIAL SEAL"
Rosario D. Baradi-Go
Notary Public of Illinois
My Commission Expires 12/1/92

STATE OF ILLINOIS
COUNTY OF) SS

I, ______ the County and State aforesaid, do hereby certify that ______ and ______ personally known to me to be the same persons whose names are as ______ and ______ respectively of ______ a ______ corporation, subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that they, being thereunto duly authorized, signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this ______ day of ______, 19 ___

Notary Public

My Commission Expires

White/Original   Canary/Customer   Pink/Customer   Gold/File

89242333

2 Mortgagor shall pay [illegible] drainage taxes or charges, sewer service [illegible] request, furnish to Mortgagee duplicate [illegible] under protest, in the manner provided by statute [illegible] Mortgagor may desire to contest prior to such tax, assessment or charge becoming delinquent.

3 Upon the request of Mortgagee [illegible] the Premises, together with assignments of such leases from Mortgagor to Mortgagee [illegible] without Mortgagee's prior written consent [illegible] obligation, at any time while the indebtedness secured hereby remains unpaid.

4 Any award of damages resulting from condemnation proceedings [illegible] public use is hereby transferred, assigned [illegible] Mortgagee [illegible] payment of all of Mortgagee's expenses [illegible] Mortgagee is hereby authorized on behalf and in the name of Mortgagor [illegible]

5 No remedy or right of Mortgagee [illegible] the Premises shall be exclusive of any other remedy [illegible] exercise any remedy [illegible] acquiescence therein, or shall affect any [illegible] independently, and when and as often as may be deemed expedient by Mortgagee.

6 Mortgagor shall keep the Premises [illegible] by fire, lightning [illegible] keep all buildings [illegible] hazard zone. Each [illegible] Premises and [illegible] which is acceptable [illegible] or damage to Mortgagee [illegible] Mortgagee. Mortgagor [illegible] Mortgagor shall deliver [illegible] cancellable by the insurance company without at least 10 days prior written notice to Mortgagee.

7 Upon Default by Mortgagor [illegible] any form and manner [illegible] encumbrances [illegible] title or claim thereof [illegible] any tax sale [illegible] herein authorized and all expenses paid or incurred [illegible] Mortgagee to protect the Premises [illegible] may be taken [illegible] thereon at a per annum rate [illegible] accruing to Mortgagee [illegible]

8 If Mortgagee makes any payment [illegible] Mortgagee may do so according to any bill, statement [illegible] validity of such bill, statement [illegible] claim thereof.

9 Upon Default, at the sole option of Mortgagee, the Note [illegible] shall pay all expenses of Mortgagee including attorneys' fees and [illegible] incurred in the enforcement of Mortgagee's rights [illegible] "Default" when used in this Mortgage [illegible] Default and to deliver to the Mortgagee written [illegible] notice to the Mortgagor [illegible] Default [illegible] limited to the failure of Mortgagor to pay the Note [illegible] accordance with any representation [illegible] agreement or writing securing any Liabilities.

10 Notwithstanding [illegible] conveyance, transfer of occupancy or possession [illegible] beneficial interest or power of direction in a land trust which holds title to the Premises shall be made without the prior written consent of Mortgagee.

11 "Liabilities" means any and all liabilities [illegible] any and all amounts due under the Note or this Mortgage [illegible] arising or evidenced hereafter [illegible] or arising, together with attorneys' [illegible] Mortgagee or drafting any documents for the Mortgagee [illegible] this Mortgage shall not exceed [illegible] assessments, or insurance [illegible] Mortgagee [illegible] Mortgage, plus interest as provided herein.

12 When the indebtedness secured hereby [illegible] lien of this Mortgage. In any suit to foreclose [illegible] foreclosure all expenditures and expenses [illegible] outlays for documentary and expert evidence [illegible] examinations [illegible] be reasonably necessary [illegible] expended after entry of the decree [illegible] incurred or paid by Mortgagee shall become [illegible] equivalent to the post maturity interest rate [illegible] Mortgagee [illegible] Mortgagee shall be a party [illegible] for the commencement of any suit for the foreclosure of this Mortgage after accrual [illegible] preparation for the commencement [illegible] whether or not actually commenced [illegible] security hereof, whether or not actually commenced.

13 The proceeds of any foreclosure sale [illegible] incident to the foreclosure [illegible] under the terms of this Mortgage [illegible] provided; third, all principal and interest remaining unpaid on the Note and the Liabilities, first to interest [illegible] Mortgagor or Mortgagor's heirs, legal representatives [illegible]

14 Upon or at any time after the filing of a complaint to foreclose this Mortgage [illegible] Premises. The receiver [illegible] time of application for the receiver [illegible] Mortgagee may be appointed as the receiver [illegible] foreclosure suit and, in case of a sale and a deficiency [illegible] during any further times when Mortgagor, except for the intervention of the receiver [illegible] shall also have all other powers which may be necessary [illegible] court in which the foreclosure [illegible] part of the indebtedness secured hereby [illegible] which may be or become superior to the lien hereof [illegible] foreclosure sale and deficiency.

15 No action for the enforcement of the lien [illegible] to the party interposing the same in an action at law upon the Note.

16 Mortgagee shall have the right to inspect the Premises at all reasonable times and access thereto shall be permitted for that purpose.

17 Mortgagee agrees to release the lien of this Mortgage and pay all expenses [illegible] Mortgage, if the Mortgagor renders payment in full of all Liabilities secured by this Mortgage.

18 This Mortgage and all provisions hereof shall extend to and be binding upon Mortgagor [illegible] Mortgagor. The word "Mortgagor" when used herein shall also include all persons [illegible] part thereof, whether or not such persons or parties shall have executed the Note or this Mortgage [illegible] hereunder. The singular shall include the plural, the plural shall mean the singular and the use of any gender shall be applicable to all genders. The word "Mortgagee" includes the successors and assigns of Mortgagee.

19 This Mortgage has been made, executed and delivered to Mortgagee [illegible] accordance with the laws of the State of Illinois. Wherever possible [illegible] valid under applicable law. If any provision of this Mortgage [illegible] ineffective to the extent of such prohibition or invalidity, without invalidating the remainder [illegible] this Mortgage.

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RIDER TO REVOLVING CREDIT MORTGAGE
DATED AS OF THE 18th DAY OF May, 19 89
SIGNED AND DELIVERED BY Abraham Varghese, Rose Varghese, Sebastian Kakkanad and Aleyamma Kakkanad

Any change in the Variable Rate Index which results in the Variable Rate Index being less on the last business day of the month then it was on the first day of the billing cycle will become effective on the first day of the next billing cycle after the date of change in the Variable Rate Index. The maximum rate of interest on the Note will not exceed 18.0%

This Rider is attached to the Mortgage and incorporated therein in lieu of the portion of the second paragraph of the Mortgage which has been striken.

89242638

Address:

4931 Kirk St.
Skokie, Il. 60077

Abraham Varghese

4931 Kirk St.
Skokie, Il. 60077

Rose Varghese

980 Ravenscourt Ave. Apt#2
San Jose, Ca. 95128

Sebastian Kakkanad

980 Ravenscourt Ave. Apt#2
San Jose, Ca. 95128

Aleyamma Kakkanad

DEPT-01 $14.25
T#4444 TRAN 7217 05/30/89 11:46:00
#8193 # D *-89-242638
COOK COUNTY RECORDER

14 00 MAIL

Lot 8 in Block 6 in North Shore "L" Terminal Subdivision, being a Subdivision of The West 9 1/2 acres of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 28, and that part West of the railroad of the South 1/2 of the Northeast 1/4 of the Notheast 1/4 of said Section 28, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

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