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PREPARED BY: JOFFIC AL COPY
SCHAUMBURG, IL 60173-4931 -PREPARED BY:

91141222

RECORD AND RETURN TO: MORTGAGE CAPITAL CORPORATION 1000 E. WOODFIELD ROAD-SUITE 240 SCHAUMBURG, ILLINOIS 60173
attention management A. Bielanz

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0057482397

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on MARCH 22 The mortgagor is RICHARD R. BERNAL AND THERESA ANN BERNAL, HUSBAND AND WIFE

. 1991

("Borrower"). This Decurity Instrument is given to MORTGAGE CAPITAL CORPORATION

high is organized and existing under the laws of

and whose address is 111 EAST KELLOGG BOULEVARD THE STATE OF MUNNESOTA

55101 ST. PAUL, MINN'S DTA

("Lender").

Borrower owes Lender the grapipal sum of ONE HUNDRED FIVE 150/JSAND AND 00/100

Dollars IUS. \$ 105,000.03). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable This Security Instrument secures to Lender: (a) the repayment of the debt evidenced on APRIL 1, 1998 by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the excitity of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following descrit ed property located in

COOK

COUNTY, Minois:
LOT 5 IN BLOCK 238 IN HIGHLANDS WEST AT HOFFMAN ESTATES XXIX,
BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANCE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF HOFFMAN ESTATES, SCHAUMBURG, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 4, 1960 AS FOCUMENT NO. 20666161 IN

THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS.

91141222

07-09-101-007

\$14.00 DEPT-01 RECORDING TRAN 8491 03/28/91 15:07:00 \$7512 \$ C *-91-141222 COOK COUNTY RECORDER

which has the address of 814 WEST LAKESIDE PLAZA

HOFFMAN ESTATES

Minois

60195 (Zip Code) ("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all eatements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all 19 tures now or hereafter a part of the groperty. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encombrances of

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS Borrower and Lender covenant and agree as follows:

1. PAYMENT Of PRINCIPAL and INTEREST; PREPAYMENT and LATE CHARGES. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

ILLINOIS-Single Family-FNMA/FHLMC UNIFORM INSTRUMENT

Borrowerls) Initials B MB-264 Rev. 10/89 14664

m 3014 12/83

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zisijini (z)19wo1108 Lender may take action under this paragraph 7, Lender does not have to do so.

covenants and agreements contained in this Security Instrument, or (there is allegal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or to enforce taws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property cover (this Security in the Property Count, appearing in court, paying reasonable attorneys less and entering on the Property over (this Security instrument, appearing in court, paying reasonable attorneys less and entering on the Property formake repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

T. PROTECTION of LENDER'S BIGHTS in the PROPERTY MORTGEGEINSURANCE. II. Borrower Isils to perform the

leasehold and fee title shall not merge unless Lender agrees to the merger in writing. essended, Borrower shall comply with the provisions of the lease, and il Borrower acquires lee title to the Property, the substantially change the Property, allow the Propertylic deteriorate long waste. It this Security Instrument is on a

BRESERVATION and MAINTENANCE OF PROPERTY, SUEASEHOLDS BOLLOWER Shall not destroy, damage of instrument immediately prior to the acquisition.

trom damage to the Property prior to the acquisiton shall pass to Lender to the extent of the sums secured by this Security postpone the due date of the monthly payments reletted to in paragraphs I and 2 or change the amount of the payments. If under paragraphs 1 and 2 or change the amount of the payments. If under paragraphs 1 and 2 or change the amount of the payments. Unless Lender and Borrower otherwise agree in willing, any application of proceeds to principal shall not extend or

begin when the notice is given.

offered to settle a claim, then Lender may collect the insurance proceeds. Lender then year, the proceeds to repair or the Property or to pay sums secured by this Security instrument, whether or how the control of the control of the proceeds to the procedure to the proceeds to the procedure to the applied to the sums secured by this Security Instrument, whether or not then due with any cores, insurance carrier has Borrower abandons the Property, or does not answer within 30 days a notice (from Lander that the Insurance carrier has storation or repair is not economically feasible or Lender's security would be lessened the in rance proceeds shall be the Toperty damaged, if the restoration or repair is economically feasible and Lenders . . vity is not lessened. If the Unless Lender and Borrower Otherwise agree in writing, insurance proceeds shall be ap lied to restoration or repair of

receipts of paid premiums and renewal notices. In the event of loss gorrower shall of a prompt notice to the insurance shall have the right to hold the policies and renewals. It Lender requires, you to ter shall promptly give the Lender all, All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage, clause. Lender

unressonably withheld.

erautance celtier providity the insurance shall be chosen by Borrower subject to Lenderspoored while has shall not be requires insurance. This insurance shall be maintained in the amout its and for the periods that Lender requires. The MAZARD: INSURANCE Borrower shall keep, the improven... ir now existing or hereafter erected on the Property insured egainst loss by tire, hazards included within the term excelled coverage and and the tassics for which Lender

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the Property is subject to a flen which may attain priority or this Security institute at the Borrower a notice of the Berrower and the Borrower and the Brorower and the Borrower and the Borrow ne neil ent 10 de lien of the lien of the lien of the lien of the lien and the hoperty; of the secures trom the holder of the lien an ot eite lien by, or defends against enforcement of the lien in, legat proceedings which in the Lender's opinion operate bo writing to the payment of the obligations sear be dby a manner acceptable to Lender. (b) contests in good Sorrower shall promptly discharge any lien which par priority over this Secument innerguness Borrowers (s) agrees

evidencing the payments.

time directly to the person owed payn int. Borrower shall promptly furnish to Lender all promptly furnish to Lender receipts under this paragraph. It Borrower in Borrower shall promptly furnish to Lender receipts no mostly sq lists neworings from in the care provided in betagaing 1. 10. Is in the care all pay there are the care and pay there are the care and pay there are the care are Property which may attain prickit, over this Security Instrument, and leasehold payments or ground rents, if any. Borrower A CHARGES, LIENS Bordow is shall pay all taxes, assessments, charges, tines and impositions attributable to the

Note: third, to amounts payed a under paragraph ?. fourth, to interest due; and last, to principal due.

persgraphs it and 2 shall be applied. But, to late charges due under the Note; second, to prepayment charges due under the application as a creo creating the sums secured by this Security Instrument.

*** APPLICATION of PA 'MENTS.** Unless applicable law, provides otherwise, all payments received by Lender under

to emit, still se sade of the shad you will be supported notificated by condections of the still of the sade of

Funds, held by Lond it, if under paragraph, 19 the Property is gold or acquired by Lender, Lender, shall apply, no later than Hoor paying the tin of all sums seemed by this Secutify instrument render shall be modify to Borrower any

smount necessary to make up the deficiency in one or more payments as required by Lender. See a the professional ways smount of the Funds held by Lender is not sufficient to pay the escrow items when dust Borrower shall pay to Lender any Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly payments of Funds. If the datas, of the eserow froms, shall exceed the amounterequired to pay the eserow items when due; the excess shall be; at

ili the amount of the Funds held by Lender, together with the future monthly payments of Funds payable prior to oth Frunds was a send of the formation as a social security for the smuser deduction and send of the same secure of the same security in the same secure of the same security in the same security is a security of the same security in the same security is a security of the same security of the same security is a security of the same security of charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without bisgled of teanstringer at june and solidge to obem si framesize as esselally shart of the pequel jed jiede te ali eage fem labrage and long a service and long parties beceding sentines acretice and long labrage and labrage a Assistander in connection with Borrower's entering into this Security Instrument to pay the cost of an independent the Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. A charge assessed cender way not charge for holding and applying the fluids, analyzing the account or verifying the escrow items; unless

ztate agency (lineluding-Lander it Lender is such an inglitution). Lander shall apply the Funds of the section of sales in a signification of spicons of which are described or guaranteed by a federal or current data and reasonable estimates of future escrow items.

insurance premiums, it any. These items are called escrow items. Lender may estimate the runds due on the basis of leasebhold payments or ground rents on the Property, it any, that it yearly have means one promining; and id, yearly morigage one—twelfth of: 18) yearly taxes and assessments which may attain priority over this Security instrument; Ib) yearly Section the day monthly payments are due under the Note, until the Note is paid install; a sum (Funds?) equal to Lender on the day monthly payments are due under the Note, until the Note is paid install; a sum (Funds?) equal to

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Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

If Lender required mortgage insurance as a condition of making the loan secured by this Security instrument, Borrower shall pay the premiums required to maintain the insurance in effect until such time as the requirement for the insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

8. INSPECTION. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

9. CONDEMNATION. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle, a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Birrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

10. BORROWER NOT RELEASED; FORBEARANCE BY LENDER NOT a WAIVER. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not or er ite to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's careassors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

11. SUCCESSORS and ASSIGNS BOUND JOINT and SEVERAL LIABILITY; CO-signers. The covenants and agreements of this Security Instrument shall bind and benshit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the viole (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

charges, and that law is finally interpreted so that the interest of other loan charges collected or to be collected in connection with the loan exceed the permitted limits, there (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

13. LEGISLATION AFFECTING LENDER'S RIGHTS. If enactment or expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument unenforceable according to its terms. Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall take the steps so ic field in the second paragraph of paragraph 17.

14. NOTICES. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to deric wer. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when your as provided in this paragraph.

____15...GOVERNING LAW: SEVERABILITY. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

16. BORROWER'S COPY. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not an inatural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

enforcement of this Security instrument discontinued at any time prior to the earlier of : [a) S days for such other period

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UNOFEAUCON RIDER OPY

THIS BALLOON RIDER is made this 22ND day of MARCH , 1991, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure the Borrower's Note to MORTGAGE CAPITAL CORPORATION

the Lender') of the same date and covering the property described in the Security Instrument and located at 814 WEST LAKESIDE PLAZA HOFFMAN ESTATES, ILLINOIS 60195

(Property Zogress)

The interest rate stated on the Note is called the "Note Rate." The date of the Note is called the "Note Date." I understand the Lender may transfer the Note. Security Instrument and this Rider. The Lender or anyone who takes the Note, the Security Instrument and this Rider by transfer and who is entitled to receive payments under the Note is called the "Note Holder."

ADDITIONAL COVENANTS. In addition to the covenants and agreements in the Security Instrument, Borrower and Lender further covenant and agree as follows (despite anything to the contrary contained in the Security Instrument or the Note):

1. CONDITIONAL FIGHT TO REFINANCE

At the maturity date of the Note and Security Instrument (the "Maturity Date"), I will be able to obtain a new loan ("New Loan") with a new Maturity Date of APRIL I , 2021, and with an interest rate equal to the "New Note Rate" determined in accordance with Section 3 below if all the conditions provided in Sections 2 and 5 below are met (the "Conditional Refinancing Or (io)). If those conditions are not met, I understand that the Note Holder is under no obligation to refinance or modify the Note, or o extend the Maturity Date, and that I will have to repay the Note from my own resources or find a lender willing to lend me the money to repay the Note.

2. CONDITIONS TO OPTION

If I want to exercise the Conditional Refinancing Option at maturity, certain conditions must be met as of the Maturity Date. These conditions are: [1] I must still by the owner and occupant of the property subject to the Security Instrument (the 'Property'); [2] I must be current in my murchly payments and cannot have been more than 30 days late on any of the 12 scheduled monthly payments immediately preceding the Maturity Date; [3] no lien against the Property (except for taxes and special assessments not yet due and payable) of ner than that of the Security Instrument may exist; [4] the New Note Rate cannot be more than 5 percentage points above the Note Fate; and [5] I must make a written request to the Note Holder as provided in Section 5 below.

3. CALCULATING THE NEW NOTE RATE

The New Note Rate will be a fixed rate of interest equal to the Federal National Mortgage Association's required net yield for 30-year fixed rate mortgages subject to a 60-day mandrion, delivery commitment, plus one-half of one percentage point (0.5%), rounded to the nearest one-eighth of one percentage point (0.125%) (the "New Note Rate"). The required net yield shall be the applicable net yield in effect on the date and time of day that it e Note Holder receives notice of my election to exercise the Conditional Refinancing Option. If this required net yield is not available, the Note Holder will determine the New Note Rate by using comparable information.

4. CALCULATING THE NEW PAYMENT AMOUNT

Provided the New Note Rate as calculated in Section 3 above is not genter than 5 percentage points above the Note Rate and all other conditions required in Section 2 above are satisfied, the Note Holder will determine the amount of the monthly payment that will be sufficient to repay in full (a) the unpaid principal, plus (b) active but unpaid interest, plus (c) all other sums I will owe under the Note and Security Instrument on the Maturity Date (assuming my monthly payments then are current, as required under Section 2 above), over the term of the New Note at the New Note Rate (i) equal monthly payments. The result of this calculation will be the amount of my new principal and interest payment every month un'il the New Note is fully paid.

5. EXERCISING THE CONDITIONAL REFINANCING OPTION

The Note Holder will notify me at least 60 calendar days in advance of the Maturity Date, and advise me of the principal, accrued but unpaid interest, and all other sums I am expected to owe on the Maturity Date. The Note Holder also will advise me that I may exercise the Conditional Refinancing Option if the conditions in Section 2 above are me. The Note Holder will provide my payment record information, together with the name, title and address of the person representing the Note Holder that I must notify in order to exercise the Conditional Refinancing Option. If I meet the conditions of Section 1 place, I may exercise the Conditional Refinancing Option by notifying the Note Holder no later than 45 calendar days prior to the Accrity Date. The Note Holder will calculate the fixed New Note Rate based upon the Federal National Mortgage Association applicable published required net yield in effect on the date and time of day notification is received by the Note Holder and as calendard in Section 3 above. I will then have 30 calendar days to provide the Note Holder with acceptable proof of my required ownership, occupancy and property lien status. Before the Maturity Date the Note Holder will advise me of the new interest rate (the New Note Rate), new monthly payment amount and a date, time and place at which I must appear to sign any documents required to complete the required refinancing. I understand the Note Holder will charge me a \$250 processing fee and the costs associated with updating the title insurance policy, if any.

BY SIGNING BELOW, BOTTOWER ACCE	ots and agrees to the(Seal)(Seal)	terms and covenants contained in this Balloon Rider. ACATOR CENTROL (Seal) THERESA ANN BERNAL Borrower
	(Seal) Borrower	Borrower (Sion original out)

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