UNOFFI©TM646OPY

MORTGAGE

This Mortgage made and entered into as of this 22nd day of June, 1992 by and between Vladimir Koyfman and Sofia Koyfman (hereinafter referred to as the "Mortgagor") and LASALLE NORTHWEST NATIONAL BANK, a National Banking Association, organized and existing under the laws of the United States of America (hereinafter referred to as the "Mortgagee" or the "Association"), its successors and assigns, and pertains to the real estate located in the County of Cook, State of Illinois.

Now, THEREFORE, in order to secure the payment of the principal and interest and any other sums that may now or hereinafter become due from Mortgagor to Mortgagee under the Promissory Note ("Note") executed concurrently herewith by the Mortgagor and delivered to the Mortgagee bearing even date herewith, the principal amount of Seven Hundred Twenty Thousand (\$720,000) Dollate as well as the performance of all the other covenants, provisions, agreements and obligations contained herein, Mortgagor hereby grants, sells, assigns, releases, transfers, conveys and mortgages to Nortgagee that certain real estate and all of Mortgagor's estate, right, title and interest described as follows:

The North 1/2 of Lot 17 and all of Lot 18 in Block 6 in Cochran's Second Addition to Edgewater, being the East Fractional 1/2 of Section 5, Township 40 North, Range 14 of the Third Principal Meridian, in Cook County, Illinois.

Said premises are more commonly known as: 6229 North Winthrop, Chicago, Illinois 60660.

P.I.N.: 14-05-205-006-0000, Volume 472

TOGETHER with all tenements, hereditaments, and appurtenances thereunto belonging, all easements or rights-of-way used in connection therewith, including any after-acquired title or reversion in and to streets, avenues, and alleys adjoining the Premises, all buildings, improvements, fixtures or appurtanances now or hereafter erected thereon or placed therein, 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 therein or thereon the furnishing of which by lessors to lessees is customary or appropriate, including screens, window shades, storm doors and windows, attached floor coverings, screen doors, venetian blinds, in-a-door beds, awnings, stoves, water heaters and washing and drying machines (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 easements and the rents, issues and profits of the Premises, whether now due or

Dol

99531646

RELECTION

Tais Tortgage wade and entered nets as of this 22nd day and learny 1992 by and learny lactor red and learny lactor red lactor red lactor lactor lactor lactor lactor lactor lactor red lactor lactor red lactor red lactor lac

The Markh 1/2 of Lat 17 and 31 2 Lat 13 in Block 6 in Cochracts Sacord Addition to EdgeWater Jelig the Sacord Addition to EdgeWater Jelig the Sacord Franklic 40 Rotes, image 14 of the Third Principal Maridian in Opek Lowely Lilingis.

said premises the more commonly anown as: 6829 Worth Winthop,

PITIN.) LAGGER STOR SOCK SOLO, VOLUME AVE

 \rightarrow

Freigner 2.14 all telements, boreditements, and apportenances ni Coan var-ir-adapir ac educaceae ila priportid adnosada no elitit fortuges-units can patibulini giantesent aritoensen covered to in and to obspate, covered, and alleys adjoining the apparatus equipment. Element on archite, whether in single units The contract the contract of the contract the contract of the conditioning water, light, power, service areas, ventilation or ather services, and any other three new to researche the conyer ecorne at broken of sina wind doing to buideland add nowards an epiconomicano, includinte autocano, wirdou emerica, emergo acoste emp shalid mildonov , to op notice, is entitled by the vention billar billards have you bods, and house, whereas, was on him each month out with any gaven the line of an archivent sin making to the house pary it vilentagic radicta prace from blea to they is ad of particul and excemense its doly undirect sets and pictoria ndesprobled education the racts, ideace and profits of the bremises, whether not due or

Z

subordinate to the lien hereof; (6) Not to make, suffer or permit good condition and repair without waste and free from any construd anch destruction or damage; (5) To keep the Premises in the indebtedness secured hereby the proceeds of any insurance hereafter on the Premises, unless the Mortgages elects to apply on rebuilding or restoration of buildings and improvements now or after destruction or damage, to commence and complete "PAID" shall be delivered to the Mortgagee at least thirty (30) bolicies sud renewals (or certificates evidencing same) marked continue until said indebtedness is paid in full. All insurance pereby secured in its discretion, but monthly payage shall claim to the restoration of the Property or upon the indebtedness workdadee is authorized to apply the proceeds of any insurance it to be signed by the Mortgagee for such purpose; and the ardu' nbou demand, all receipts, vouchers and releases required of pe ardued by the insurance companies, and the Mortgagor agrees to of loss, receipts, vouchers, releases and acquittances required to execute snd deliver on behalf of the Mortgagor all necessary proofs and compromise, in its discretion, all claims thereunder and to under such policies, the Mortgagee is achorized to adjust, collect Mortgagee making them payable to the Mortgagee; and in case of loss during said period and contain the Laus clause satisfactory to the Mortgagee, such insurance policing shall remain with the Mortgagee or brokers, and in such form as shall be satisfactory to the indebtedness is fully paid, in such companies, through such agents sa the Mortgagee may require to be insured against until said nbou the Premises insured in such amounts and against such hazards this requirement: (3) To keep the improvements now or hereafter the Property shall be conclusively deemed valid for the purpose of duplicate receipts therefor, and all such items extended against those theretofore due) and to furnish Mortgagee, upon request, with cystdes sug semen sentres cystdes sdatuer the Property (including thereto all taxes, special taxes, special assessments, water beament Gieroot; (2) To pay when due and before penalty attaches the Note, or according to any agreement extending the time of (1) To timely pay the interest and principal provided in

I. THE MORTGAGOR AGREES, REPRESENTS, WARRANTS AND COVENANTS
TO THE MORTGAGOR AGREES, REPRESENTS, WARRANTS AND COVENANTS

TO HAVE AND TO HOLD all of the Property, with all the rights and privileges thereunto belonging, unto the Mortgages forever, for the uses herein set forth, free from all rights and benefits under the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagor does hereby release and waive.

hereafter to become due, all of which are hereby pledged, assigned, transferred and set over unto the Mortgagee. The Property legally described herein together with the above is herein described as the "Property or Premises".

្តុំខ្លួនបន្ទាប់ នេះស្នើរ **នេះ**ស្នើ នេះមានមកអន្ត។ derectional markets tequetion of the characterists become described to the purpose as a marginar transmission of a Morrigadian and Erropathy Louis (1) ancientary to behone doe, all at alteriare benear pledered, anciened,

chapter and becation the Meanguier for beachy redeaded from Norweand imposted the property for a fine of the United with indicate, we had never the uses beenth ask rechal, from this rights and beautite when and properties and the complete sections for a more than the contract for addica one the base than all of the second that were is any save of

THE GOVERNMENT OF AND PROPERTY THE BOUND OF PERMENDED STREETS OF THE CONTROL OF THE PROPERTY OF THE PROPERTY

composition of the property of the contract the contract of the property of the property of the property of the contract of the property of the property of the contract of the property of th neconnect, e. tion or capes that or close of their nor explosely dong congretor and extrem exprone course one char puly sub reserving such beginningen de geenfat to) ha keek hie began ine in appending programmer in the control of the control necessarios on the economical in the bank of the contract of the contract of the particular and the contract of the contract o upper adaptionables of asserter to compared any combyets the which periods are notices to be at the confidence of the confidence of the precing of the र्तात्रकार के के के के किए जा किया के के के के किए जा कार्य कार्य के अपने कार्य के कार्य के प्रतास के के के कि अनुस्तास के किए के के किए के कार्य के किए के कार्य के का each than their refer than the continuences in part in the following and the continuences ranging. A more was also menter and a sola more properties and an experience of the contract of the contract of egister un reperciente una reconstruction de la comprese del comprese de la comprese de la comprese del comprese de la comprese del la comprese de la comprese del la comprese de la compr vanilier pe biën et istocenia es sed ped jourgeon Design to be a second of the contract of the passed of a same askistances; to the as becomes, one in our rest of about the contribution declarate expension and discussion control of the a control of the cont german gerennen annan i de die om i de derenne en geweiteil en verkeil de verkein bestellen. I begeb iliperiodes le como e celes en en el a en entros de la coloridad de la principal de la proposición del proposición de la rances of all conservations of the properties about the supplication of the contobese chooses in it like they are seen perme the can represent at course from a company the endows end of the course of t

any unlawful use of or any nuisance to exist on the 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 the Premises and the use thereof; (8) Not to make, suffer or permit, without the written permission of the Mortgagee being first had or obtained: (a) any use of the Property for any purpose other than that for which it is now used; (b) any structural alterations of the improvements, apparatus, appurtenances, fixtures or equipment now or hereafter on the Property; and (c) any purchase on conditional sale, lease or agreement under which a title is reserved in vendor, of any apparatus, fixtures or equipment to be placed in or upon any buildings or improvements on the Property.

- (1) In order to provide for the payment of taxes, assessments and other similar current charges upon the Property securing this indebtedness, the undersigned promises to pay to the Association, morthly, in addition to the above payments, a sum estimated by the Association to be equivalent to one-twelfth (1/12) of the amount payable annually for such taxes and other items, and to make as well whitever additional lump sum payment as is estimated by the Association to be necessary to create on January first of each year a fund in the Association to pay when due all taxes on the Premises for the prior year. All payments provided for in this paragraph may, at the option of the Association: (a) be held by it in trust for the payment of the items in this paragraph, without obligation to pay to the undersigned any interest thereon or earnings therefrom (in such case the Association may commingle such payments with its own funds); or (b) in the event the Association advances upon this obligation its own funds to pay said items as the same accine and become payable, be credited to the unpaid balance of said Andebtedness as received. If the amount established by the Association to be sufficient to pay said items is not sufficient for such purpose, the undersigned promises to pay the difference upon demand. It such sums are held in trust or carried in a savings deposit, the same are hereby pledged to further secure this indebtedness. The Association is authorized and is given the option to pay said items as charged or billed without further inquiry.
- (2) In the event of failure of the undersigned to make any payment of whatever nature, periodic or otherwise required by the terms hereof or by the provisions of the Note secured hereby, the Association may, at its option, discharge such obligation of the undersigned by itself advancing such payment; and, in that event, all such advances shall be added to the unpaid balance under the Note as of the first day of the month during which such advance is made, and the advance and interest thereon shall be secured hereby.
- C. This Mortgage contract provides for additional advances which may be made at the option of the Mortgagee and secured by this Mortgage, not more than an additional Seven Hundred Twenty

any unimplied and delign any maisandre to estimate to the frequiry box to design to detail to design the design to detail to design the detail to detail the detail to detail the design to detail to detail the design to detail to detail

constants and content provides the provides for the consections of the consection of th

(i) To bis every belief over the latter of the brokerstyned to eath the comment of the comment o

to the standard of the second second of the second second

Thousand (\$720,000) Dollars, 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 advance and shall be a part of the Note indebtedness under all of the terms of the Note and this Mortgage 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 monthly payments and a different interest rate and other express modifications of the contract; but in all other respects, this Mortgage contract shall remain in full force and effect as to such indebtedness, including all advances.

- D. herein, In case of failure to perform any of the covenants Mortgagee may do on Mortgagor's behalf everything so covenanted; that the Mortgagee may also do any act 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 rate then applicable under the terms of the Note hereby secured 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 and proceeds of sale of the Premises if not otherwise paid; that it shall not be obligatory upon the Mortgagee to inquire 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 acc nereunder; and the Mortgagee shall not incur any personal liability because of anything it may do or omit to do hereunder.
- E. It is the intent hereof to secure payment of the Note and obligations hereunder 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.
- F. At the option of the holder of the Note and colligations hereby secured, all unpaid indebtedness secured by this Mortgage shall, notwithstanding anything in the Note or Mortgage to the contrary, become immediately due and payable (1) if the Mortgagor sells or conveys, contracts to sell or convey, or further encumbers the Premises or any portion thereof; or (2) if ownership of the Premises becomes vested in a person other than the undersigned. Acceptance of any payment required by the Note or on account of said indebtedness after the occurrence of any such contingency shall not be taken as a waiver of such option.
- G. Time is of the essence hereof and if default be made in performance of any covenant herein contained or in making any payment under the Note or obligation or any extension or renewal

Thousand (griff) 600) Dollers, and it is accordingly, in the event of cast editoringes, the amount cverest ney be added to the Acethyage dabe and shall indicase the angule billance of the feet harshy evented by the the editor of sevented by the feet of the Noise the editor of the horse hars have and the horse of the continues and the horse and continues and the editoring of and all its acet and continues and the feet and acet of and acet of and acet of and acet of the payment were entranced in a different acet of the cast of the entranced in a different acet of the cast of the cast of the entranced fine cast of the cast of the entranced and acet of the cast of the cast of the cast of the cast of the entranced and acet of the cast of the cas

Of the case, of the case, of the constraint of the constraint according to be cased and according to be cased to be cased to say, as a constraint of the cased to say, as a cased necessary, to proceed the list list beautiful that the cased to say as a cased necessary, to proceed any moneys poid of disperient of the cased of the cased to say any as a cased of the cased

The lift is also to the course of the second to the the course of the the test of the course to the course to the course to the course of the course course course to the course to the course to the course to the course of the course course of the course

Fig. at the typical of the patien of the Holos and Hole and obligations housely becaused, all adpated denoted econocity by the Margare to the about the solution of the solution the solution of the solution.

di chima et discultante concentration de substitut di cultante de constante de cons

.

thereof, or if proceedings be instituted to enforce any other lien or charge upon any of the Property, or if proceedings in bankruptcy be instituted by or against the Mortgagor, or if the Mortgagor make an assignment for the benefit of their creditors or if their Property be placed under control of, or in custody of, any court or if the Mortgagor abandons any of the Property then and in any of said events, the Mortgagee is hereby authorized and empowered, at its option and without affecting the lien hereby created or the priority of said lien or any right of the Mortgagee hereunder, to declare all sums secured hereby immediately due and payable and apply toward the payment of the Mortgage indebtedness, any indebtedness of the Mortgagor to the Mortgagee, and the Mortgagee may also immediately proceed to foreclose this Mortgage, and in any foreclosure, a sale may be made of the Premises en masse without offering the several parts separately. Notwithstanding anything to the contrary contained herein, in the event of any act allowing acceleration of the indebtedness evidenced hereby or any breach hereof or default hereunder, the Mortgagee shall mail notice to the Mortgagor specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than fifteen (15) days from the date the notice 15 mailed to the undersigned, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums recured by this Mortgage. If the breach is not cured on or before the date specified in the notice, Mortgagee may proceed to foreslose this Mortgage by judicial proceedings and according to the Illinois Statutes in such case No failure, even though repeated, by Mortgagee to exercise any option contained in this Mortgage or the Note secured hereby, and no waiver, even though repeated, of performance of any of the covenants contained in either such instrument shall in any way affect the right of the Mortgagee thereafter to exercise such option or to require or enforce performance of such covenant.

H. Mortgagee may employ counsel for advice or other legal services at the Mortgagee's discretion in connection with: (1) any dispute of whatever nature as to the debt hereby secured or the lien of this Mortgage or any litigation to which the Mortgagee may be made a party on account of this lien or which may affect the title to the Property securing the indebtedness hereby secured, or which may affect said debt or lien; (2) preparations for the commencement of or for conduct of any suit for the forecosure hereof after the accrual of the right to foreclose, whether or not such suit is actually commenced. Mortgagee may, in connection with any of the matters in this paragraph mentioned, pay and incur at its discretion all expenses, including but not by way of limitation, court costs, publication expenses, expenses of title guaranty policies, recording examination, fees, Certificates, and sheriff's or magistrate's commission. All such items of expense in this paragraph mentioned including reasonable attorney's fees shall become so much additional indebtedness secured hereby and shall be immediately due and payable by the

meis sadde yns eusebies us bestratut to epicheeping ti gu iteanad googundreding ephilosophy in an American bit to gale body apadas to නිස්ත්ම අතුළඟත්වෙන් මන්ව සිට මහ ුදු අවුසුදුවෙන්න් මාල් වසන් මාදුණ සහ පූත් විභාගමේ මෙන්. මෙන් Albita de an oucabelle el car les eliments els trois de missons els The graphs are the places of the first of the control of the same रक पूर्वत हो। रेक्सर महावीत पूर्व कालुकार कर्या एक पूर्वत कावकारामध्य प्रेरिक्वें के विशेष करिया प्रेरी as increment the warequest is hearthy and of his and agreement as and the transfer officers point with particular deposite one months and the transference of the contract of the termination of the property of the contractions And aldered the east to the case section became again the Earliet er i comprende a del caracter de la compresión de l'abbreviar que la confidencia de la compresión de la compre reserved the light with the five short of gets which is a served medical ត្រូវ បាននិក្សាស្រ្តាម្នាក់ដោយមានការនៅ នៅការ នេះ នេះនៅក្រោយមួយ នៅទីវេឌុ និស្សសមនេះ គឺស៊ីវេឌុសម៉ែង ប៉ុន្តែ។ ស៊ី mo viene de l'acceptation de la l'inclusion de la méritaire de la communication de la her eye you go given to age a pre-chaldsint per to adden a term and of the form of the second of the following the following second of the following of the or the contract of the second of the The compact of the control of the co jourgen em sit forthlage C This is not be agained to this this form of boundary yes requestions against the constant of t कर रहता प्रदेश प्रदेश के विकास के स्वास्त्र हैं। इस अंदर्ग क्षेत्र स्वास्त्र अंदर्ग क्षेत्र स्वास्त्र अंदर्ग Leave and the control of the control or and you pay transport or such coverage. rylupen or no acidic

Markgaca t may kepiloy anderent ten. Advance our oriner is gall you (i) thile mile concerns as actional to action the safety as actions करोत कर केंद्रप्रोक्षक एकम्पानी करोली करोत करेंद्र हुन कर करवारोगी प्रकारकी देव प्राप्ता केंद्र to an ablieve storage of the history of melon or value the Mothers Mothers and लगार रार्ने भेषा पुरुष्ट स्वारंतिक इत ए नाम प्रमाण प्रकार प्रकेशकालन एक प्रवेषक्ष 💆 अवस्था भन्ने प्रवार the it repeats garden as a brather in other maneral and areas garden by that you employed and then the property of the property of the confidence of the con COSTA CARACTE CON TAIL TO CONSIDER DO SELECTOR SELECTION OF THE PROPERTY OF THE SECOND don ca redicte . As I send of which one is a decree of the decree of the factors of Water not therefore not be an applications of the community of the contraction of the con and the manuser in the contraction in the contraction of the contraction of the discussion of a supplied (Linearing Pend \$4 . NO. 95 . TON elimente por transmentario en transmente per a transmentario de la companya de la constanta de general gericks processes policies, commence beautiful for any form tis lacios terros of systematica de distribuit ses laciones de describilidad enternates pribatas associanes developende, ente ni schoque to ameri activities they alself became as come substitutions and anyotrobas ser ya bidayay wan bal ipyulbendi oo kinda aan yasaan berigaa

Mortgagor with interest thereon at the rate then applicable under the terms of the Note hereby secured.

- In case the Premises, or any part thereof, shall be taken by condemnation, the Mortgagee is hereby empowered to collect and receive all compensation which may be paid for any Property taken or for damages to any Property not taken and all condemnation compensation so received shall be forthwith applied by the Mortgagee as it may elect, to the immediate reduction of the indebtedness secured hereby, or to the repair and restoration of any Property so damaged, provided that any excess over the amount of the indebtedness shall be delivered to the Mortgagor or its assignee
- All easements, rents, issues and profits of the Premises specifically pledged, assigned and transferred to the Mortgagee, whather now due or hereafter to become due under or by virtue of any lease or agreement for the use or occupancy of the Property, or any part thereof, whether said lease or agreement be written or verbal, and it is the intention hereby to pledge said rents, issues and profits on a parity with said real estate and not secondarily, and such piedge shall not be deemed merged in any foreclosure decree.
- K. Upon the commencement of any foreclosure proceeding hereunder, the court in which suit is filed may at any time, either before or after sale, and without notice to the Mortgagor, or any party claiming under it, and without regard to the solvency of the person or persons, if any are liable for the payment of the indebtedness secured hereby, and without regard to the then value of the Premises, appoint a receiver with power to manage and rent and to collect the rents, issues and profits of the Premises during the pendency of such foreclosure suit and the statutory period of redemption and such rents, issues and profits, when collected, may be applied, before as well as after the foreclosure sale and before as well as after any redemption by any person, towards the payment of the sale and before, as well as after any redemption by any person, towards the payment of the indebtedness, costs, taxes, insurance or other items necessary for the protection and preservation of the Property, including the expenses of such receivership, or on any deficiency decree whether there be a decree therefor in personam or not; and if a receiver shall be appointed, he shall remain in possession until the expiration of the full period allowed by statute for redemption, irrespective of whether there be redemption or not, and no lease of the Premises shall be C nullified by the appointment: or entry in possession of a receiver but he may elect to terminate any lease junior to the lien hereof.
- The Mortgage shall be released by Mortgagee by proper instrument upon payment to it of all indebtedness secured hereby and payment to Mortgagee of a release fee in the amount of Fifty (\$50.00) Dollars which fee shall be so much additional indebtedness secured hereby.

IN . In ware the broadway, or buy part thereof, shall be taken by continuention, the foregrowe is tweety argument to will act and សមានតែការដូចនាមានជា (បាន ១១៩ ស្រីស៊ីមា) ប្រើ បូបនា សាខាស់ស្គាល់សំពេចមេខាងលេខ ពីស៊ីស៊ីម៉ាម៉ាម៉ានិយៈ១៩ or for damages on any Broperty for isked and all condensation Mertgages of it for wheth, to the worldes exaction of the indictions of the control to the terminal and section and section and any Property at damaged, provided that the acquestant large as assuct of the independence entitle to active of the independence entitle ក្នុងនិងស្រាំ នៅនេះ

All seasons, runts, to be and profits of the President ere structure in the terminal photolog by indicate was yd so tagai รอง ของเขาตา อ.ศ. ขางโดยทาง ค.อ. อเมื่อ เคยที่ เขาติสดสุด ... เหมือนหนึ่งอยู่ rako este del elle distrabantur un morro gegestio adultato. dell to starkers ed dancery, an any present the radius of four edge and program in the figure of tano sekulg na samu (tuli kendel seka et al telike, lengan de northan tan bene udutes leng ola sekla golung olang dan duken keng meneker sekana samu at hagipu hamsen usuna linda sepelak dang pal-seklambangs foreclassics dedukal

in the Upon, the species of the sections of the sections of the proposition, he is not the section of the secti buddone or efter gale, end vers west a regist to six addition the case of a modification of the party of the party of the case of the case of the party of its six and the case of the cas The control of the compact and the control of the c กุลเหมือง เมื่อสุดภาพัฒิ เรื่องการสายเกราะ เมื่อสาย เมื่อสายเลือดเมื่อสุดเมื่อสุดเมื่อสุดเมื่อสุดเมื่อสุดเมื่อส tone en americano e fo colo qua casa en trata semina en esta manda de en esta en el compositore de el compositore e forma en el compositore el c the first of the continue of Miles out in new More, you would have releasing at alless it is been being our de la contraction light to be medicaged from the execution of the control of the light and the state of the light Girtovi sven a to cen element i lar mineratel en vedebalagge en videblik. ារបស់ទេសពី និស្ស៊ី អាចាំរី ទេស សម្រេចឃុំ សំខាស់ មួយសង្គ្រាស់ និស្សាធាល់ដែលថា ការសំរើស មួយចំណែង ប្រែបា

transity of committee of Parcellar of Itams becomes with yelekele kurunda neminisusukun 118 ke 11 or Milaleg migu dibmuusmui volly to shooth who if has exector is to appearable between this resolution indiction oper or of thats out object willer include Reduced becauses

- Each right, power and remedy herein conferred upon the Mortgagee is cumulative of every other right or remedy of the Mortgagee, whether herein or by law conferred, and may be enforced concurrently, therewith; that wherever the context hereof requires, the masculine gender, as used herein, shall include the feminine and the neuter, and the singular number, as used herein, shall include the plural; that all rights and obligations under this Mortgage shall extend to and be binding upon the respective successors and assigns of the Mortgagor and the successors and assigns of the Mortgagee; and that the powers herein mentioned may be exercised as often as occasion thereof arises.
- N. The Premises are free of any asbestos and the Premises have not been used and will not be used for the purpose of storing, disposal or treatment of hazardous substances or hazardous waste, and there has not been and will not be any surface or subsurface contamination whe to the storing, disposal or treatment of any hazardous substances, hazardous wastes or regulated substances as those terms are defined in the Comprehensive Environmental Response, Llability and Compensation Act, 42 U.S.C. 9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. 6901 et seq., and the Environmental Frotection Act, ILL. Rev. Stat. 1985 (supp. 1986 and 1987) ch. 111-1/2 par. 1101 et seq., and neither Mortgagor nor any and all previous owners of the real estate have received any notification of any assected present or past failure to comply with any such environmental protection laws or any rules or regulations adopted pursuant thereto. Mortgagor shall immediately notify Mortgagee of any notice or threatened action from any governmental agency or from any tenant under a Lease of any portion of the Premises of a failure to comply with any such environmental protection laws and with any rules or regulations adopted pursuant thereto.
- Mortgagor hereby waives any and all rights of redemption from sale under any order or decree of torcclosure of this Mortgage, on its own behalf and on behalf of each and every person, except decree or judgment creditors of the Mortgaget, acquiring any interest in or title to the Premises subsequent to the date of this Mortgage.

II. MISCELLANEOUS:

Severability. In the event any one or more of the provisions contained in this Mortgage, the Note or in any of the loan documents shall, for any reason whatsoever, be held to be inapplicable, invalid, illegal or unenforceable in any respect, invalidity, invalidity, illegality or unenforcability shall, at the option of Mortgagee, not affect any other provision of this Mortgage, but this Mortgage shall be construed as if such inapplicable, invalid, illegal or unenforceable provision had never been contained herein or therein.

M. Back report of the constant of the cased the content of the book of the book report of the book report of the book report of the book report to the case of the book report of the book report of the content of the content of the content of the content of the following content of the feathing content of the feathing content of the feathing content of the content of the feathing content of the content of the content of the feathing content of the conte

parross to the seduced to been educed to the parross of the parross to the parros

O. Murtgagor hereby waiven and of rights of redeciption from the collegars of this from from from from from from from the self waits of the frequency of the persons and all the self water of the frequency of th

in historianeous

i. B. Severability. In the event bay ore at more of the coverations contained in the city of contained provided to the actions appears of the contained contained to the contained contained to the contained contained to the contained contained to the contained contai

- B. Successors. All of the grants, covenants, terms, provisions and conditions herein shall run with the land and shall apply to, bind and inure to the benefit of, the successors and assigns of Mortgagor and the successors and assigns of Mortgagoe.
- C. Estoppel. Mortgagor will, on the request of Mortgagee, furnish a written statement of the amount owing on the obligation which this Mortgage secures and therein state whether or not Mortgagor claims any defenses or offsets thereto.

IN WITNESS WHEREOF, the parties have executed this Mortgage the day and year first above written.

Vladimir Keyfman Vladimir Koyfman

Sofia Koyfman

Subscribed and Sworn to before

me this 15 day of Bul, 1992.

Notary Public

"OFFICIAL SEAL"
Patricle Patterson
A STAY Public, State of Allnois
by Contrate of Copines Nov. 27, 1983

This Instrument was Prepared by:

Edwin Josephson, Esq.
Chuhak & Tecson, P.C.
225 West Washington Street
Suite 1300
Chicago, Illinois 60606
(312) 368-4666 or (312) 444-9300

Please Mail All Recorded Documents To:

LASALLE NORTHWEST NATIONAL BANK ATTN: Ms. Lesley Wazelle 4747 West Irving Park Road Chicago, Illinois 60641

BOX 333

SICE COUNTY ILLINOS

92531646)2531648

Alada Sasagoro, Janaisa del de la companse de de la companse de la

an William whicher, the parties have exemped his morbeage.

Viby dur Kaya apr

gafija koytmaa

Subscribed and natura to before

I to you it all an

Period verted

2001 22 Ang taning nangganang Ap Bosell pineng menga kasilig Doselled species Selekting menganang Doselled species

the foregree she dressided wide

bdwin Jemoghado, a.cg. Thabak & Toeson, i chi 237 Mest weshiroscon dareed adde 1200

(212) 367 4666 or (212) 444-9300

Plant Mail All Escorded Postungors Tot

LASALLE ACKTENIST WATIONAL BASK ATTR: MS Lesiey Watelle 4747 Fost Itries Datk Bood 19:0:10, Illinola Gust

(4):

\$1.3.

200

g