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RECORDATION REQUESTED BY:

The First National Bank of Chicago
1048 Lake Street
Oak Park, IL 60301

COOK COUNTY CLERK
1992 NOV 12 PM 1:54

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WHEN RECORDED MAIL TO:

The First National Bank of Chicago
1048 Lake Street
Oak Park, IL 60301
Attn: Walter F. Healy

92845601

SEND TAX NOTICES TO:

Anthony P. Galgo and Linda L. Galgo
901 North 11th Avenue
Melrose Park, IL 60160

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MORTGAGE

THIS MORTGAGE IS DATED NOVEMBER 2, 1992, between Anthony P. Galgo and Linda L. Galgo, married to each other, whose address is 901 North 11th Avenue, Melrose Park, IL 60160 (referred to below as "Grantor"); and The First National Bank of Chicago, whose address is 1048 Lake Street, Oak Park, IL 60301 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages, warrants, and conveys to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, located in Cook County, State of Illinois (the "Real Property"):

Unit Number C6, in Holley Court Condominium, as delineated on a survey of the following described real estate: That part of Lots 7 and 8 (except the South 206 feet of said Lots) lying South of the South line of Holley Court in Skinner's Subdivision in the Southwest 1/4 of the Northwest 1/4 of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 25613900, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

The Real Property or its address is commonly known as 169 North Marion Street, Unit C6, Oak Park, IL 60301. The Real Property tax identification number is 16-07-119-025-1051.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

DEFINITIONS. The following words shall have the following meanings when used in this Mortgage:

Grantor. The word "Grantor" means Anthony P. Galgo and Linda L. Galgo. The Grantor is the mortgagor under this Mortgage.

Guarantor. The word "Guarantor" means and includes without limitation all guarantors, sureties, and accommodation parties.

Improvements. The word "Improvements" means and includes without limitation all existing and future improvements, fixtures, buildings, structures, mobile homes affixed on the Real Property, facilities, additions and similar construction on the Real Property.

Indebtedness. The word "Indebtedness" means all principal and interest payable under this Note and any amounts expended or advanced by Lender to discharge obligations of Grantor or expenses incurred by Lender to enforce obligations of Grantor under this Mortgage, together with interest on such amounts as provided in this Mortgage.

Lender. The word "Lender" means The First National Bank of Chicago, its successors or assigns. The Lender is the mortgagee under this Mortgage.

Mortgage. The word "Mortgage" means this Mortgage between Grantor and Lender, and includes without limitation all assignments and security interest provisions relating to the Personal Property and Rents.

Note. The word "Note" means the promissory note or credit agreement dated November 2, 1992, in the original principal amount of \$52,000.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The interest rate on the Note is 9.000%.

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property owned by Grantor, now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the property, interests and rights described above in the "Grant of Mortgage" section.

Related Documents. The words "Related Documents" mean and include without limitation all promissory notes, credit agreements, loan agreements, guaranties, security agreements, mortgages, deeds of trust, and all other documents, whether now or hereafter existing, executed in connection with Grantor's Indebtedness to Lender.

Rents. The word "Rents" means all rents, revenues, income, issues, and profits from the Property.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS

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Evidence of Payment. Grantor shall upon demand furnish to Lender satisfactory evidence of payment of the taxes or assessments and shall name Lender as an additional obligee under any surety bond furnished in the contest proceedings.

Right to Contest. Grantor may withhold payment of any tax, assessment, or claim in connection with a good faith dispute over the obligation to pay, so long as Lender's interest in the Property is not jeopardized. If a lien arises or is filed as a result of nonpayment, Grantor shall within fifteen (15) days after the lien arises or, if a lien is filed, within fifteen (15) days after the filing, secure the discharge of the lien, or if requested by Lender, deposit with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender in an amount sufficient to discharge the lien plus any costs and attorneys' fees or other charges that could accrue as a result of a foreclosure or sale under the lien. In any contest, Grantor shall defend itself and Lender and shall satisfy any adverse judgment before enforcement against the Property. Grantor shall name Lender as an additional obligee under any surety bond furnished in the contest proceedings.

Payment. Grantor shall pay when due (and in all events prior to delinquency) all taxes, payroll taxes, special taxes, assessments, water charges and sewer service charges levied against or on account of the Property, and shall pay when due all claims for work done on or for services rendered or material furnished to the Property. Grantor shall maintain the Property free of all liens having priority over or equal to the interest of Lender under this Mortgage, except for the lien of taxes and assessments not due, and except as otherwise provided in the following paragraph.

TAXES AND LIENS. The following provisions relating to the taxes and liens on the Property are a part of this Mortgage. The following provisions relating to the taxes and liens on the Property are a part of this Mortgage. The following provisions relating to the taxes and liens on the Property are a part of this Mortgage.

DUPLICATE ON SALE - CONSENT BY LENDER. Lender may at its option, declare immediately due and payable all sums secured by this Mortgage upon the sale or transfer, without the Lender's prior written consent, of all or any part of the Real Property, or any interest in the Real Property. A "sale or transfer" means the conveyance of real property or any right, title or interest therein; whether legal or equitable; whether voluntary or involuntary; whether by outright sale, deed, installment sale contract, and contract, contract for deed, leasehold interest with a term greater than three (3) years, lease-option contract, or by sale, assignment, or transfer of any beneficial interest in or to any land trust holding title to the Real Property, or by any other method of conveyance of real property interest. If any Grantor is a corporation or partnership, transfer also includes any change in ownership of more than twenty-five percent (25%) of the voting stock or partnership interests, as the case may be, of Grantor. However, this option shall not be exercised by Lender if exercise is prohibited by federal law or by Illinois law.

Duty to Protect. Grantor agrees neither to abandon nor leave unattended the Property. Grantor shall do all other acts, in addition to those acts set forth above in this section, which from the character and use of the Property are reasonably necessary to protect and preserve the Property.

Compliance with Governmental Requirements. Grantor shall promptly comply with all laws, ordinances, rules, regulations, and orders of all governmental authorities applicable to the use or occupancy of the Property. Grantor may contest in good faith any such law, ordinance, rule, regulation, and order and shall defend itself and Lender and shall satisfy any adverse judgment before enforcement against the Property. Grantor shall defend itself and Lender and shall satisfy any adverse judgment before enforcement against the Property. Grantor shall defend itself and Lender and shall satisfy any adverse judgment before enforcement against the Property.

Lender's Right to Enter. Lender and its agents and representatives may enter upon the Real Property at all reasonable times to attend to such improvements with improvements of at least equal value.

Removal of Improvements. Grantor shall not demolish or remove any improvements from the Real Property without the prior written consent of Lender. As a condition to the removal of any improvements, Lender may require Grantor to make arrangements satisfactory to Lender to replace such improvements with improvements of at least equal value.

Nuisance, Waste. Grantor shall not cause, conduct or permit any nuisance or waste on or to the Property or any portion of the Property. Specifically without limitation, Grantor will not remove, alter, or grant to any other party the right to remove, any timber, minerals (including oil and gas), soil, gravel or rock products without the prior written consent of Lender.

Allocation of Liabilities. Grantor's acquisition of any interest in the Property, whether by foreclosure or otherwise, shall survive the payment of the indebtedness and the satisfaction, release, or discharge of the obligation to the extent of the indebtedness. Grantor shall be liable for the satisfaction, release, or discharge of the obligation to the extent of the indebtedness.

Liability for Release of Hazardous Substances. Grantor shall be liable for the release of hazardous substances, including but not limited to asbestos, lead, and other hazardous substances, from the Property, whether by Grantor or by any other person, and shall be liable for the cost of cleanup or other costs under any such laws, rules, regulations, and orders of any governmental authority. Grantor shall be liable for the release of hazardous substances, including but not limited to asbestos, lead, and other hazardous substances, from the Property, whether by Grantor or by any other person, and shall be liable for the cost of cleanup or other costs under any such laws, rules, regulations, and orders of any governmental authority.

Grantor's Duty to Maintain. Grantor shall maintain the Property in tenable condition and promptly perform all repairs and maintenance necessary to preserve its value.

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GIVEN TO SECURE (1) PAYMENT OF THE INDEBTEDNESS AND (2) PERFORMANCE OF GRANTOR UNDER THIS MORTGAGE AND THE RELATED DOCUMENTS. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due, and shall strictly perform all of Grantor's obligations under this Mortgage.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until in default, Grantor may remain in possession and control of and operate and manage the Property and collect the Rents from the Property.

Duty to Maintain. Grantor shall maintain the Property in tenable condition and promptly perform all repairs and maintenance necessary to preserve its value.

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Application of Net Proceeds. If all or any part of the Proceeds of the award be applied to the indebtedness. The net proceeds of the award shall mean the award after payment of all reasonable costs, expenses, and attorneys' fees necessarily paid or incurred by Grantor, or Lender in connection with the condemnation.

Compliance With Laws. Grantor warrants that the Property and Grantor's use of the Property complies with all existing applicable laws, ordinances, and regulations of governmental authorities.

Defense of Title. Subject to the exception in the paragraph above, Grantor warrants and will forever defend the title to the Property against this Mortgage to Lender.

WARRANTY; DEFENSE OF TITLE. The following provisions relating to ownership of the Property are a part of this Mortgage.

EXPENDITURES BY LENDER. If Grantor fails to comply with any provision of this Mortgage, or if any action or proceeding is commenced that would materially affect Lender's interests in the Property, Lender on Grantor's behalf may, but shall not be required to, take any action that Lender deems appropriate.

TAX AND INSURANCE RESERVES. Borrower agrees to establish a reserve account to be related from the loans proceeds in such amount deemed to be sufficient by Lender and shall pay monthly into that reserve account an amount equivalent to 1/12 of the annual real estate taxes and insurance premiums, as estimated by Lender, so as to provide sufficient funds for the payment of such taxes and insurance.

Unexpired Insurance at Sale. Any unexpired insurance shall inure to the benefit of, and pass to, the purchaser of the Property covered by this Mortgage at any trustee's sale or other sale held under the provisions of this Mortgage, or at any foreclosure sale of such Property.

Application of Proceeds. Grantor shall promptly notify Lender of any loss or damage to the Property if the estimated cost of repair or replacement exceeds \$1,000.00. Lender may, in its discretion, apply the proceeds to the reduction of the indebtedness, payment of any lien affecting the Property, or the restoration and repair of the Property.

Grantor's Report on Insurance. Upon request of Lender, however, not more than once a year, Grantor shall furnish to Lender a report on each existing policy of insurance showing: (a) the name of the insurer; (b) the amount of the policy; (c) the expiration date of the policy; (d) the property insured; (e) the current replacement value of such property, and the manner of determining that value; and (f) under determining the cash value replacement cost of the Property.

Grantor shall have the right to draw upon the reserve (or pledged) account to pay such taxes, assessments, and other charges, and Lender shall not incur any liability for anything it may do or omit to do with respect to the reserve account. All amounts in the reserve account are hereby pledged to further secure the indebtedness, and Lender is hereby authorized to withdraw and apply such amounts on the indebtedness upon the occurrence of an event of default.

Nothing in the Mortgage shall be construed as requiring Lender to advance other monies for such purposes, and Lender shall not incur any liability for reserve (or pledged) account to pay such taxes, assessments, and other charges, and Lender shall not incur any liability for anything it may do or omit to do with respect to the reserve account.

Notice and be apportioned among and be payable with any installment payment which will be due and payable at the Note's maturity. This policy or (ii) the remaining term of the Note, or (c) be treated as a balloon payment which will be due and payable at the Note's maturity. This Note and be apportioned among and be payable with any installment payment which will be due and payable at the Note's maturity.

Maintenance of Insurance. Grantor shall procure and maintain policies of fire insurance on the Real Property in an amount sufficient to avoid application of such replacement basis for the full insurable value covering all improvements in favor of Lender. Policies shall be written by such insurance companies and in such form as may be reasonably acceptable to Lender.

Application of Proceeds. Grantor shall promptly notify Lender of any loss or damage to the Property if the estimated cost of repair or replacement exceeds \$1,000.00. Lender may, in its discretion, apply the proceeds to the reduction of the indebtedness, payment of any lien affecting the Property, or the restoration and repair of the Property.

Grantor's Report on Insurance. Upon request of Lender, however, not more than once a year, Grantor shall furnish to Lender a report on each existing policy of insurance showing: (a) the name of the insurer; (b) the amount of the policy; (c) the expiration date of the policy; (d) the property insured; (e) the current replacement value of such property, and the manner of determining that value; and (f) under determining the cash value replacement cost of the Property.

Grantor shall have the right to draw upon the reserve (or pledged) account to pay such taxes, assessments, and other charges, and Lender shall not incur any liability for anything it may do or omit to do with respect to the reserve account.

Nothing in the Mortgage shall be construed as requiring Lender to advance other monies for such purposes, and Lender shall not incur any liability for reserve (or pledged) account to pay such taxes, assessments, and other charges, and Lender shall not incur any liability for anything it may do or omit to do with respect to the reserve account.

Notice of Construction. Grantor shall notify Lender at least fifteen (15) days before any work is commenced, any services are furnished, or any materials are supplied to the Property, if any mechanic's lien, materialman's lien, or other lien could be asserted on account of the work, services, or materials supplied to the Property. Grantor will pay the cost of such improvements.

Application of Proceeds. Grantor shall promptly notify Lender of any loss or damage to the Property if the estimated cost of repair or replacement exceeds \$1,000.00. Lender may, in its discretion, apply the proceeds to the reduction of the indebtedness, payment of any lien affecting the Property, or the restoration and repair of the Property.

Grantor's Report on Insurance. Upon request of Lender, however, not more than once a year, Grantor shall furnish to Lender a report on each existing policy of insurance showing: (a) the name of the insurer; (b) the amount of the policy; (c) the expiration date of the policy; (d) the property insured; (e) the current replacement value of such property, and the manner of determining that value; and (f) under determining the cash value replacement cost of the Property.

Grantor shall have the right to draw upon the reserve (or pledged) account to pay such taxes, assessments, and other charges, and Lender shall not incur any liability for anything it may do or omit to do with respect to the reserve account.

Nothing in the Mortgage shall be construed as requiring Lender to advance other monies for such purposes, and Lender shall not incur any liability for reserve (or pledged) account to pay such taxes, assessments, and other charges, and Lender shall not incur any liability for anything it may do or omit to do with respect to the reserve account.

Notice of Construction. Grantor shall notify Lender at least fifteen (15) days before any work is commenced, any services are furnished, or any materials are supplied to the Property, if any mechanic's lien, materialman's lien, or other lien could be asserted on account of the work, services, or materials supplied to the Property. Grantor will pay the cost of such improvements.

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Events Affecting Guarantor... Breach of Other Agreement... Foreclosure, etc... Insolvency... Breaches... Default on Other Payments... Default on Indebtedness...

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DEFAULT. Each of the following... FULL PERFORMANCE... Attorney-in-Fact... FURTHER ASSURANCES; ATTORNEY-IN-FACT...

Security Agreement... SECURITY AGREEMENT; FINANCING STATEMENTS... Subsequent Taxes... Taxes... Current Taxes, Fees and Charges... IMPOSITION OF TAXES, FEES AND CHARGES BY GOVERNMENTAL AUTHORITIES...

The following provisions relating to governmental taxes, fees and charges are a part of this Mortgage... The following provisions relating to this Mortgage as a security agreement are a part of this Mortgage...

Miscellaneous Provisions. The following miscellaneous provisions are a part of this Mortgage:
Amendments. This Mortgage, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Mortgage. No alteration or amendment to this Mortgage shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

NOTICES TO GRANOR AND OTHER PARTIES. Any notice under this Mortgage, including without limitation any notice of sale, and any notice of foreclosure (including foreclosure reports), surveys reports, and appraisal fees, and other sums provided for by law.
Grantor also will pay any court costs, in addition to all other sums provided for by law.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this mortgage, Lender shall be entitled to recover the reasonable expenses incurred by Lender in such suit or action, including attorneys' fees at a rate and on any appeal. Whether or not any court action is involved, all such sums as the court may adjudge reasonable as attorneys' fees at a rate and on any appeal. Whether or not any court action is involved, all reasonable expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's attorneys' fees and legal expenses whether or not there is a lawsuit, including attorneys' fees for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals and any anticipated post-judgment collection services, the cost of securing records, obtaining the reports (including foreclosure reports), surveys reports, and appraisal fees, and other sums provided for by applicable law.

Waiver; Election of Remedies. A waiver by any party of a breach of a provision of this mortgage shall not constitute a waiver of or prejudice the party's rights otherwise to demand strict compliance with that provision or any other provision. Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or take action to perform an obligation of Grantor under this Mortgage shall not constitute a waiver of or prejudice the time and place of a public sale of the Personal Property or of the time after which any private sale or other intended disposition of the Personal Property is to be made. Reasonable notice shall mean notice given at least ten (10) days before the time of the sale or disposition.

Notice of Sale. Lender shall give Grantor reasonable notice of the time and place of a public sale of the Personal Property or of the time after which any private sale or other intended disposition of the Personal Property is to be made. Reasonable notice shall mean notice given at least ten (10) days before the time of the sale or disposition.
Sale of the Property. To the extent permitted by applicable law, Grantor hereby waives any and all right to have the property marshaled, in exercising its rights and remedies. Lender shall be free to sell all or any part of the Property, in one sale or by separate sales. Lender shall be entitled to bid at any public sale on all or any portion of the Property.

Other Remedies. Lender shall have all other rights and remedies provided in this Mortgage or the Note or available at law or in equity. Lender after application of all amounts received from the exercise of the rights provided in this section.
Judicial Foreclosure. Lender may obtain a judicial decree foreclosing Grantor's interest in all or any part of the Property, including amounts due to a person from selling as a receiver.
Deficiency Judgment. If permitted by applicable law, Lender may obtain a judgment for any deficiency remaining in the indebtedness due to a person from selling as a receiver.

Mortgage in Possession. Lender shall have the right to be placed as mortgagee in possession or to have a receiver appointed to take possession of all or any part of the Property, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the indebtedness, sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the indebtedness. The mortgagee in possession or receiver may serve, with or without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.
Rights and Remedies on Default. Upon the occurrence of any event of default and at any time thereafter, Lender, at its option, may exercise its rights under this subparagraph either in person, by agent, or through a receiver.
Collect Rents. Lender shall have the right, without notice to Grantor, to take possession of the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the indebtedness. In furtherance of this right, Lender may require any tenant or other user of the Property to make payments of rent or use fees directly to Lender. If the Rents are collected by Lender, then Grantor irrevocably designates Lender as Grantor's attorney-in-fact to endorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

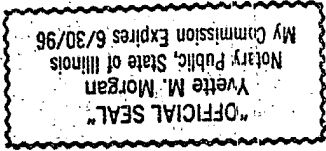
UCC Remedies. With respect to all or any part of the Personal Property, Lender shall have all the rights and remedies of a secured party under the Illinois Uniform Commercial Code.
Accelerate Interest. Lender shall have the right at its option without notice to Grantor to declare the entire indebtedness immediately due and payable, including any prepayment penalty which Grantor would be required to pay.
Rights and Remedies on Default. Upon the occurrence of any event of default and at any time thereafter, Lender, at its option, may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

Multiple Parties. All obligations of Grantor under this Mortgage shall be joint and several, and all references to Grantor shall mean each and every Grantor. This Mortgage shall be joint and several, and all references to Grantor shall mean each and every Grantor. The obligations of Grantor under this Mortgage shall be joint and several, and all references to Grantor shall mean each and every Grantor. The obligations of Grantor under this Mortgage shall be joint and several, and all references to Grantor shall mean each and every Grantor.

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On this day before me, the undersigned Notary Public, personally appeared that they signed the Mortgage, and acknowledged that they signed the Mortgage, as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 2nd day of November 1992

By Yvette M. Morgan Notary Public in and for the State of Illinois
My commission expires _____

STATE OF Illinois)
COUNTY OF Cook) ss

INDIVIDUAL ACKNOWLEDGMENT

This Mortgage prepared by:

GRANTOR: Anthony P. Galigo X
Linda L. Galigo X

EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND EACH GRANTOR AGREES TO ITS TERMS.

FURNISHING OF FINANCIAL STATEMENTS AND REPORTS TO LENDER. Grantor also agrees to furnish to Lender annually updated personal financial statements, along with copies of federal income tax filings. Grantor also agrees to furnish to Lender annually a report, satisfactory to Lender, including a balance sheet and supporting schedules, and containing a detailed statement of income and expenses on the subject property.

Waivers and Consents. Lender shall not be deemed to have waived any rights under this Mortgage (or under the Related Documents) unless such waiver is in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by any party of a provision of this Mortgage shall not constitute a waiver of or prejudice the party's right otherwise to demand strict compliance with that provision or any other provision. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or any of Grantor's obligations as to any future transactions. Whenever consent by Lender is required in this Mortgage, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required.

Waiver of Homestead Exemption. Grantor hereby releases and waives all rights and benefits of the homestead exemption laws of the State of Illinois as to all indebtedness secured by this Mortgage.

Successors and Assigns. Subject to the limitations stated in this Mortgage on transfer of Grantor's interest, this Mortgage shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Mortgage and the indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Mortgage or liability under the indebtedness.

Severability. If a court of competent jurisdiction finds any provision of this Mortgage to be invalid or unenforceable as to any person or circumstance, such finding shall not render that provision invalid or unenforceable as to any other persons or circumstances. If feasible, any such offending provision shall be deemed to be modified to be within the limits of enforceability or validity; however, if the offending provision cannot be so modified, it shall be stricken and all other provisions of this Mortgage in all other respects shall remain valid and enforceable.

exercise of such powers shall be guaranteed under this Mortgage.

directors, partners, or agents acting or purporting to act on their behalf, and any indebtedness made or created in reliance upon the professed

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(iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender;
(iii) termination of professional management and assumption of the Owners Association; or
(ii) any amendment to any provision of the Constituent Documents if the provision is for the express benefit of Lender, in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain;
(i) the abandonment or termination of the Condominium Project, except for abandonment or termination required by law partition or subdivide the Property or consent to:

E. Lender's Prior Consent. Borrower shall not, except after notice to Lender and with Lender's prior written consent, either sums secured by the Security Instrument as provided in Uniform Covenant 9.

D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property, whether of the unit or of the common elements, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument, with any excess paid to Borrower.

C. Public Liability Insurance. Borrower shall take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the Property, whether to the unit or to common elements, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by the Security Instrument, with any excess paid to Borrower.

Borrower shall give Lender prompt notice of any lapse in required hazard insurance coverage.
(ii) Borrower's obligation under Uniform Covenant 5 to maintain hazard insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

(i) Lender waives the provision in Uniform Covenant 2 for the monthly payment to Lender of one-twelfth of the yearly premium installments for hazard insurance on the Property; and

"blanket" policy on the Condominium Project which is satisfactory to Lender and which provides insurance coverage in the amounts, for the periods, and against the hazards Lender requires, including fire and hazard, included within the term "extended coverage," then:

B. Hazard Insurance. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or assessments imposed pursuant to the Constituent Documents.

A. Condominium Obligations. Borrower shall perform all of Borrower's obligations under the Condominium Project's Constituent Documents. The "Constituent Documents" are: (i) Declaration or any other document which creates the Condominium Project; (ii) by-laws; (iii) code of regulations; and (iv) any other equivalent documents. Borrower shall promptly pay, when due, all dues and

Lender further covenant and agree as follows:
CONDOMINIUM COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Association and the uses, proceeds and benefits of Borrower's interest.

holds title to property for the benefit of use of its members or shareholders, the Property also includes Borrower's interest in the Owners (the "Condominium Project"). If a owners association or other entity which acts for the Condominium Project (the "Owners Association")

The Property includes a unit in, together with an undivided interest in the common elements of, a condominium project known as:
169 North Marion Street, Unit C8, Oak Park, Illinois 60301
Holley Court Condominiums

and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to The First National Bank of Chicago (the "Lender") of the same date and covering the Property described in the Security Instrument and located at:
169 North Marion Street, Unit C8, Oak Park, Illinois 60301

THIS CONDOMINIUM RIDER is made this 2nd day of November, 1992, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to The First National Bank of Chicago (the "Lender") of the same date and covering the Property described in the Security Instrument and located at:
169 North Marion Street, Unit C8, Oak Park, Illinois 60301

CONDOMINIUM RIDER

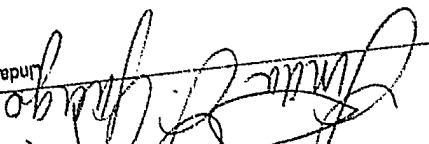
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MULTISTATE CONDOMINIUM RIDER - FNM/FLMC Uniform Instrument
1 0 9 5 4 0 2 1 2 0 4 5 6 0 1


Form 3140 12/83

92845601

Property of Cook County Clerk's Office



(Seal) Linda L. Galigo-Borrower



(Seal) Anthony P. Galigo-Borrower

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this Condominium Rider.
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.
F. Remedies. If Borrower does not pay condominium dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower secured by the 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.