"Type or print name signed above.

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Lot 12 in Block 2 in Eurest Glen, a Subdivision of part of the Northeast fractional is of section 9. Township 40 North, Range 13. East of the Third Principal Meridian, in Cook County, Illinois.  S060 W. Beswyn, Unicago, It 60680  This Mortgage is due 3-30-93  It forecast here, the increase or appears on risid at sheet.  Bit chacked here, condominate or appears on risid at sheet.  Bit chacked here to condominate or appears on risid at sheet.  Bit chacked here to condominate or appears on risid at sheet.  Bit chacked here to condominate Robert is stacked.  1 Titles. Northage warrants she to be Proporty, excepting only redictions and essenters of record, municipal and coming ordinances, current essentials not yet due and 198.  1 Eacrow, interest Will 100. De pad on escrowed lands if an increase is required under paragraph 8a) on the reverse side.  A Auditional Provisions. Mortgage agrees to the Additional Provisions on the register of record, municipal and coming ordinances, current essentials not yet due and 198.  1 Eacrow, interest Will 100. De pad on escrowed lands if an increase is required under paragraph 8a) on the reverse side.  A Auditional Provisions. Mortgage agrees to the Additional Provisions on the register.  Be understaged acknowledges recept of an exact copy of 8a's longage.  (a) Do NOT SIGN THES BEFORE YOU MEAD THE WARRANCETON COVERNES BY THE WISCONSIN CONSUMER ACT (b) DO NOT SIGN THES BEFORE YOU MEAD THE WARRANCETON COVERNES BY THE WISCONSIN CONSUMER ACT (DIVINITY TO A PARTAL REPORT) OF THE PRIANCE CHARGE.  (b) DO NOT SIGN THES BEFORE YOU MEAD THE WARRANCETON COVERNES BY THE WISCONSIN CONSUMER ACT (DIVINITY TO A PARTAL REPORT) OF THE PRIANCE CHARGE.  (c) DO NOT SIGN THES BEFORE YOU MEAD THE WARRANCE ACC.  (d) YOU JAME THE REST THAT ANY THATE TO BY NADIA SIGN THE WARRANCE ACC.  (e) YOU ARE ENTITLED TO AN EXACT COPY OF ANY GREEMENT YOU SIGN.  (SEAL)  Russell S. Plato  Mary V. Plato  Mary V. Plato  Devid L. Grace  Warrance Access the second of the warrance and the second of the second of the second o	<u>ح</u>	Tau Mari A	m - b d - d - d 110 - d		-
SOCIUM S. PORTRAIN 40 North, Range 13. East of the Third Principal Meridian, in Cook County, Illinois.  \$ 5060 W. Perwyn, Unitago, IL 60680  This Mortgage is due3_30_93  If the checked here, description confines or appears on judy defined.  Of induction here, this Mortgage is a construction mortgage under \$409.313(1)(a) Wis Stats.  If the checked here, conduminant Rider is stached.  2. Titles, Mortgager warrants size to the Proposity, excepting only respictions and essenserts of record, municipal and zoning ordinances, current sessessments not yet due and					
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- 5. Mortgage As Security. This Mortgage secure prompt payment of ender of (a) the sum stitled in the first paragraph of this Mortgage, plus Interest and charges according to the terms of the promissory bets or all etimes to (Borr ower to ender of (a) the sum stitled in the first paragraph of this Mortgage, plus Interest and charges according to the terms of the promissory bets or all etimes to (Borr ower to ender of (a) the extent not prohibited by the Wisconsin Consumer Act (i) any additional sums which are in the future terms to enter the transaction to be secured by this Mortgage, and (ii) all offsir additional sums which are in the future boared by Lander to any Mortgagor and another or to another guaranteed or endorsed by any Mortgagor, to any distributional sums which are in the future boared by law observed or endorsed by any Mortgagor, (c) all offsir additional sums which are in the future boared by law observed or collection or enforcement (all called the "Obligazions"). This Mortgage also secures the performance of all covenants, conditions and agreements contained in this Mortgage. Unless otherwise required by law, Lender will satisfy this Mortgage upon request by Mortgagor if (a) the Obligazions have been paid according to their terms, (b) any commitment to make future advances secured by this Mortgage and the Obligazions and all other terms, concitions, covenants, and agreements contained in this Mortgage and the Obligazions have been paid and performed.
- 6. Taxes. To the extent not paid to Lender under paragraph 8(a), Mortgagor shall pay before they become delinquent all taxes, assessments and other charges which may be levied or assessed against the Property, or against Lender upon this Mortgage or the Obligations or other debt secured by this Mortgage, upon Lender's interest in the Property, and deliver to Lender receipts showing timely payment.
- 7. Insurance, Mortgagor shall keep the improvements on the Property insured against direct loss or damage occasioned by fire, extended coverage perils and such other hazards as Lender may require, through insurers approved by Lender, in amounts, without co-insurance, not less than the unpaid balance of the Obligations or the full replacement value, whichever is less, and shall pay the premiums when due. The policies shall contain the standard mortgage clause in favor of Lender and, unless Lender otherwise agrees in writing, the original of all policies covering the Property shall be deposited with Lender. Mortgagor shall promptly give notice of loss to insurance companies and Lender. All proceeds from such insurance shall be applied, at Lender's option, to the installments of the Obligations in the inverse order of their maturities (without penalty for prepayment) or to the restoration of the improvements on the Property. In the event of foreclosure of this Mortgage or other transfer of title to the Property, in extinguishment of the indebtedness secured hereby, all right, title, and impress of Mortgagor in and to any insurance then in force shall pass to the purchaser or cranities.
  - 8. Mortgagor's Covenants. Mortgagor covenants:
    - (a) Escrow. To pay Lender sufficient funds at such times as Lander designates, if an escrow is required by Lender, to pay (1) the estimated annual real estate taxes and assessments on the Property. (2) all property insurance premiums when due, and (3) if payments owed under the Obligations are guaranteed by mortgage guaranty insurance, the premiums necessary to pay for such insurance which Lender may cancel at any time. Upon deniand, Mortgagor shall pay Lender such additional sums x as a necessary to pay these items in full when due. Lender's shall apply these amounts against the taxes, assessments and insurance premiums when due. The rowed binds may be cominated with Lender's general funds:
    - miums when d.a. To proved funds may be comingled with Lender's general funds;

      (b) Condition and Repr.in. To keep the Property in good and tenantable condition and repair, and to restore or replace damaged or destroyed improvements and fixtures;
    - (c) Liens. To keep the Proor to free from liens and encumbrances superior to the lien of this Mortgage and not described in paragraph 2 on the reverse
    - (d) Other Mortgages. To pt/seminal of Mortgagor's obligations and duties under any other mortgage or security agreement on the Property and any obligation to pay secured by such a more; any or security agreement.
    - (e) Waste. Not to commit waste or primit waste to be committed upon the Property,
    - (f) Conveyance. Not to sell assign, lear a, mortgage, convey or otherwise transfer any legal or equitable interest in all or part of the Property, or permit the same to occur without the prior written consent of 1 ender and, without notice to Mortgagor, Lender may deal with any transferse as to his interest in the same manner as with Mortgagor, without in any way such arging the liability of Mortgagor under this Mortgage or the Obligations;
    - (g) Atteration or Removal, Not to remove, de no ship materially after any part of the Property, without Lender's prior written consent, except Mortgagor may remove a facture, provided the fixture is prior to replaced with another fixture of at least equal utility;
    - (h) Condemnation. To pay to Lender all compensation received for the taking of the Property, or any part, by condemnation proceeding (including payments in compromise of condemnation proceedings), and electron shall be applied in such manner as Lender determines to re xillosing of the Property or to Installments of the Note in the inverse order of their maturitios (without penalty for prepayment).
    - (I) Ordinances; inspection. To comply with all laws, ordinances; inspection. To comply with all laws, ordinances; inspection. To comply with all laws, ordinances; inspect the Property at reasonable times to inspect it and, at Lender or ion, repair or restore it; and
    - (ii) Subrogation. That the Lender is subrogated to the lien of ery mortgage or other lien discharged, in whole or in part, by the proceeds of the Note.
- 9. Environmental Laws. Mortgagor represents, warrants and cover at its to Lender (a) that during the period of Mortgagor's ownership or use of the Property no substance has been, is or will be present, used, stored, deposited, treated, recycler, or disposed of on, under, in or about the Property in a form, quantity or manner which it known to be present on, under, in or about the Property would require clean-up, re noval or some other remedial action ("Hazardous Substance") under any federal, state or local laws, regulations, ordinances, codes or rules ("Environmental Laws"); (b) third Mortgagor has no knowledge, after due inquiry, of any prior owner of or person using the Property (c) that, without limiting the generality of the foregoing, Mortgagor has no knowledge, after due inquiry, that the Property contains asbestos, polychlorinated bip" or opennents (PCBs) or underground storage tanks; (d) that there are no conditions existing currently or likely to exist during the term of this Mortgagor which would submit Mortgagor to any damages, penalties, injunctive refiel or clean-up costs in any governmental or regulatory action or third-party claim relating to any Hazardous Substance; and (f) that Mortgagor in the past has been, at the present is, and in the future will remain in compliance with all Environmental Laws. Mortgagor shall indemnify and hold harmless Lender, is ninectors, officers, employees and agents from all loss, cost (including reasonable attorneys' fees and legal expenses), liability and damage whatsoever or indirectly resilfing from, altsing out of, or based upon (i) the presence, use, storage, deposit, treatment, recycling or disposal, at any time, of any Environmental Law, permit, judgment or ilocence relating to the presence, use, storage, deposit, treatment, recycling or disposal, at any time, of any Environmental Law, permit, judgment or ilocence relating to the presence, use, storage, deposit, treatment, recycling or disposal or any Hazardous Substance on, under, in or about the Property,
- 10. Airthority of Lender to Perform for Mortgagor, if Mortgagor falls to perform any of Mortgagor's duties let forth in this Mortgage, Lender may after giving Mortgagor any notice and opportunity to perform which are required by law, perform the duties or cause them to be informed, including without limitation signing Mortgagor's name or paying any amount so required, and the cost shall be due on demand and secured by this Mortgagor, bearing interest at the highest rate stated in any document evidencing an Obligation, but not in excess of the maximum rate permitted by law, from the date of expendition by Lender to the date of payment by Mortgagor.
- 11. Default; Acceleration; Remedies. If (a) there is a default under any Obligation secured by this Mortgage, or (b) Mortgag. ~ at .timely to observe or perform any of Mortgagor's coverants or duties contained in this Mortgage, then, at the option of Lender each Obligation will become immediately, partuble unless notice to Mortgagor or Borrower and an opportunity to cure are required by § 425.105. Wis. Stats. or the document evidencing the Obligation and, in that even, the Obligation will become payable if the default is not cured as provided by that statute or the document evidencing the Obligation or as otherwise provided by live if It ender exercises its option to accelerate, the unpaid principal and interest owed on the Obligation, together with all sums paid by Lender as authorized or required unds, thir Mortgage or any Obligation, shall be collectible in a suit at law or by foreclosure of this Mortgage by action, or both, or by the exercise of any other remedy available is a valid of a collectible in a suit at law or by foreclosure of this Mortgage by action, or both, or by the exercise of any other remedy available is a valid of the collectible in a suit at law or by foreclosure of this Mortgage by action, or both, or by the exercise of any other remedy available is a valid of the collectible in a suit at law or equity.
  - 12. Walver, Lender may waive any default without waiving any other subsequent or prior default by Mortgagor.
- 13. Power of Sale. In the property at public sale and execute and deliver to the purchasers deeds of conveyance pursuant to statute.
- 14. Assignment of Rents and Leases. Mortgagor assigns and transfers to Lender, as additional security for the Obligations, all rents which become or remain due or are paid under any agreement or lease for the use or occupancy of any part or all of the Property. Upon the occurrence of an event of default under this Mortgage or any Obligation. Lender shall be entitled to the rents and may, after giving Mortgagor any notice and opportunity to perform which are required by law, notify any or all tenants to pay directly to Lender all such rents. All such payments shall be applied in such manner as Lender determines to payments required under this Mortgage and the Obligations. This assignment shall be enforceable and Lender shall
- 15. Receiver, Upon the commencement or during the pendency of an action to foreclose this Mortgage, or enforce any other remedies of Lander under it, without regard to the adequacy or inadequacy of the Property as security for the Obligations, Mortgagor agrees that the court may appoint a receiver of the Property (including homestead interest) without bond, and may empower the receiver to take possession of the Property and collect the rents, issues and profits of the Property and exercise such other powers as the court may grant until the confirmation of sale, and may order the rents, issues and profits, when so collected, to be held and applied as the court may direct.
- 16. Foreclosure Without Deficiency Judgment. If the Property is alone to four family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church or owned by a tax exempt charitable organization. Mortgagor agrees to the provisions of § 846.101 Wis. Stats., and as the same may be amended or renumbered from time to time, permitting Lender, upon waiving the right to judgment for deficiency, to hold the foreclosure sale of real estate of 20 acres or less six months after a foreclosure judgment is entered. If the Property is other than a one to four family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church or a tax exempt charitable organization. Mortgagor agrees to the provision of § 846.103, Wis. Stats., and as the same may be amended or renumbered from time to time, permitting Lender, upon waiving the right to judgment for deficiency, to hold the foreclosure sale of real estate three months after a foreclosure judgment is entered.
- 17. Expenses. To the extent rick prohibited by law, Mortgagor shall pay all reasonable costs and expenses before and after sudgment, including without limitation, attorneys' less and expenses of obtaining this evidence, incurred by Lender in protecting or enforcing its rights under this Mortgage.
  - 18. Severability, invalidity or unenforceability of any provision of this Mortgage shall not affect the validity or enforceability of any other provision.
- 19. Successors and Assigns. The obligations of all Mortgagors are joint and several. This Mortgage benefits Lender, its successors and assigns, and binds Mortgagor(s) and their respective heirs, personal representatives, successors and assigns.
- 20. Entire Agreement. This Mortgage is intended by the Mortgagor and Lender as a final expression of this Mortgage and as a complete and exclusive statement of its terms, there being no conditions to the full effectiveness of this Mortgage. No parol evidence of any nature shall be used to supplement or modify any terms.