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Bank of Hollywood
Mortgage (Individual)

DEPT-01 RECORDING \$23.00
14444 TRAN 9548 01/02/92 14:28:00
\$6072 \$ D * 92-001348
COOK COUNTY RECORDER

The above space for RECORDERS USE ONLY

THIS INSTRUMENT, made December 23 19 91

RECORDING SERVICES # 81-330

Witnesseth, that the undersigned Mark Steinberg and Shirley Steinberg hereinafter referred to as Mortgagors, does hereby Convey and Mortgage to Bank of Hollywood, an Illinois Banking Corporation, having an office and place of business in Hollywood, Illinois, hereinafter referred to as the Mortgagee, the following real estate situated in the County

Cook State of Illinois, to wit:

Lot 4 in Lincolnwood Venture Resubdivision, being a Resubdivision of Part of the South 1/2 of the Southwest 1/4 of Section 35, Township 41 North, Range 14, East of the Third Principal Meridian (except the Railroad right of way) in Cook County, Illinois.

P.I.N. #10-1-1-043 Known as: 3948 W. Arthur; Lincolnwood, IL 60645

TOGETHER WITH all the buildings and improvements now or hereafter erected thereon and all appurtenances, apparatus and fixtures and rents, issues and profits thereof, of every kind, nature and kind

TO HAVE AND TO HOLD the said property unto said Mortgagee forever, for the uses and purposes herein set forth, free from all rights and benefits under the Homestead Exemption laws of the State of Illinois, which said rights and benefits said Mortgagors do hereby release and waive

This mortgage is given to secure (1) The payment of a certain indebtedness payable to the order of the mortgagee, evidenced by the

Mortgagors Note of even date herewith in the Principal sum of ****Ten Thousand and 00/100****

Dollars (\$ ****10,000.00**) with a final payment due on demand together with interest as follows, and all renewals, extensions, or modifications thereof.

(1) Interest on the principal balance remaining from time to time unpaid shall be payable prior to maturity at the rate of **9.50**

per cent per annum and after maturity at the rate of **10.50** per cent per annum

(2) Interest on the principal balance remaining from time to time unpaid shall be payable prior to maturity at the prime lending rate of _____ (for its successors) plus _____ per cent per

annum over the said prime lending rate, and after maturity at the said prime lending rate plus _____ per cent per annum

over the said prime lending rate, provided however, that said interest rate in no event shall be less than _____ per cent per annum. Any increase or decrease of the rate of interest shall be effective as of the date of said prime lending rate change.

(3) Future Advances. Upon request of Mortgagee, Lender, at Lender's option prior to release of this Mortgage, may make future Advances to Mortgagee. Such Future Advances, with interest thereon, shall be secured by this Mortgage when evidenced by promissory notes stating that said notes are secured hereby. At no time shall the principal amount of the indebtedness secured by this Mortgage, not including sums advanced in accordance herewith to protect the security of this mortgage, exceed the original amount of the Note plus _____

US \$ ****5,000.00**

This mortgage consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this Mortgage) are incorporated herein by reference and are part hereof and shall be binding on the Mortgagors, their heirs, successors and assigns.

IN WITNESS WHEREOF, the undersigned, has caused these presents to be signed and their seal to be hereunto affixed and attested to, the day and year first above written

STATE OF ILLINOIS 1991 (Seal)

COUNTY OF Cook Mark Steinberg (Seal)

Shirley Steinberg (Seal)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that

Notary Seal: The above named _____ personally known to me to be, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes therein set forth

Given under my hand and Notary Seal this _____ 21st

December 19 91

[Signature] Notary Public

FOR THE RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY

3948 Arthur Lincolnwood, IL 60645 Reference: Steinberg

Place in Recorder's Box (MAIL TO) Bank of Hollywood

No 755 N. California; Chicago, IL 60645

This document prepared by Robert L. Lucke

c/o Bank of Hollywood, 219 South Mannheim Road, Hollywood, Illinois 60104

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16. If the payment of said indebtedness or any part thereof is extended or varied in any part of the security by reason of any action of the lender or any other person, the lender shall be deemed to have waived its right to enforce the payment of the indebtedness in any part of the security. The word "Mortgage" when used herein shall include all such persons and all persons claiming under or through Mortgagees and all persons having a right to enforce the payment of the indebtedness in any part of the security. The word "Mortgagee" when used herein shall include all persons and all persons claiming under or through Mortgagees and all persons having a right to enforce the payment of the indebtedness in any part of the security.

17. Mortgagee shall release this mortgage and lien thereon by proper instrument upon payment and discharge of all indebtedness secured hereby and payment of a reasonable fee to Mortgagee for the execution of such release.

18. The Mortgagee shall periodically deposit with the Mortgagee such sums as the Mortgagee may reasonably require for payment of taxes and assessments on the premises. No such deposit shall be required if any part of the security is released, all payments now or in the future made by the Mortgagee in full hereof, the right of redemption is not extended, variation or extension of the term of the mortgage is not made, or the right of redemption is not extended.

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

20. No action for the enforcement of the terms of any provision hereof shall be subject to any defense which would not be good and valid against the party enforcing the same in an action at law upon the note hereby secured.

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