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10. **Survivorship.** Lender, in its sole discretion, may determine the order of payment of any other debts of the borrower in the event of the borrower's death. Lender shall not be liable to the estate of the borrower for the payment of any other debts of the borrower in the event of the borrower's death. Lender shall not be liable to the estate of the borrower for the payment of any other debts of the borrower in the event of the borrower's death.

11. **Force Majeure.** Lender shall not be liable for any delay in the performance of its obligations under this mortgage due to any event beyond its control, including but not limited to acts of God, war, terrorism, or any other event beyond its control.

12. **Remedies Cumulative.** All remedies provided in this mortgage are cumulative and shall not be limited by any other law or remedy available to the lender.

13. **Successors and Assignments.** This mortgage shall bind the borrower and its heirs, successors, assigns, and estate.

14. **Electronic Delivery.** Lender may deliver any document required by this mortgage to the borrower electronically.

15. **Entire Agreement.** This mortgage and the agreement of sale constitute the entire agreement between the lender and the borrower.

16. **Assignment of Mortgage.** Lender may assign this mortgage to any other lender.

17. **Severability.** If any provision of this mortgage is held to be unenforceable, the remaining provisions shall remain in effect.

18. **Waiver of Privity.** Lender waives its right to sue any other party to this mortgage.

19. **Transfer of Property.** Lender shall be notified of any transfer of the property secured by this mortgage.

20. **Acceleration.** Lender may accelerate the debt if the borrower fails to meet the requirements of this mortgage.

21. **Assignment of Rental Agreements.** Lender may assign any rental agreements secured by this mortgage.

22. **Release.** Payment of all sums secured by this mortgage shall release the borrower from all obligations under this mortgage.

23. **Waiver of Homestead.** Borrower waives its homestead exemption in the property.

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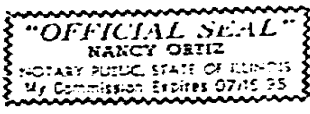
IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Charles E. Mazur
Charles E. Mazur
Debtor

Deborah L. Mazur
Deborah L. Mazur
Debtor

STATE OF ILLINOIS)
COUNTY OF) SS
I, _____, a Notary Public in and for said county and state, do hereby certify that _____
and _____
signed and delivered the said instrument as _____ free and voluntary act, for the uses and purposes therein set forth, with under my hand and notarial seal, this _____ day of _____, 2011.

Nancy Ortiz
Notary Public



prepared by & Held To
Commercial, No.
4700 N. Western
Chgo. IL 60625

BOX 333-

92024309

Box 333

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