HORTGAGE

Delination of the sellenged of

of the Village of South Holland, County of Cook State of Tilinois (hereinafter called "Grantors") and First savings and toan association of south Holland, an Tilinois corporation doing business thouthem Village of South Holland; County of Cook, State of Illinois (hereinafter, called the "Lender");

WHEREAS, pursuant to the provisions of a certain Note, of even date herewith, between the Grantors and Lender, Grantors are justly indebted unthe sum of Twenty-Five Thousand and No/100THS Land Louise Tito we down with the sum of t

Dollars (\$925,000.00 1000 to the Lender which indebtedness is payable monthly with the full debt, if not paid earlier, due and payable on MARCH 1: 2002 Place to all double constitue offices of First SAVINGS AND LOAN ASSOCIATION OF SOUTH HOLDAND 475 E 1 162nd Street, South Holland, **Illinois**ချစ*ာ ကို သည် မေတာ့မှုအလွဲ အလေသို့တွင် ပို့တွင် မေ ဂုဏ္ဏသတ္တွင်လည်း မေတာ့ သည် သည် အမောင်းများ အလေသက်သည်။*

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NOW, THEREFORE, to secure the payment, in accordance with the provisions of the Note, of said indebtedness, and any and all other indebtedness whether by way of modification, renewal, extension, future advances or otherwise (hereinafter called the "Indebtedness") and the performance of all other covenants, agreements and obligations birther Grantbrid under atle Potes and hereunder, Tthe Grantors hereby to among standard work work was about add add to add a common standard to a common standard and a common

CONVEY and WARRANTo to the Lenders the following described real estate thereinafter alcalled the premises to a situated finitive VILLAGE and a for SOUTH HOLLAND, a grounty of a 100 K and a state of Inlinds, at a vit and a

BEING A SUBDIVISION OF PARTS OF THE NORTH 574.915' FEET OF THE SOUTH 1081.30 FEET OF THE WEST 776.16 FIFT OF THE SOUTH EAST 1/4 OF SECTION TO 15, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING BOISTHE PLAT, THEREOF SRECONDED JUNE 24, 1941 AS DOCUMENT The state of the s

nous county, leading the county of the count

PERMANENT INDEX NO. 29-15-402-061-0000 PROPERTY ADDRESS: 458 EAST 161ST STREET SOUTH HOLLAND, ILLINOIS 66473

political resolution to h ्प्राथा के उन्हें पुरस्क के प्रकार एक्ट together, with mall, improvements, atenements, deasements, fixtures and appurtenances how or hereafter thereto belonging, including all heating, pair-conditioning, pigas, and plumbing apparatus mand, fixtures, and deverything appurtenant thereto, and all rentsy issues and profits thereof or therefrom takeneby releasing and waiving any and allorights under and by virtue of the homestead exemption laws of the State of Illinois. The common of the property of the common terms of the common terms of the common terms of the common common

The "Grantors" covenant sand agree (3) (1): to pay the Endebtedness: with interest other contact (2) to be any before any penalty attaches wealt taxes and assessments against said premises, and on demand to exhibit receipts therefor: (3) within sixty days after any destruction or damage, to rebuild or restore all buildings and improvements on the premises that may have been destroyed or damaged; (4) that waste to the premises shall not be committed or suffered; (5) to keep all

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buildings and other improvements now or hereafter on the premises insured against such risks, for such amounts and with such companies and under such policies and in such form, all as shall reasonably be satisfactory to the Lender, which policies shall provide that loss thereunder shall be payable first to the holder of any prior encumbrance on the premises and second to the Lender, as their respective interests may appear, and, upon request, to furnish to the Lender satisfactory evidence of such insurance; and (6) to pay, when due, all indebtedness which may be secured by any prior encumbrances on the premises.

The Grantors further agree not to create, effect or consent to or shall not suffer or permit any conveyance, sale, assignment, transfer, lien, pledge, mortgage, security interest or other encumbrance or alienation of the premises or any part thereof, whether effected directly, indirectly, voluntarily or involuntarily, by operation of law or otherwise, without the prior written consent of the Lenders The Lender may condition its consent upon such increase in rate of interest payable upon the Indebtedness, change in monthly payments thereon, change in maturity thereof and/or payment of a fee, all as the Lender may in its sole discretion require. The foregoing provisions of this paragraph shall not apply (i) to liens securing the above-described Indebtedness or (ii) to any lien of current taxes and assessments not in default.

The Grantors further agree that, in the event of any failure so to insure or pay taxes or assessments, or pay the indebtedness secured by any prior encumbrances, either the Lender may, from time to time, but need not, procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or title affecting the premises, or pay the indebtedness securing any prior encumbrances on the premises; and the crantors agree to reimburse the Lender, as the case may be, upon demand for all amounts so paid, together with interest thereon at a rate equal to 4% above the rate on the Note from the date of the payment to the cate of reimbursement, and the same shall be so much additional indebtedness secured hereby.

The Grantors further agree that in the event of a breach of any of the aforesaid covenants or agreements, or of any covenants or agreements contained in the Note, the indebtedness secured hereby shall, at the option of the Lender, without demand or notice of any kind, become immediately due and payable and shall be recoverable by foreclosure hereof, or by suit at law, or both, to the same extent as if such indebtedness had been matured by its express terms.

The Grantors further agree that all experses and disbursements paid or incurred on behalf of the Lender in connection with the foreclosure hereof (including reasonable attorneys' fees, appraisals, outlays for documentary evidence, stenographers' charges and cost of procuring or completing abstract showing the whole ritle of said premises embracing foreclosure decree) shall be paid by the Grantors and the like expenses and disbursements, occasioned by any suit or proceeding wherein the Lender, as such, may be a party, shall also be paid by the Grantors. All such expenses and disbursements shall be an additional lien upon the premises, and shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings; which proceedings, whether decree of sale shall have been entered or not, shall not be dismissed, nor release hereof given, until all such expenses and disbursements, and the costs of suit, including attorneys' fees, have been paid. The Grantors, for the Grantors and for the heirs, executors, administrators, successors and assigns of the Grantors, waive all right to the possession of and income from the premises pending such foreclosure proceedings, and agree that, upon the filing of any complaint to foreclose this Mortgage, the court in which such complaint is filed may at once, and without notice to the Grantors, or to any party claiming under the Grantors, appoint a receiver to take possession or charge of the premises with power to collect the rents, issues and profits of the premises with power to collect the rents, issues and profits of the premises.

Before releasing this Mortgage, the Lender or its Successor shall receive for its services a fee as determined by its rate schedule in effect when the release deed is issued.

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The term "Grantors" as used herein shall mean all persons signing this Mortgage and each of them, and this Mortgage shall be jointly and severally binding upon such persons and their respective heirs, executors, administrators, successors and assigns and shall inure to the benefit of the Lender.

Wherever herein the Lender is referred to, such reference shall be deemed to include the holder from time to time of the Note, whether so expressed or not, and each such holder of the Note shall have and enjoy all of the rights, privileges, powers, options and benefits afforded hereby and hereunder, and may enforce every and all of the terms and provisions hereof, as fully and to the same extent and with the same effect as if such holder was herein by name specifically granted such rights, privileges, powers, options, and benefits and was herein by rowe designated the bender.

All obligations of the Grantors, and all rights, powers and remedies of the Lender, expressed herein shall be in addition to, and not in limitation of those provided in the Note or by law.

WITHMESS the hand(s) and the seal(s) of the Grantors as of the

day and year first above written.		
Harold J BOONSMA SEAL)	Dane K. BOOMSMA	(SEAL)
(1691)		(SEAL)
MAIL TO: BOX 67 (COOK COUNTY This instrument prepared by: LAURIE FIRST SAVINGS & LOAN ASSN OF SO. HOL 475 E 162ND ST., SOUTH HOLLAND, IL.	B)O'ISMA LAND	·
STATE OF ILLINOIS) COUNTY OF COOK)	C	

a Notary Public in and for the State and aforesaid certify that HAROLD J. BOOMSMA AND LAUREN K. BOOMSMA, HIS WIFE personally known to me () to be same person(s) subscribed to the foregoing instrument, appeared in before me this day in person, and acknowledged that THEY delivered said instrument as THEIR free and voluntar, signed and free and voluntary act, for the C uses and purposes therein set forth, including rhe release and waiver of the right of homestead.

Given under my hand and official seal those 7 strong , 1992 . (/). day of 7 edinary (Notary Public)

My Commission Expires

"OFFICIAL_SEAL"

Virginia M. Moore

Notary Public, State of Illinois

My Commission Expires 7/25/94

LOAN NO. 50279-2.4

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