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This instrument was prepared by

Marsha B. Bigarrosa
Central Federal Savings and Loan
Association of Chicago
Belmont at Ashland
Chicago, Illinois 60657

Mortgage

(Individual Form)

Loan No. 11-507002-4

THE UNDERSIGNED, 92[illegible]

ROBERT G. STEBLE and MARY JO H. STEBLE, His wife

of the city of Park Ridge, County of Cook, State of Illinois

hereinafter referred to as the Mortgagor, does hereby mortgage and warrant to

CENTRAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO

a corporation organized and existing under the laws of the United States of America hereinafter referred to as the Mortgagee, the following real estate in the County of Cook in the State of Illinois, to wit:

Lot [illegible] in Block [illegible] in Cook Subdivision of Block [illegible] in Ignatio's Subdivision of part of Section 14, Township 4 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known As: 1406 W. Belmont Ave., Chicago, Il[illegible]

P.I.N. [illegible]

92[illegible]

Property of Cook County Clerk's Office

Together with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon or placed therein, including all apparatus, equipment, fixtures, fixtures, whether in single units or centrally controlled, used in connection with heating, gas and cooking, water, light, power, refrigeration, ventilation, or other services and any other thing now or hereafter therein or thereon furnishing, all of which the foregoing, receivers in customary or appropriate, including screens, window shades, storm doors and windows, floor coverings, inador beds, awnings, stoves and water heaters, all of which are intended to be and are hereby declared to be a part of the premises whether physically attached thereto or not, and all easements and the rents, issues and profits of said premises, and all rights of the Mortgagor in and to all leases or rentals, now or hereafter entered into, whether or not, and all the proceeds of the loan hereby secured.

TO HAVE AND TO HOLD the said property, with said buildings, improvements, fixtures, appurtenances, apparatus and equipment, and with all the rights and privileges thereunto belonging, unto said Mortgagee forever, for the uses herein set forth, free from all rights and benefits under the homestead exemption and valuation laws of any State, which said rights and benefits said Mortgagor does hereby release and waive.

TO SECURE

(1) the payment of a Note executed by the Mortgagor to the order of the Mortgagee bearing even date herewith in the principal sum of

ONE HUNDRED FOURTEEN THOUSAND AND NO/100 Dollars

($****114,000.00****) which Note, together with interest thereon as therein provided, is payable in monthly installments of

EIGHT HUNDRED FORTY-TWO AND 36/100*** Dollars

which amount may change to reflect change in the interest rate from time to time in accordance with the [illegible]

($***842.36***) commencing the first [illegible] day of [illegible]

which payments are to be applied, first, to interest, and the balance to principal, until said indebtedness is paid in full.

(2) any advances made by the Mortgagee to the Mortgagor [illegible] at any time before the release and cancellation of this Mortgage, but at no time shall this Mortgage secure advances in excess of [illegible] Dollars ($****[illegible]) plus any additional advances in a sum not exceed ONE HUNDRED FOURTEEN THOUSAND AND NO/100 [illegible] Dollars ($****114,000.00****) provided that nothing herein contained shall be considered as limiting the amount that may be advanced when advanced to protect the security or in accordance with covenants contained in the Mortgage.

(3) The performance of all of the covenants and obligations of the Mortgagor to the Mortgagee as contained herein and in said Note.

THE MORTGAGOR COVENANTS:

A. (1) To pay said indebtedness and the interest thereon as herein and in said Note provided, or according to any agreement extending the time of payment thereof. (2) To pay when due and before any penalty attaches thereto all taxes, special taxes, special assessments, water charges, and sewer service charges against said property, including those hereinafter due, and to furnish Mortgagee duplicate receipts therefor, and all such items extended against said property shall be considered as deemed paid for the purpose of this mortgage. (3) To keep the improvements now or hereafter upon said premises insured against damage by fire and such other hazards as the Mortgagee may require, including public liability insurance and such other insurance as the Mortgagee may require until said indebtedness is fully paid or in case of foreclosure until expiration of the period of redemption. (4) To the full insurable value thereof, in such companies through such agents or brokers and in such form as shall be satisfactory to the Mortgagee, such insurance policies shall remain with the Mortgagee during said policy periods, and contain the usual clause satisfactory to the Mortgagee making them payable to the Mortgagee and in case of loss, insure said payable in the name of the certificate of said owner of any deficiency by reason of redemption of any grantee in a deed pursuant to foreclosure, and in case of loss under such policies the Mortgagee is authorized to adjust, collect and compromise in its discretion, and is hereby authorized to execute and deliver on behalf of the Mortgagor all necessary proofs of loss, receipts, vouchers, releases and acquittances required to be signed by the insurance companies, and the Mortgagor agrees to sign upon demand all receipts, vouchers and releases required of it to be signed by the Mortgagee for such purpose, and the Mortgagee is authorized and empowered to use the proceeds of any insurance on the property or upon the indebtedness secured hereby in such manner that monthly payments shall be reduced in proportion to such indebtedness or place the full sum immediately available for damage to the premises and to make payment for the repair or rebuilding of buildings and improvements now or hereafter on said premises, unless Mortgagee elects to apply the indebtedness secured hereby, the proceeds of any policy covering such destruction or damage. (5) To keep said premises in good condition and repair, not to waste, and free from any and all liens, whether inferior or superior, and to pay any expenses subordinated to the lien hereof. (6) Not to make, suffer or permit any unlawful use of the premises, nor to do anything which may impair the value thereof, and not to permit, suffer or permit waste, or omission to act. (7) To comply with all requirements of law with respect to the mortgaged premises and the use thereof. (8) Not to make, suffer or permit, without the written permission of the Mortgagee herein first had and obtained, the alteration of the property for any purpose other than that for which it is now used, (9) any alteration of the improvements, apparatus, appurtenances, fixtures or equipment now or hereafter upon said premises, (10) any purchase on conditional sale or lease or agreement under which title is reserved in the vendor, any apparatus, fixtures or equipment to be placed in or upon any buildings or improvements on said premises.

B. In order to provide for the payment of taxes, assessments, insurance premiums, and other annual charges upon the property securing this indebtedness, and other insurance required or authorized, I promise to pay to the Mortgagee a private certificate of the current year taxes upon the disbursement of the loan and further monthly to the Mortgagee, in addition to the above payments, a sum estimated by the Mortgagee to be equivalent to one twelfth of such items, which payments may, at the option of the Mortgagee, be held by it and commingled with other such accounts, and funds for the payment of such items, to be carried in a savings account and withdrawn by it to pay such items, or to be credited to the unpaid balance of said indebtedness as received, provided that the Mortgagee acknowledges this obligation, sums sufficient to pay said items as the same accrue and become payable. If the amount estimated to be sufficient to pay said items is now sufficient, I promise to pay the difference upon demand. If such sums are held or carried in a savings account, or escrow account, the same are hereby pledged to further secure this indebtedness. The Mortgagee is authorized to pay said items as charged or billed without further inquiry.

C. This mortgage contract provides for additional advances which may be made at the option of the Mortgagee and secured by this mortgage, and it is agreed that in the event of such advances the amount thereof may be added to the mortgage debt and shall increase the unpaid balance of the note hereby secured by the amount of such advance and shall be a part of said note indebtedness under all of the terms of said note and this contract as fully as if a new such note and contract were executed and delivered. An Additional Advance Agreement may be given and accepted for such advance and provision may be made for different monthly payments and a different interest rate and other express modifications of the contract, but in all other respects this contract shall remain in full force and effect as to said indebtedness, including all advances.

D. That in case of failure to perform any of the covenants herein, Mortgagee may do on Mortgagor's behalf everything so covenanted, that said Mortgagee may also do any act it may deem necessary to protect the lien hereof, that Mortgagor will upon demand any moneys paid or disbursed by Mortgagee for any of the above purposes and such moneys together with interest thereon at the highest rate for which it is then lawful to contract shall become so much additional indebtedness secured by this mortgage with the same priority as the original indebtedness and may be included in any decree foreclosing this mortgage and be paid out of the rents or proceeds of sale of said premises if not otherwise paid, that it shall not be obligatory upon the Mortgagee to inquire into the validity of any lien, encumbrance or claim in advancing moneys as above authorized, but nothing herein contained shall be construed as requiring the Mortgagee to advance any moneys for any purpose nor to do any act hereunder, and the Mortgagee shall not incur any personal liability because of anything it may do or omit to do hereunder.

E. That it is the intent hereof to secure payment of said note and obligation whether the entire amount shall have been advanced to the Mortgagor at the date hereof, or at a later date, and to secure any other amount or amounts that may be added to the mortgage indebtedness under the terms of this mortgage contract.

F That in the event the ownership of said property or any part thereof becomes vested in a person other than the Mortgagor, the Mortgagee may, without notice to the Mortgagor, deal with such successor or successors in interest with reference to this mortgage and the debt hereby secured in the same manner as with the Mortgagor, and may forbear to sue or may extend time for payment of the debt, secured hereby, without discharging or in any way affecting the liability of the Mortgagor hereunder or upon the debt hereby secured;

G That time is of the essence hereof and if default be made in performance of any covenant herein contained or in making any payment under said note or obligation or any extension or renewal thereof, or if proceedings be instituted to enforce any other lien or charge upon any of said property, or upon the filing of a proceeding in bankruptcy by or against the Mortgagor, or if the Mortgagor shall make an assignment for the benefit of his creditors or if his property be placed under control of or in custody of any court, or if the Mortgagor abandon any of said property, or upon the sale or transfer of the mortgaged property or an assignment of beneficial interest in said property without the written consent of the Mortgagee, or upon the death of any maker, endorser, or guarantor of the note secured hereby, or in the event of the filing of a suit to condemn all or a part of the said property, then and in any of said events, the Mortgagee is hereby authorized and empowered, at its option and without affecting the lien hereby created or the priority of said lien or any right of the Mortgagee hereunder, to declare without notice all sums secured hereby immediately due and payable, whether or not such default be remedied by Mortgagor, and apply toward the payment of said mortgage indebtedness any indebtedness of the Mortgagee to the Mortgagor, and said Mortgagee may also immediately proceed to foreclose this mortgage, and in any foreclosure a sale may be made of the premises en masse without offering the several parts separately.

H That the Mortgagee may employ counsel for advice or other legal service at the Mortgagee's discretion in connection with any dispute as to the debt hereby secured or the lien of this instrument, or any litigation to which the Mortgagee may be made a party on account of this lien or which may affect the title to the property securing the indebtedness hereby secured or which may affect said debt or lien and any reasonable attorney's fees so incurred shall be added to and be a part of the debt hereby secured. Any costs and expenses reasonably incurred in the foreclosure of this mortgage and sale of the property securing the same and in connection with any other dispute or litigation affecting said debt or lien, including reasonably estimated amounts to conclude the transaction, shall be added to and be a part of the debt hereby secured. All such amounts shall be payable by the Mortgagor to the Mortgagee on demand, and if not paid shall be included in any decree or judgment as a part of said mortgage debt and shall include interest at the highest contract rate, or if no such contract rate then at the legal rate. In the event of a foreclosure sale of said premises there shall first be paid out of the proceeds thereof all of the aforesaid amounts, then the entire indebtedness whether due and payable by the terms hereof or not and the interest due thereon up to the time of such sale, and the overplus, if any, shall be paid to the Mortgagor, and the purchaser shall not be obliged to see to the application of the purchase money.

I In case the mortgaged property, or any part thereof, shall be taken by condemnation, the Mortgagee is hereby empowered to collect and receive all compensation which may be paid for any property taken or for damages to any property not taken and all condemnation compensation so received shall be forthwith applied by the Mortgagee as it may elect, to the immediate reduction of the indebtedness secured hereby, or to the repair and restoration of any property so damaged, provided that any excess over the amount of the indebtedness shall be delivered to the Mortgagor or his assignee.

J All easements, rents, issues and profits of said premises are pledged, assigned and transferred to the Mortgagee, whether now due or hereafter to become due, under or by virtue of any lease or agreement for the use or occupancy of said property, or any part thereof, whether said lease or agreement is written or verbal, and it is the intention hereof (a) to pledge said rents, issues and profits on a parity with said real estate and not secondarily and such pledge shall not be deemed merged in any foreclosure decree, and (b) to establish an absolute transfer and assignment to the Mortgagee of all such leases and agreements and all the avails thereunder, together with the right in case of default, either before or after foreclosure sale, to enter upon and take possession of, manage, maintain and operate said premises or any part thereof, make leases for terms deemed advantageous to it, terminate or modify existing or future leases, collect said avails, rents, issues and profits regardless of when earned, and use such measures whether legal or equitable as it may deem proper to enforce collection thereof, employ renting agents or other employees, alter or repair said premises, buy furnishings and equipment therefore when it deems necessary, purchase adequate fire and extended coverage and other forms of insurance as may be deemed advisable, and in general exercise all powers ordinarily incident to absolute ownership, advance or borrow moneys necessary for any purpose herein stated to secure which a lien is hereby created on the mortgaged premises and on the income therefrom which lien is prior to the lien of any other indebtedness hereby secured, and out of the income retain reasonable compensation for itself, pay insurance premiums, taxes and assessments, and all expenses of every kind, including attorney's fees, incurred in the exercise of the powers herein given and from time to time apply any balance of income not, in its sole discretion, needed for the aforesaid purposes, first on the interest and then on the principal of the indebtedness hereby secured, before or after any decree of foreclosure, and on the deficiency in the proceeds of sale, if any, whether there be a decree for personal deficiency or not. Whenever all of the indebtedness secured hereby is paid, and the Mortgagee, in its sole discretion feels that there is no unpaid or uncorrected default in performance of the Mortgagor's agreements herein, the Mortgagee, on satisfactory evidence thereof, shall relinquish possession and give to Mortgagor any surplus income in its hands. The possession of Mortgagee may continue until all indebtedness secured hereby is paid in full or until the delivery of a Deed pursuant to a decree foreclosing the lien hereof, but if no deed be issued, then until the expiration of the statutory period during which it may be issued. Mortgagee shall, however, have the discretionary power at any time to refuse to take or to abandon possession of said premises without affecting the lien hereof. Mortgagee shall have all powers, if any, which it might have had without this paragraph. No suit shall be maintainable against Mortgagee based upon acts or omissions relating to the subject matter of this paragraph unless commenced within sixty days after Mortgagee's possession ceases.

K That upon the commencement of any foreclosure proceeding hereunder, the court in which such bill is filed may at any time, either before or after sale, and without notice to the Mortgagor, or any party claiming under him, and without regard to the solvency of the Mortgagor or the then value of said premises, or whether the same shall then be occupied as the owner of the equity of redemption as a homestead, appoint a receiver with power to manage and rent and to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and the statutory period of redemption, and such rents, issues and profits, when collected, may be applied before as well as after the sale, towards the payment of the indebtedness, costs, taxes, insurance or other items necessary for the protection and preservation of the property, including the expenses of such receivership, or on any deficiency decree whether there be a decree therefore in personam or not, and if a receiver shall be appointed he shall remain in possession until the expiration of the full period allowed by statute for redemption, whether there be redemption or not, and until the issuance of deed in case of sale, but if no deed be issued, until the expiration of the statutory period during which it may be issued, and no lease of said premises shall be nullified by the appointment or entry in possession of a receiver but he may elect to terminate any lease junior to the lien hereof.

L That each right, power and remedy herein conferred upon the Mortgagee is cumulative of every other right or remedy of the Mortgagee, whether herein or by law conferred, and may be enforced concurrently therewith. That no waiver by the Mortgagee of performance of any covenant herein or in said obligation contained shall thereafter in any manner impair the right of the Mortgagee to require or enforce performance of the same or any other of said covenants. That wherever the context hereof requires, the masculine gender, as used herein, shall include the feminine and the neuter, and the singular number, as used herein, shall include the plural, that all rights and obligations under this mortgage shall extend to and be binding upon the respective heirs, executors, administrators, successors and assigns of the Mortgagor, and the successors and assigns of the Mortgagee, and that the powers herein mentioned may be exercised as often as occasion therefor arises.

This document is executed by ***MARY JO H. STEELE* solely for the purposes of expressly waiving all Homestead Rights and any marital Rights to the property as may be created under the laws of the State of Illinois.** MJHS

IN WITNESS WHEREOF, this mortgage is executed, sealed and delivered this 11th day of April, A.D. 19 92

Robert G. Steele (SEAL) — Mary Jo H. Steele (SEAL)

Robert G. Steele — Mary Jo H. Steele

(SEAL) — (SEAL)

STATE OF
COUNTY OF } ss.

I, The Undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT ***ROBERT G. STEELE and MARY JO H. STEELE, His wife***

personally known to me to be the same person S whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of all rights under any homestead, exemption and valuation laws.

GIVEN under my hand and Notarial Seal, this 11th day of April, A.D. 19 92.

Marta B. Figueredo
Notary Public

MAIL TO:

CENTRAL FEDERAL SAVINGS AND LOAN
ASSOCIATION OF CHICAGO
1601 W. Belmont Ave.
Belmont At Ashland
Chicago, Illinois 60657

OFFICIAL SEAL
MARTA B. FIGUEREDO
Notary Public, State of Illinois
My Commission Expires 5-1-93

MAIL TO

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ADJUSTABLE RATE RIDER TO MORTGAGE

This Rider is attached to and made a part of certain Mortgage dated April 11, 19 92, made by ***ROBERT G. STEELE and MARY JO H. STEELE, His wife***

to CENTRAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO

LOAN NUMBER 11-507002-4

This Rider made this 11th day of April, 19 92 as an addition and modification to the Mortgage wherein

ROBERT G. STEELE and MARY JO H. STEELE, His wife

designated as "Mortgagor" and

CENTRAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO

is designated as "Mortgagee".

1) Interest for each month [illegible] the unpaid principal balance on the first day of said month at ***ONE*** [illegible] percent ****1.00**** above Central Federal Savings prime rate. All interest shall be computed using a 30 day month on the basis of a year consisting of 360 days. The Mortgagor hereby acknowledges that the prime rate referred to herein may, at any time during the term of the Note, be greater than the lowest interest rate charged by the Mortgagee to its most creditworthy customers at any such time. Notwithstanding that the Mortgagee may [illegible] interest rates lower than this prime rate to its most creditworthy [illegible] that this prime rate shall control the rate of interest to be paid hereunder.

2) While any principal hereunder remains unpaid, the prime rate is increased or decreased from the present prime rate, and [illegible] ***ONE AND ONE-HALF*** [illegible] percent ****1.50**** per annum, the rate of interest payable hereunder shall be increased or decreased [illegible] the first day of the month [illegible] FIRST [illegible] that day of the month every ***TWELVE*** [illegible] ***1.*** [illegible] the loan is paid in full. Each date on which the interest rate could change is called a "change date". The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay in full the principal the Maker is expected to owe at the change date in substantially equal payments based upon the remaining principal balance of the loan. The result of this calculation will be the new amount of the monthly payment. The new amount will become effective on each change date. The Maker will pay the amount of the new monthly payment beginning on each change date until the amount of the monthly payment changes again.

3) In the event [illegible] default in the Mortgage [illegible] an annual rate of ***TWO AND ONE-HALF*** [illegible] ****2.50**** [illegible] the prime rate until such default is cured.

4) **THE ENTIRE UNPAID PRINCIPAL BALANCE AND ANY UNPAID ACCRUED INTEREST THEREON, IF NOT SOONER PAID, SHALL BE DUE AND PAYABLE IN FULL ON** APRIL 1, 2017.

Nothing contained under this Rider shall be construed to provide for an increase in the length of the term of this Mortgage. Except as modified herein, all provisions of the Mortgage to which this Rider is affixed shall remain in full force and effect.

Robert G. Steele

Mary Jo H. Steele

Property of Cook County Clerk's Office