COOK COUNTY ILLINOIS

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BROADDUS PREPARED BY: D.

MORTGAGE

THIS MORTOAGE ("So ALL'ty Instrument") is given on AUGUST 24
93. The mortgago. Is JOSEPH J. KLESECZYNSKI, JR. AND BARBARA J. AUGUST 24

KLESZCZYNSKI, KIS WIFE FIRST NATIONAL BANK

("Borrower"). This Security Instrument is given to , which is organised and existing

under the laws of THE UNITED STATES OF AMERICA , and whose address is

100 FIRST NATIONAL BANK, CHICAGO HEIGHTS, ILLINOIS 60411 ("Lender").

Borrower owes Lender the principal ration FIFTY THOUSAND AND 00/100

Dollars (1.8. # *** *50,000). This debt is evidenced by Borrower's note dated the same date as this Security ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, dus and payable on SEPTEATER 1 , 2008 This Security Instrument escures to Lender: (a) the repayment of the subt evidenced by the Mote, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Burrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby for gage, grant and convey to Lender the following described property COOK

LOT 14 AND THE EASTERLY 10 FEET OF LOT 13 IN BLOCK 1 IN EDGEWOOD PARK ANNEX, BEING A SUBDIVISION OF (EXCEPT THAT PART INCLUDED IN THE SUBDIVISION RECORDED AS DOCUMENT 8, 907, 742) THE NORTH 3/4 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION (2), TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PERMANENT TAX ID. 32-20-103-032-0000

256 IRVING BOULEVARD which has the address of [Street] ("Property Address"); CHICAGO HEIGHTS

Clark's Office

Illinois 60411

(Bip Code)

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this security Instrument as the "Property,"

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

ROX 15 Form 3014

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Borrower and Lender covenant and agree as follows:

1. PAYMENT OF PRINCIPAL AND INTEREST: PREPAYMENT AND LATE CHARGES. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

2. FUNDS FOR TAXES AND INSURANCE. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Mote, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments or ground rents on the Property, if any; (d) yearly hazard or property insurance premiums; (d) yearly flood insurance premiume, if any; (e) yearly mortgage insurance premiume, if any; and (f) any sums payable by Botrower to Lender, in accordance with the provisions of paragraph 0, in lieu of the payment of mortgage insurance premiums. These items are called "Hadrow Items." Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related sortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C., 2601 et seq. ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may estimate the amount of Funda due on the basis of current data and reasonable estimates of expenditures of future Recrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is such an institution), or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Hadrow Items. Lender way not charge Borrower for holding and applying the Funds, annually analysing the escrow account, or verifying the Escro live, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. However, Lender key require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or applicable requires interest to be out. Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender may agree in writin, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of th. lunds, showing credits and debits to the Funds and the purpose for which each debit to the Funda was made. The Funda are platter as additional security for all sums secured by this Security Instrument.

If the Funds held by Lender uso at the amounts permitted to be held by applicable law, Lender shall account to Borrower for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender at any time is not sufficient to pay the Rector Items when due, Lender may so notify Sorrower in writing, and, in such case Sorrower shall pay to Lender the amount necessary to take up the deficiency. Sorrower shall make up the deficiency in no more than twelve monthly payments, at Lender's sole discretion.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Sorrower any Funda held by Lender. If, under paragraph 21, Lender shill dequire or sell the Property, Lender, prior to the acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against the sums secured by this Security Instrument.

3. APPLICATION OF PAYMENTS. Unless application low provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to any preparant charges due under the Note; second, to amounts payable under paragraph 2; third, to interest due; fourth, to principal due; and last, to any late charges due under the Note.

4. CHARGES; LIENS. Borrower shall pay all taxes, as sessents, charges, fines and impositions attributable to the property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes those payments directly, Borrower shall routly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner foreptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (a) secures from the holder of the lien an agreem at setiefactory to Lender subordinating the lien to this Security Enstrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying to lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notion.

Borrower shall keep the improvements now entiting or hereafter erected on the 5. HAZARD OR PROPERTY INSURANCE. Property insured against loss by fire, hazards included within the term 'extended coverage' and any other hazards, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage described above, Leider may, at Lender's option, obtain uoverage to protect Lender's rights in the Property in accordance with paragraph 7.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard for ways clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Londer all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of if the restoration or repair is economically feasible and Lender's security is not lassened. If the the Property damaged, restoration or repair is not economically feasible or Lander's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. paragraph 21 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

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- 6. OCCUPANCY, PRESERVATION, MAINTENANCE AND PROTECTION OF THE PROPERTY; SORROWER'S LOAN APPLICATION; LEASEHOLDS. - Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating diroumstances exist which are beyond Borrower's control. Borrower shall not destroy, damage or impair the Property, allow the Property to dateriorate, or commit waste on the Property. Borrower shall he in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument Lender's security interest. Borrower may ours such a default and reinstate, as provided in paragraph 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interset. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statement to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Sorrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with all provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.
- 7. PROTECTION OF LENDER'S RIGHTS IN THE PROPERTY. If Borrower fails to perform the covenants and agreements contained in this Security I strument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include, plying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable atternay's fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lenger agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

- 8. MORTGAGE INSURANCE. If Livier required mortgage insurance as a condition of making the loan secured by this security Instrument, Sorrower shall pay the personance required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender lapses or cases to be in effect, Sorrower shall pay the promiums required to obtain coverage substantially equivalent to the mortgage insurance previously in effect, at a cost substantially equivalent to the cost to Sorrower of the mortgage insurance previously in effect, from an alternate mortgage insurance by Lender. If substantially equivalent mortgage insurance coverage is not available, Sorrower shall pay to Lender each month or ceased to be in effect. Lender will accept, use any prain these payments as a loss reserve in lieu of mortgage insurance. Loss reserve payments may no longer be required, at the optical of Lender, if mortgage insurance coverage (in the amount and for the period that Lender requires) provided by an insure, approved by Lender again becomes available and is obtained. Sorrower shall pay the premiums required to maintain mortgage inversors in effect, or to provide a loss reserve, until the requirement for mortgage insurance ends in accordance with any strict on agreement between Sorrower and Lender or applicable law.
- INSPECTION. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Sorrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.
- 10. CONDEMNATION. The proceeds of any award or claim for dimigra, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lander.
- In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is (qual to or greater than the amount of the guas secured by this Security Instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing the sums secured by this Security Instrument shall be reduced by the amount of the "AD seds multiplied by the following all fractions (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking is less than the amount of the sums secured immediately before the taking is less than the amount of the sums secured immediately before the taking, unless Borrower and Lender otherwise agree in writing is unless applicable law otherwise provides, the proceeds shall be applied to the sums secured by this Security Instrument whether it not the sums are then due.
- If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the comes nor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorised to collect and apply the proceeds, at its option, either to restoration or repair of the Property Or to the sums secured by this Security Instrument, whether or not then due.
- Unless Lender and Sorrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.
- 11. SORROWER NOT RELEASED; FORBEARANCE BY LENDER NOT A WAIVER. Extension of the time for payment or modification of amortisation of the sums secured by this Security Instrument granted by Lender to any successor in interest of Sorrower shall not operate to release the liability of the original Sorrower or Sorrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortisation of the sums secured by this Security Instrument by reason of any demand made by the original Sorrower or Sorrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.
- 12. SUCCESSORS AND ASSIGNS BOUND; JOINT AND SEVERAL LIABILITY; CO-SIGNERS. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Sorrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to Sortgags, grant and convey that Sorrower's interest in the Property under the terms of this Security Instrument; (b) is not paragraph under the terms of this Security Instrument; (b) is not paragraph to extend, modify, for-bear or make any aggreeat to extend, modify, for-sent.

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- 13. LOAN CHARGES. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal cwed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment obarre under the Note.
- 14. NOTICES. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.
- 15. GOVERNING LAW; SEVERABILITY. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Mote conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given affect without the conflicting provision. To this end the provisions of this Security Instrument and the Mote are declared to be enverable.
 - 16. SORROWER'S COPY. Borrower shall be given one conformed copy of the Note and of this Security Instrument.
- 17. TRANSFER OF The PROPERTY OR A BENEFICIAL INTEREST IN BORROWER. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Leide's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of the Jeourity Instrument.
- If Lender exercises this optio., Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or sailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fills to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.
- 18. BORROWER'S RIGHT TO REINSTATE. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discortinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement; before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable actorney's fees; and (d) takes such action as Lendar may reasonably require to assure that the lian of this Security Instrument, Lendar's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as 'in acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraph 1/.
- 18. SALE OF NOTE; CHANGE OF LOAN SERVICER. The Note or partial interest in the Note (together with this Security Instrument) may be sold one or more times without prior notice to locativer. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under he Note and this Security Instrument. There also may be one or more changes of the Loan Servicer unrelated to a sale of the lote. If there is a change of the Loan Servicer, Borrower will be given written notice of the change in accordance with paymond 14 above and applicable law. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made. The notice will also contain any other information required by applicable law.
- 20. HAZARDOUS SUBSTANCES. Borrower shall not cause or permit the present, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyons also to do, snything affecting the Property that is in violation of any Sovironmental Law. The preceding two sentences [1] not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Suleyance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that the same of the property is necessary. Surrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 13, "Hazardous Bubstances" are those substances defined as toxic or hyler substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petrolsus products, toxic petrolous and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive raterials. As used in this paragraph 20, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

MON-UNIFORM COVERANTS. Borrower and Lender further dovenant and agree as follows:

21. ACCELERATION; REMEDIES. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under peragraph 17 unless applicable law provides otherwise). The notice shall specify! (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

-- Single Family--

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22. RELE		ums secured by this Security Instruer shall pay any recordation costs.	ment, Lender shall release this security	
23. WAIV	/ER OF HOMESTEAD. Borrower	waives all right of homestead exempt	ion in the Property.	
this Security	Instrument, the covenants and as	resments of each such rider shall be	ted by Borrower and recorded together wit incorporated into and shall amend aw or(s) were a part of this Security Instrume	d
(Check applica	ble box(es)[.			
t) Adjustable Rate Rider	[] Condominium Rider	[] 1 - 4 Family Rider	
í) Graduated Payment Rider	[] Planned Unit Development	Rider [] Biweekly Payment Rider	
) Balloon Rider	() Rate Improvement Rider	() Second Home Rider	
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The foregoing	instrument was acknowledged before	re me this aug 24	1993	
JOSEP	H J. KLESZCZYNSKI,	JR. AND BARBARA J. KLE	Beczynski	
-,		(person(s) acknowledging)		
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HIS INSTRUME	ENT WAS PREPARED BY: D	. BROADDUS	OFFICIAL SEAL" CAROLE A. VALELA FARY PUBLIC, STATE OF ILLINOIS COMMISSION EXPIRES 8/20/95	

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