The MORTGAGOR(S): , County of Cook of the City of HATVEY MCRTGAGE(S) and WARRANT(S) to First National Bunk in Harvey am National Banking Association with its principal place of business in Harvey Illinois _ In the State of Illinois: following described real estate situated in the County of Cook Lots 40 and 41 (except the North 12 feet 6 inches thereof) in Block 187 in Harvey, a Subdivision of the South East Quarter and the East half of the South West Quarter of Section 7, Township 36 North, Range 14 East of the Third Principal Meridian South of the Indian Boundary Line in Cook County, Illinois. JA THIS INSTRUMENT PREPARED BY: 93073893 Robin McHugh 174 E. 154th St. 60426 Harvey, IL ermanent Tax No. 29-07-411-058 14817 S. Wood St. (Street), commonly known as _ (City), lilinois. 60426 (Zip Code), Herry TOGETHER with all buildings fix ures and improvements now or hereafter erected thereon, the appurtenances thereto, the rents, issues, and profits, and all right, title, and invest of the Mortgagoris) in and to said real estate. The Mortgagor(s) hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois and the United States of America. This Mortgage secures the performance of or ligations pursuant to the Home Equity Line of Credit Agreement and Note dated January 9 (hereinafter called "Note") betwies Mortgager(a) and Mortgagee. A copy of such Agreement may be inspected at the Mortgagee's office. The Mortgage secures not only indeptedness outstanding at the date hereof, if any, but also such future advances as are made pursuant

amount secured hereby shall not exceed \$ 15,000 00 (Fifteen thousand and no/100 dollars)

plus interest thereon and any disbursements made for payment of taxes, special assessments of insurance on real estate described herein plus interest on such disbursements.

to such Agreement within twenty (20) years from the date of execution hereof, although there may be no advances in de at the time of execution hereof and although there may be no indebtedness outslanding at the time any advance is made. The total amount of impledness secured hereby may increase or decrease from time to time, but the total

MORTGAGOR(S) COVENANT AND WARRANT:

To pay the indebtedness as hereinbefore provided. 1.

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- To maintain the premises in good condition and repair, not to commit or suffer any waste of the premises; to comply with or cause to be complied with all statutes, ordinances and requirements of any uc commental authority relating to the premises; and to promptly repair, restore, replace, or rebuild any part of the premises now or hereafter subject to the lien of this Mortgage which may be damaged or destroyed by any casualty whatsoever; not to remove, demolish, or materially a ter any building or other property now or hereafter covered by the lien of this Mortgage without the prior written consent of the Mortgagae.
- To keep the buildings on the premises and the equipment insured for the benefit of the Mortgagee against loss or damage by fire, lightning, windstorm, hall, explosion, circraft, vehicles, smoke and other casualities covered by extended fire insurance, all in amounts approved by the Mortgagee not exceeding 100% of the full insurable value and, to the chieff required by Mortgagee, against any other risk insured against by persons operating like properties. All insurance herein provided for shrift be in the form and companies approved by the Mortgagee. tgages. Mortgagor(s) shall deliver to Mortgages with Mortgage clause satisfactory to Mortgages all said insurance policies. Mortgagor(s) grant Mortgagee power to settle or compromise all tilaims under all policies and to demand a receipt for all moneys becoming payable thereunder and to receive any money for loss or damage. Such amount may, at the option of Mortgagee, be retained and applied by the Mortgagee toward the payment of the moneys secured by this Mortgage or be paid over wholly or in part to the Mortgagor(s) for the repair of said buildings or for the erection of new buildings in their place
- To pay all taxes, assessments, special assessments, water rates, sewer service charges and offer charges now or hereafter assessed or tiens on or levied against the premises or any part thereof.
- Mortgagor(s) have good title to the premises and have the right to Mortgage the same and shall make, execute, acknowledge or deliver in due form of law all such further or other deeds or assurances as may, at any time hereafter, be required for more fully and effectively carrying out the Mortgage to the premises described and shall defend said premises from all and any person iffrm or corporation deriving any estate, title or interest therein against said Mortgagor(s) and all persons claiming through the Mortgagor(s).
- To permit the Mortgages and any persons authorized by the Mortgages to enter and inspect the premises at all reasonable times.
- Not to assign the whole or any part of the rents, income or profits arising from the premises without the written convented the Morigages.
- in the event of default in the performance of any of the Mortgagor(s) covenants or agreements herein, the Mortgagee, at the Mortgagee's R + 1... % per annum shall immediately be due from Mortgagor(s) option, may perform the same, and the cost thereof with interest at to Mortgagee and included as part of the indebtedness secured by this Mortgage.
- The whole of the principal sum and interest thereon shall be due at the option of the Mortgagee upon the happening of any one of the following events: (a) if Mortgagor(s) fail to comply with any repayment term or condition of the Home Equity Line of Credit Agreement; (b) if Mortgagor(s) have engaged in fraud or material micropresentation in connection with said Agreement; (c) if Mortgagor(s) have engaged. ed in any action or have falled to act in a way which adversely affects the Mortgagee's security or any right of the Mortgagee in such security including, but not limited to, (i) default in the observance or performance of any of the covenants or agreements of the Mortgage hereunder, which default is not corrected by Mortgagor(s) within ten (10) days after receipt of notice of said default (II) the assertion of any tiens, mechanics or otherwise, against the premises (iii) the assignment by Mortgagor(s) for the benefit of creditors (iv) the appointment of a receiver, il-quidator or trustee of the premises and the adjudication of the Mortgagor(s) to be bankrupt or insolvent or the failure to make payments under a reaffirmation plan and (v) the sale or transfer of the Mortgagor's interest in real estate which is security for this indebtedness; and the whole sum may forthwith be collected by suit at law, foreclosure of, or other proceedings upon this Mortgage or by any other legal or equitable procedure without notice or doclaration of such action.
- Upon or at any time after filing a sult to foreclose this Mongago, the court in which such suit is filed may appoint any qualified person, corporation or banking association (including Mortgagee itself) named by Mortgagee, a receiver of the premises; such appointment may be made either before or after the sale, without notice and without requiring a bond (notice and bond being hereby waived). Such receiver shall have the power to collect rents, issues and profits of said premises during the pendency of such foreclosure suit, and in the case of a suft and deficiency, during the full statutory redemption, if any, as well as during any further times, when the Mortgagor(s), except to: the intervention of such receiver, would be entitled to collect such rents, issues and profits and all other powers which may be necessary or usual in such cases for the protection, possession, control and operation of the premises during the whole of said period; and the receiver out of such rents, issues and profits, may pay costs incurred in the management and operation of the premises, prior and coordinate liens, if any, taxes, assessments, and insurance and pay a tor any part of the indebtedness secured hereby or any deficiency decree.
- In any suit to foreclose the lien of this Mortgage there shall be isllowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred on trehalf of the Mortgages, including but without limitation thereto, attorneye fees, appraisers' fees, surveys, title searches and similar data.

To pay all costs incurred, including reasonable attorneys' fees, to perfect and maintain the lien on this Mortgage. 12

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