LEGAL DESCRIPTION: LOT 74 IN THE LINKS AT POPLAR CREEK UNIT-2A, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRICIPAL MERIDIAN, RECORDED JUNE 3, 1992 AS DOCUMENT NO. 92-38796. AND CERTIFICATE OF CORRECTION RECORDED JULY 23, 1992 AS DOCUMENT CISAO457, IN COOK COUNTY, ILLINOIS. COOK COUNTY, ILLINOIS FILED FOR RECORD 16 JUL -6 PM 2: 16 94584615	. RICHARD .	I PALICKI, AND CHRIST	TINE T PALICKI	(Naron) ELIZABETH ABBIHANTI	
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- 1. Paymonts. I agree to make all payments on the secured debt when due. Unless we agree otherwise, any payments you receive from me or for my banefit will be applied first to any amounts I owe you on the secured debt (exclusive of interest or principal), second, to interest and then to principal. If partial prepayment of the secured debt occurs for any reason, it will not reduce or excuse any subsequently scheduled payment until the secured debt is paid in full.
- 2. Claims against Title. I will pay all taxes, assessments, flons and encumbrances on the property when due and will defend title to the property against any claims which would impair the lien of this mortgage. You may require me to assign any rights, claims or defenses which I may have against parties who supply labor or materials to improve or maintain the property.
- 3. Insurance. I will keep the property insured under terms acceptable to you at my expense and for your benefit. You will be named as loss payes or as the insured on any such insurance policy. Any insurance proceeds may be applied, within your discretion, to either the restoration or repair of the demaged property or to the secured debt. If you require mertgage insurance, I agree to maintain such insurance for as long as you
- 4. Property. I will keep the property in good condition and make all repairs reasonably necessary.
- 6. Expenses, I agree to pay all your expenses, including ressanable atternays' fees if I break any covenants in this mortgage or in any obligation secured by this mortgage. Atternays' fees include those awarded by an appellate court, I will pay these amounts to you as provided in Covenant 10 of this mortgage.
- 6. Default and Acceleration, if I fall to make any payment when due or break any covenants under this mortgage, any prior mortgage or any obligation secured by this mortgage, you may accelerate the maturity of the secured debt and demand immediate payment and exercise any other remedy available to you. You may foreclose this mortgage in the manner provided by law.
- 7. Assignment of Rents and Profits. I assign to you the rents and profits of the property. Unless we have agreed otherwise in writing, I may collect and retain the rents as long as I am not in default. If I default, you, your agent, or a court appointed receiver may take possession and manage the property and collect the rents. Any rents you collect shall be applied first to the costs of managing the property, including court costs and attorneys fez.; commissions to rental agents, and any other necessary related expanses. The remaining amount of rents will then apply to payments on the lecured dabt as provided in Covenant 1.
- 8. Waiver of Homestead. Increby waive all right of homestead exemption in the property.
- 9. Leaseholds: Condominiums Planned Unit Developments. I agree to comply with the provisions of any lease if this mortgage is on a unit in a condominium or a planned unit development, I will perform all of my duties under the covenants, by-laws, or regulations of the condominium or a planned unit development.
- 10. Authority of Mortgages to Perform for Mortgager. If I fail to perform any of my duties under this mortgage, you may perform the duties or cause them to be performed. You may for my name or pay any amount it necessary for performance. If any construction on the property is discontinued or not carried on in a rea on tible manner, you may do whatever is necessary to protect your security interest in the property. This may include completing the construction.

Your failure to perform will not preclude you floot exercising any of your other rights under the law or this mortgage.

Any amounts paid by you to protect your security interest will be secured by this mortgage. Such amounts will be due on demand and will bear interest from the date of the payment until paid in full at the interest rate in effect on the secured debt.

- 11. Inspection. You may enter the property to inspect if you give me notice beforehend. The notice must state the reasonable cause for your inspection.
- 12. Condemnation, I assign to you the proceeds of any aw rd or claim for damages connected with a condemnation or other taking of all or any part of the property. Such proceeds will be applied as pro real in Covenant 1. This assignment is subject to the terms of any prior security agreement.
- 13. Walver. By exercising any remedy available to you, you do not give up your rights to later use any other remedy. By not exercising any remedy, if I default, you do not waive your right to later consider the event a default if it happens again.
- 14. Joint and Several Liability; Co-signers; Successors and Assigns Bo and All duties under this mortgage are joint and several. If I co-sign this mortgage but do not co-sign the underlying debt I do so only to mortgage by interest in the property under the terms of this mortgage. I also agree that you and any party to this mortgage may extend, modify or make any other changes in the terms of this mortgage or the secured debt without my consent. Such a change will not release me from the terms of this no tgage.

The duties and benefits of this mortgage shell bind and benefit the successors and assigns of either or both of us.

15. Notice. Unless otherwise required by law, any notice to me shall be given by dr. vering it or by mailing it by certified mail addressed to me at the Property Address or any other address that I tell you. I will give any notice to you by certified mail to your address on page 1 of this mortgage, or to any other address which you have designated.

Any notice shall be deemed to have been given to either of us when given in the manner steller above.

- 18. Transfer of the Property or a Beneficial Interest in the Mortgagor. If all or any part of the property or any interest in it is sold or transferred without your prior written consent, you may demand immediate payment of the secured debt. You may also demand immediate payment if the mortgagor is not a natural person and a beneficial interest in the mortgagor is sold or transferred. No wever, you may not demand payment in the above situations if it is prohibited by federal law as of the date of this mortgage.
- 17. Release. When I have paid the secured debt, you will discharge this mortgage without charge to his. I extre to pay all costs to record this mortgage.

Covenant 17 of the Security Instrument is amended to read as follows:

Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument upon payment by Borrower of a reasonable fee for the preparation and delivery of a release deed. Borrower and Lender further agree that if the Federal National Mortgage Association or the Federal Home Loan Mortgage Corporation buys all or some of the Lender's rights under this mortgage, then Lender shall release this Security Instrument without charge to Borrower, upon payment of all sums secured by this Security Instrument.

Borrower shall pay any recordation costs

DEERFIELD FEDERAL SAVINGS & LOAN

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