

UNOFFICIAL COPY

4/7/95


DEBORAH TURNER
 1323 WASHINGTON
 CHICAGO HEIGHTS, IL 60411

MORTGAGE
 *I includes each mortgagor above

MIDLAND SAVINGS BANK FSB
 This instrument was prepared by
 (Name) Midland Savings Bank FSB
 (Address) 206 Sixth Ave. Des Moines, IA 50309

Midland Savings Bank FSB
 206 Sixth Avenue
 Des Moines, IA 50309 3951

MORTGAGE
 *You means the mortgagee, its successors and assigns.



REAL ESTATE MORTGAGE. For value received, I, DEBORAH TURNER, () A SINGLE PERSON
 mortgage and warrant to you to secure the payment of the secured debt described below, on
 July 25, 1994, the real estate described below and all rights, easements, appurtenances, rents, leases and existing
 and future improvements and fixtures (all called the "property")

PROPERTY ADDRESS 1323 WASHINGTON CHICAGO HTS Illinois 60411
(Street) (City) (Zip Code)

LEGAL DESCRIPTION:
 LOT 12 IN THE NORTHERLY 1/2 OF LOT 13 IN BLOCK 2 IN
 A SUBDIVISION OF THAT PORTION OF LOTS IN 3 IN BLOCK
 240 IN CHICAGO HEIGHTS, ILLINOIS SOUTH OF A LINE 33 FEET
 NORTH OF AND PARALLEL TO THE EAST AND WEST BOUNDARY LINE
 OF THE SOUTH 1/2 OF THE NORTHWEST QUARTER OF SECTION
 21, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD
 PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
 TAX #12-71-117-011 VOL 003

DEPT-01 RECORDING \$23.50
 T40014 TRAN 2340 08/03/94 1418100
 #1086 \$ AR *-94-684828
 COOK COUNTY RECORDER

CIT

located in COOK County, Illinois.
 TITLE: I covenant and warrant title to the property, except for encumbrances of record, municipal and zoning ordinances, current taxes and
 assessments not yet due and

SECURED DEBT: This mortgage secures repayment of the secured debt and the performance of the covenants and agreements contained in
 this mortgage and in any other document incorporated herein. Secured debt, as used in this mortgage, includes any amounts I owe you
 under this mortgage or under any instrument secured by this mortgage.

The secured debt is evidenced by (list all instruments and agreements secured by this mortgage and the dates thereof):

Note, Disclosure and Security Agreement dated July 25, 1994

Future Advances: All amounts owed under the above agreement are secured even though not all amounts may yet be
 advanced. Future advances under the agreement are contemplated and will be secured and will have priority to the same
 extent as if made on the date this mortgage is executed.

Revolving credit loan agreement dated _____ with initial annual interest rate of _____%.
 All amounts owed under this agreement are secured even though not all amounts may yet be advanced. Future advances under the
 agreement are contemplated and will be secured and will have priority to the same extent as if made on the date this mortgage is
 executed.

The above obligation is due and payable on July 29, 2009. If not paid earlier:
 The total unpaid balance secured by this mortgage at any one time shall not exceed a maximum principal amount of:
 Forty One Thousand Three Hundred and 00/100 Dollars (\$ 41,300.00)
 plus interest, plus any disbursements made for the payment of taxes, special assessments, or insurance on the property, with interest
 on such disbursements.

Variable Rate: The interest rate on the obligation secured by this mortgage may vary according to the terms of that obligation.
 A copy of the loan agreement containing the terms under which the interest rate may vary is attached to this mortgage and
 made a part hereof.

TERMS AND COVENANTS: I agree to the terms and covenants contained in this mortgage and in any riders described below and signed by me.
 Commercial Construction

SIGNATURES:
 Deborah Turner
 DEBORAH TURNER

ACKNOWLEDGMENT: STATE OF ILLINOIS, COOK County, IL
 The foregoing instrument was acknowledged before me this July 25, 1994 day at Chicago, IL
 by DEBORAH TURNER, () A SINGLE PERSON

Corporate or Partnership Acknowledgment: _____ of _____ (Name of Corporation or Partnership)
 on behalf of the corporation or partnership.

OFFICIAL SEAL
 My commission expires 11/5/95
 JEAN E. WATSON
 Notary Public, State of Illinois
 My Commission Expires 11/5/95

Jean E. Watson
 (Notary Public)

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ADDITIONAL TERMS OF THE NOTE

ADDITIONAL TERMS OF THE SECURITY AGREEMENT

DEFINITIONS - "I," "me" or "my" means each Borrower who signs this note and each other person or legal entity (including guarantors, endorser, and co-signer) who agrees to pay this note (together referred to as "us"). "You" or "your" means the Lender and its successors and assigns.

APPLICABLE LAW - This note and any agreement securing this note will be governed by the laws of the state of Illinois. The federal Truth in Lending disclosures on page 1 are disclosures only and are not intended to be terms of the agreement. The fact that any part of this note cannot be enforced will not affect the rest of this note. Any change to this note or any agreement securing this note must be in writing and signed by you and me.

PAYMENTS - Each payment I make on this loan will be applied first to any charges I owe other than principal and interest, then to interest that is due, and finally to principal that is due. An late charge will be assessed on any payment when the only delinquency is due to late fees assessed on earlier payments and the payment is otherwise a full payment. The actual amount of my final payment will depend on my payment record.

PREPAYMENT - I may prepay the loan in whole or in part at any time. If I prepay in part, I must still make each later payment in the original amount as it becomes due and this note is paid in full.

ACCURAL METHOD - The amount of interest that I will pay on this loan will be calculated using the interest rate and accrual method stated on page 1. For interest calculation, the accrual method will determine the number of days in a year. If no accrual method is stated, then you may use any accrual method for calculating interest allowed by law.

POST MATURITY INTEREST - Interest will accrue on the principal balance remaining unpaid after final maturity at the rate specified on page 1. For purposes of this section, final maturity occurs:

- (a) If the loan is payable on demand, on the date you make demand for payment;
- (b) If the loan is payable on demand with alternate payment dates, on the date you make demand for payment or on the final alternate payment date whichever is earlier;
- (c) On the date of the last scheduled payment of principal; or
- (d) On the date you accelerate the due date of this loan (demand immediately payment).

REAL ESTATE MORTGAGE SECURITY - If this loan is secured by real estate of a residence that is personal property, the existence of a default and your remedies for such a default will be determined by applicable law by the terms of any separate instrument creating the security interest and to the extent not prohibited by law and not contrary to the terms of the separate security instrument, by this agreement.

DEFAULT - Subject to any limitations in the REAL ESTATE MORTGAGE SECURITY paragraph above, I will be in default of this loan and any agreement securing this loan if any one or more of the following occurs:

- (a) I fail to make a payment in full when due;
- (b) I die or declare incompetent, or become insolvent;
- (c) I fail to keep any promise I have made in connection with this loan;
- (d) I fail to pay, or keep any other promise on any other loan or agreement I have with you;
- (e) I make any written statement or provide any financial information that is untrue or inaccurate at the time it is provided;
- (f) Any creditor of mine attempts to collect any debt I owe through court proceedings set off or self-help repossession;
- (g) The Property is Damaged, Destroyed or Stolen;
- (h) I fail to provide any additional security that you may require;
- (i) Any legal entity (such as a partnership or corporation) that has agreed to pay this note merges, dissolves, reorganizes, ends its business or existence, or a partner or majority stockholder dies or is declared incompetent; or
- (j) Anything else happens that causes you to believe that you will have difficulty collecting the amount I owe you.

If any of us are in default on this note or any security agreement, you may exercise your remedies against any or all of us.

REMEDIES - Subject to any limitations in the REAL ESTATE MORTGAGE SECURITY paragraph above, if I am in default on this loan or any agreement securing this loan, you may:

- (a) Make unpaid principal, earned interest and all other agreed charges I owe you under this loan immediately due;
- (b) Use the right of set-off as explained below;
- (c) Demand more security or new parties obligated to pay this loan (for both in return for not using any other remedy);
- (d) Make a claim for any and all insurance benefits or refunds that may be available on my default;
- (e) Use any remedy you have under state or federal law; and
- (f) Use any remedy given to you in any agreement securing this loan.

By choosing any one or more of these remedies you do not give up your right to use another remedy later. By deciding not to use any remedy should I be in default, you do not give up your right to consider that event a default if it happens again.

COSTS OF COLLECTION AND ATTORNEYS' FEES - I agree to pay you all reasonable costs you incur to collect this debt or realize on any security I file included, unless prohibited by law, reasonable attorney's fees. This provision also shall apply if I file a petition or any other claim for relief under any bankruptcy rule or law of the United States or if such petition or other claim for relief is filed against me by another.

SET OFF - I agree that you may set off any amount due and payable under this note against any right I have to receive money from you.

- "Right to receive money from you" means:
- (a) Any deposit account balance I have with you;
- (b) Any money owed to me on an item presented to you or in your possession for collection or exchange; and
- (c) Any repurchase agreement or other redemption obligation.

"Any amount due and payable under this note" means the total amount of which you are entitled to demand payment under the terms of this note at the time you set off. This total includes any balance the due date for which your property accelerates under this note.

If my right to receive money from you is also owned by someone who has not agreed to pay this note, your right of set-off will apply to my interest in the obligation and to any other amount I could withdraw on my sole request or endorsement. Your right of set-off does not apply to an account or other obligation where my rights arise only in a representative capacity. It also does not apply to any individual retirement account or other tax-deferred retirement account. You will not be liable for the dishonor of any check when the dishonor occurs because you set off the debt against any of my accounts. I agree to hold you harmless from any such claims arising as a result of your exercise of your right of set off.

OTHER SECURITY - Any present or future agreement securing any other debt I owe you also will secure the payment of this loan. Property securing another debt will not secure this loan if such property is my principal dwelling and you fail to provide any required notice of right of rescission. Also, property securing another debt will not secure this loan to the extent such property is in household goods.

OBLIGATIONS INDEPENDENT - I understand that my obligation to pay this loan is independent of the obligation of any other person who has also agreed to pay it. You may, without notice, release me or any of us, give up any right you may have against any of us, extend new credit to any of us, or renew or change this note one or more times and for any term, and I will still be obligated to pay this loan. You may, without notice, fail to perfect your security interest in, impair, or release any security and I will still be obligated to pay this loan.

WAIVER - I waive to the extent permitted by law demand, presentment, protest, notice of dishonor and notice of non-payment.

PRIVACY - I agree that from time to time you may receive credit information about me from others including other lenders and credit reporting agencies. I agree that you may furnish me regular basis credit and experience information regarding my loan to others seeking such information. To the extent permitted by law, I agree that you will not be liable for any claim arising from the use of information provided to you by others or for providing such information to others.

FINANCIAL STATEMENTS - I will give you any financial statements or information that you feel is necessary. All financial statements and information I give you will be correct and complete.

PURCHASE MONEY LOAN - If this is a purchase money loan, you may include the name of the seller on the check or draft for this loan.

SECURED OBLIGATIONS - This security agreement secures this loan including all extensions, renewals, refinancings and modifications) and any other debt I have with you now or later. Property described in this security agreement will not secure other such debts if you fail to give any required notice of the right of rescission with respect to the property. Also, this security agreement will not secure other debts if this security interest is in household goods and the other debt is a consumer loan. This security agreement will last until it is discharged in writing.

For the sole purpose of determining the extent of a purchase money security interest arising under this security agreement:

(a) Payments on any nonpurchase money loan also secured by this agreement will not be deemed to apply to the purchase money loan; and

(b) Payments on the purchase money loan will be deemed to apply first to the nonpurchase money portion of the loan, if any, and then to the purchase money obligations in the order in which the items were acquired.

My security interest will be terminated by application of the formula "Purchase Money Loan" means any loan the proceeds of which, in whole or in part, are used to acquire and property securing the loan and all extensions, renewals, modifications and refinancings of such loan.

PROPERTY - The word "Property" as used here, includes all property that is listed in the security agreement on page 1. If a general description is used, the word "Property" includes all my property fitting the general description. Property also means all benefits that arise from the described Property (including all proceeds, insurance benefits, payments from others, interest, dividends, stock splits and voting rights). It also means property that now or later is attached to, is a part of, or results from the Property.

OWNERSHIP AND THIRD PARTY AGREEMENT - Unless a co-owner(s) of the Property signed a third party agreement, I represent that I own all the Property. I will defend the Property against any other claim. I agree to do whatever you require to perfect your interest and keep your priority. I will not do anything to harm your position.

I will keep the Property in my possession (except if pledged and delivered to you) and I will keep it in good repair and use it only for its intended purpose. I will keep it at my address unless we agree otherwise in writing.

I will not try to sell or transfer the Property, or permit the Property to become attached to any real estate, without your written consent. I will pay all taxes and charges on the Property as they become due. I will inform you of any loss or damage to the Property. You have the right of reasonable access in order to inspect the Property.

INSURANCE - I agree to buy insurance on the Property against the risks and for the amounts you require. I will name you as loss payee in any such policy. You may require added security on the loan if you agree that insurance proceeds may be used to repair or replace the Property. I agree that if the insurance proceeds do not cover the amounts I owe you, you will pay the difference. I will buy the insurance from a firm authorized to do business in Illinois. The firm will be reasonably acceptable to you. I will keep the insurance until all debts secured by this agreement are paid.

DEFAULT AND REMEDIES - If I am in default, in addition to the remedies listed in the note portion of this document and subject to any of the limitations in the REAL ESTATE MORTGAGE SECURITY paragraph, you may (after giving notice and waiting a period of time, if required by law):

- (a) Pay taxes or other charges, or purchase any required insurance, if I fail to do these things that you are not required to do so; You may add the amount you pay to the loan and accrue interest on that amount at the interest rate disclosed on page 1 and you in full;
- (b) Require me to gather the Property and any related records and make it available to you in a reasonable fashion;
- (c) Take immediate possession of the Property, but in doing so you may not breach the peace or unlawfully enter onto my premises. You may sell, lease or dispose of the Property as provided by law. If the Property includes a manufactured home, you will begin the repossession by giving me notice and an opportunity to cure my default, if required by law. You may apply what you receive from the sale of the Property to your expenses and then to the debt. If what you receive from the sale of the Property is less than what I owe you, you may take me to court to recover the difference to the extent permitted by law; and
- (d) Keep the Property to satisfy the debt.

I agree that when you must give notice to me of your intended sale or disposition of the Property, the notice is reasonable if it is sent to me at my last known address by first class mail 10 days before the intended sale or disposition. I agree to inform you in writing of any change in my address.

FINING - A copy of the security agreement may be used as a financing statement when allowed by law.

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THIRD PARTY AGREEMENT

For the purposes of the provisions within this enclosure, "I," "me" or "my" means the person(s) below and "you" means the Lender identified on page 1.

I agree to give you a security interest in the Property that is described on page 1. I agree to the terms of the note and security agreement but I am in no way personally liable for payment of the debt. This means that if the Borrower defaults, my interest in the secured Property may be used to satisfy the Borrower's debt. I agree that you may, without releasing me or the Property from this Third Party Agreement and without notice or demand upon me, extend new credit to any borrower, or renew or change this note or security agreement one or more times and for any term, or fail to perfect your security interest in, impair, or release any security (including guarantors) for the obligations of any borrower.

I HAVE RECEIVED A COMPLETED COPY OF THIS NOTE AND SECURITY AGREEMENT.

NAME _____
X _____

NOTICE TO CONSIGNEE

You (the assigner) are being asked to guaranty the debt. Think carefully before you do. If the borrower doesn't pay the debt, you will have to be sure you can afford to pay it if you have to, and that you want to accept this responsibility.

You may have to pay up to the full amount of the debt if the borrower does not pay. You also may have to pay late fees or collection costs, which increase the amount.

The creditor can collect the debt from you without first trying to collect from the borrower. The creditor can use the same collection methods against you that can be used against the borrower, such as suing you, garnishing your wages, etc. If the debt is ever in default, that fact may become part of your credit record.

This notice is not the contract that makes you liable for the debt.

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Attach FIC "Preservation of Consumer Claims and Defenses" Notice if Applicable