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This instrument was prepared by:

CARL P. PALLANER
1150 N. 7th St
CHICAGO, ILL. 60642
(Name)
(Address)

MORTGAGE

THIS MORTGAGE is made this 6th day of September, 1994, between the Mortgagor, Pioneer Bank & Trust Company, A Corp. of Ill. Trust, Dtd 12/18/90 Tr# 25378 (herein "Borrower"), and the Mortgagee, THE SOUTH SHORE BANK OF CHICAGO, a corporation organized and existing under the laws of Illinois, whose address is 7054 Jeffery Avenue - Chicago, Illinois 60649 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of ONE MILLION Dollars, which indebtedness is evidenced by Borrower's note dated September 6, 1994 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on:

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of Cook, State of Illinois:

PTN: 16-09-205-036-0000

LOT 42 and the East 1/2 of Lot 4, in Subdivision of the North 1/2 of the East 1/2 of the West 1/2 of the Northeast 1/4 of Section 9, Township 39 North, Range 13 East of the Third Principal Meridian, In Cook County, Illinois (Except the North 379.5 Feet Thereof)

Property Address: 5016 West Huron Street
Chicago, Illinois 60644

COOK COUNTY, ILLINOIS

1994 SEP -8 PM 2: 28

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which has the address of 5016 W. Huron Street Chicago, IL 60644 (Street) (City)
(herein "Property Address");
(State and Zip Code)

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage, and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

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 installments of principal and interest under the Note, until the Note is paid in full, a sum therein ("Funds") equal to one-twelfth of the yearly taxes and assessments which may attach priority over this Mortgage, and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof.

The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents (Lender may not charge for so holding and applying the Funds, analyzing said account, or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge). Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debt to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency within 30 days from the date notice is mailed by Lender to Borrower requesting payment thereof.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 18 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, then to the principal of the Note, and then to interest and principal on any Future Advances.

4. Charges; Taxes. Borrower shall pay, all taxes, assessments and other charges, fees and impositions attributable to the Property which may attach a priority over this Mortgage, and leasehold payments or ground rents, if any, in the manner provided under paragraph 2 hereof or, if not paid in such manner, by Borrower making payment, when due, directly to the payee thereof. Borrower shall promptly furnish to Lender receipts evidencing such payments. Borrower shall not be required to discharge any lien which has priority over this Mortgage; provided, that Borrower shall not be required to discharge any such lien so long as Borrower shall agree in writing to the payment of the obligation secured by such lien in a manner acceptable to Lender, or shall in good faith contest such lien by, or defend enforcement of such lien in, legal proceedings which operate to prevent the enforcement of the lien or forfeiture of the Property or any part thereof.

5. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards as Lender may require and in such amounts and for such periods as Lender may require; provided, that Lender shall not require that the amount of such coverage exceed that amount required to pay the sums secured by this Mortgage.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All premiums on insurance policies shall be paid in the manner provided under paragraph 2 hereof or, if not paid in such manner, by Borrower making payment, when due, directly to the insurance carrier.

All insurance policies and renewals thereof shall be in form acceptable to Lender and shall include a standard mortgage clause in favor of and in form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, and Borrower shall promptly furnish to Lender all renewal notices and all receipts of paid premiums. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. 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 the Property damaged, provided such restoration or repair is economically feasible and the security of this Mortgage is not thereby impaired. If such restoration or repair is not economically feasible or if the security of this Mortgage would be impaired, the insurance proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Borrower. If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage; any such application of proceeds to principal shall not extend unless Lender and Borrower otherwise agree in writing, referred to in paragraphs 1 and 2 hereof or change the amount of such installments. If under paragraph 18 hereof the Property is acquired by Lender, all right, title and interest of Borrower in and to any insurance policies and in and to the proceeds thereof resulting from damage to the Property prior to the sale or acquisition shall pass to Lender to the extent of the sums secured by this Mortgage immediately prior to such sale or acquisition.

6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration of condominium or a planned unit development, including the condominium or planned unit development documents, the by-laws and regulations of the condominium or planned unit development, the covenants and agreements of this Mortgage as if the rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Mortgage as if the rider were a part hereof.

7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, including, but not limited to, eminent domain, insolvency, code enforcement, or arrangements or proceedings involving a bankruptcy or decedent, then Lender at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums and take such action as is necessary to protect Lender's interest, including, but not limited to, disbursement of reasonable attorney's fees and entry upon the Property to make repairs. If Lender required mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and

8. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration of condominium or a planned unit development, including the condominium or planned unit development documents, the by-laws and regulations of the condominium or planned unit development, the covenants and agreements of this Mortgage as if the rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Mortgage as if the rider were a part hereof.

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Borrower shall have the right to have any proceedings brought by Lender to enforce this Mortgage discontinued at any time.

19. Borrower's Right to Reinstatement. Notwithstanding Lender's acceleration of the sums secured by this Mortgage and costs of documentary evidence, abstracts and title reports.

and costs of documentary evidence, abstracts and title reports. Lender shall be entitled to collect in such proceedings all expenses of enforcement, including, but not limited to, reasonable attorney's fees, immediately due and payable without further demand and may enforce this Mortgage in judicial proceedings. Lender shall

or before the date specified in the notice. Lender at Lender's option may declare all of the sums secured by this Mortgage to be in default of the sums secured by this Mortgage in the notice. Lender shall have the right to exercise this Mortgage in judicial proceedings. Lender shall

shall further inform Borrower of the right to reinstate after acceleration and the right to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender shall have the right to exercise this Mortgage in judicial proceedings and site of the Property. The notice

acceleration of the sums secured by this Mortgage, foreclosure by judicial proceedings and site of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender shall have the right to exercise this Mortgage in judicial proceedings and site of the Property. The notice

breach must be cured; and (d) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclosure by judicial proceedings and site of the Property. The notice

required to cure such breach: (a) a date, not less than 30 days from the date the notice is mailed to Borrower, by which such notice must be cured; and (b) a date, not less than 30 days from the date the notice is mailed to Borrower, by which such notice must be cured.

18. Acceleration; Remedies. Except as provided in paragraph 17 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender

Non-Default Covenants. Borrower and Lender further covenant and agree as follows:

Lender may, without further notice or demand on Borrower, make any remedies permitted by paragraph 18 hereof.

which Borrower may pay the sums declared due. If Borrower fails to pay such sums prior to the expiration of such period.

paragraph 14 hereof. Such notice shall provide a period of not less than 30 days from the date the notice is mailed with

If Lender exercises such option to accelerate, Lender shall mail Borrower notice of acceleration in accordance with

obligations under this Mortgage and the Note.

interest has executed a written assumption agreement accepted in writing by Lender. Lender shall release Borrower from all

is satisfactory to Lender and that the interest payable on the sums secured by this Mortgage shall be at an annual rate as Lender

and the person to whom the Property is to be sold or transferred each agreement in writing that the title of such person

immediately due and payable. Lender shall have waived such option to accelerate if prior to the date of transfer, Lender

not containing an option to purchase. Lender may, at Lender's option, declare all the sums secured by this Mortgage to be

decent or by operation of law upon the death of a joint tenant or of the grant of any trust, and the period of three years or less

by this Mortgage; (b) the creation of a purchase money security interest for household appliances, for a transfer by devise

by Borrower without Lender's prior written consent, excluding the creation of a trust or an insurance subordinate to

17. Transfer of the Property; Assumption. If all or any part of the Property or an interest therein is sold or transferred

of execution or after acceleration hereof.

16. Borrower's Copy. Borrower shall be furnished a confirmed copy of the Note and of this Mortgage at the time

and the provisions of the Mortgage and the Note are declared to be severable.

other provisions of this Mortgage or the Note which can be given effect without the continuing provision, and to this

real property. This Mortgage shall be governed by the law of the jurisdiction in which the Property is located. In the

use and non-Uniform covenants with limited exceptions by jurisdiction to constitute a uniform security instrument covering

15. Uniform Mortgage Governing Law; Severability. This form of mortgage combines uniform covenants for national

Mortgage shall be deemed to have been given to Borrower or Lender as provided herein. Any notice provided for in this

such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this

(b) any notice to Lender shall be given by certified mail, return receipt requested, to Lender's address stated herein or to

Borrower provided for in this Mortgage shall be given by mailing such notice by certified mail addressed to Borrower at

14. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to

interpret or define the provisions hereof.

The captions and headings of the paragraphs of this Mortgage are for convenience only and are not to be used to

subject to the provisions of paragraph 17 hereof. All covenants and agreements of Borrower shall be joint and several

13. Successors and Assigns Bound; Joint and Several Liability; Caddions. The covenants and agreements herein

remedy under this Mortgage or afforded by law as equity and may be exercised concurrently, independently or successively

12. Remedies Cumulative. All remedies provided in this Mortgage are distinct and cumulative to any other right or

The procurement of insurance or the payment of taxes or other items or charges by Lender shall not be a waiver of Lender's

right to accelerate the maturity of the indebtedness secured by this Mortgage.

11. Forbearance by Lender. Any forbearance by Lender in exercising any right or remedy hereunder, or

otherwise afforded by applicable law, shall not be a waiver of or prejudice the exercise of any such right or remedy.

by this Mortgage granted by Lender to any successor or interest of Borrower shall not operate to release, in any manner,

10. Borrower Not Released. Extension of the time for payment or modification of amortization of the sums secured

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prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage, the Note and notes securing Future Advances, if any, had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage and in enforcing Lender's remedies as provided in paragraph 18 hereof, including, but not limited to, reasonable attorney's fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

20. Assignment of Rents; Appointment of Receiver; Lender in Possession. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 18 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 18 hereof or abandonment of the Property, and at any time prior to the expiration of any period of redemption following judicial sale, Lender, in person, by agent or by judicially appointed receiver, shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to receiver's fees, premiums on receiver's bonds and reasonable attorney's fees, and then to the sums secured by this Mortgage. Lender and the receiver shall be liable to account only for those rents actually received.

21. Future Advances. Upon request of Borrower, Lender, at Lender's option prior to release of this Mortgage, may make Future Advances to Borrower. Such Future Advances, with interest thereon, shall be secured by this Mortgage when evidenced by promissory notes stating that said notes are secured hereby. At no time shall the principal amount of the indebtedness secured by this Mortgage, not including sums advanced in accordance herewith to protect the security of this Mortgage, exceed the original amount of the Note plus US \$ _____.

22. Release. Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any.

23. Waiver of Homestead. Borrower hereby waives all right of homestead exemption in the Property.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Richard P. Williams
Borrower

—Borrower

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STATE OF ILLINOIS, _____ County ss:

I, THE UNDERSIGNED, a Notary Public in and for said county and state,

do hereby certify that Pioneer Bank Trust Company, Inc.

Chicago, Ill. 60601, personally known to me to be the same person(s) whose name(s)

subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he

signed and delivered the said instrument as _____ free and voluntary act, for the uses and purposes therein

set forth.

Given under my hand and official seal, this

6th day of SEPTEMBER, 1991

My Commission expires _____

Brenda Vernon
Notary Public



(Space Below This Line Reserved For Lender and Recorder)