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WALNED WANCE WILL BEY, When the TAXES - LIENS - INSURANDE and parable, all takes, tiens, assessments, obligations, water rates and any other charges against the Property, whether superior or inferior to the lies of this mentgage, maintain hazard insurance on the Property in your favor in a form and amount established by you and maintain and keep the Property in good repair at all times during the term of this mortgage. You may pay any such is a, lien, assessment, obligation, water rates, premium or other charge (including any charge to maintain or repair the Premises) or purchase such insurance in your own same, if I fall to do so. The amount you pay will be due and payable to you from me on demand, will beer an interest charge at the interest rate set forth in the blote secured by this mortgage if permitted by law or, if not, at the highest lawful interest rate, will be an additional lien on the Property and may be enforced and collected in the same manner as the other obligations secured by this mortgage. The insurance carrier providing the insurance referred to above will be chosen by me pulled to your apprenant secured by the managene. The insulance carrier providing the insulance reletted to neceptable to you and must include a standard mortgages clause. You will have the right to hold the policies and renewals. If you require, I will promptly give to you all receipts of paid premiums and renewal notices. In the event of a loss, I will give prompt notice to the insurance carrier and you. You may file proof of loss if not made promptly by me, insurance proceeds will be applied to the restoration or repair of the Property damaged or, at your option, the insurance proceeds will be applied to the same, secured by this mortgage, whether or not then due, with any excess paid to me. If I shandon the Property, or do not mawer within ten (10) days, a notice from you that the insurance carrier has offered to settle a claim, then you may collect the insurance proceeds. The ten (10)-day period will begin when the testlee is given.

TITLE - I warrant the title to the Property. I further warrant that the lien created by this mortgage is a valid and enforceable first lien, nulsordinate only to easements and restrictions of record existing as of the date of this mortgage, and that during the entire terms of indebtedness secured by this mortgage such lien will not become subordinate to anything else.

CONDEMNATION. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation (the taking of my proper (for a public use) or any other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and will be part to you and are subject to the lien of this mortgage. In the event of a taking of the Property the proceeds will be applied to the sums secured by the mortgage, whether or not then due, with any excess paid to me. If the Property is abandoned by me, or if, after notice by you to me that the condemnor affers to make an award or settle a claim for damages, I fall to respond to you within ten (10) this after the date the notice is given, you are authorized to collect and apply the proceeds, at your option, either to the restoration or repair of the Property or to the sums seen edby the mortgage, whether or not then due.

CONSENT TO TRANSFER OF ATTERATION - Specific those circumstances in which federal law experwise provides, I will my, without your prior written consent, selfo, transfer the Property or alter, remove or demalish the Property.

DEFAULT - If I default in paying any part of the obligations secured by this mortgage or if I default in any other way under this mortgage or under the note which it secures, or if I default under the terms of any other security document covering the Property, the full unpaid principal balance and accrued and unpaid interest charge vail become due immediately if you desire, without your advising me. I agree to pay all costs and disbursements (including reasonable attorney (e.s), which you are legally entitled in connection with any sait to foreclose on or collect this mortgage. If any money is left over after you foreclose on this mortgage and deduct such costs and disbursements, it will paid to the persons legally entitled to it, but if any money is still oving, I agree to pay you the balance.

APPOINTMENT OF RECEIVER AND ASSIGNMENT OF RENTS - 1 agree that you are entitled to the appointment of a receiver in any action to forcelose on this mortgage and you may also enter the croperty and take possession of it, rent it if the Property is not already rented, receive all rents and apply them to the obligations secured by his mortgage. I assign all rents to you but you agree that I may continue to collect the rents unless I am in default under this mortgage or the N/xe.

RIGHTS CUMULATIVE - Your rights under this mortgage will be reparate, distinct and cumulative and none of them will be in exclusion of any other nor will any act of yours be considered as an election to seed under any one provision of this mortgage to the exclusion of any other provision.

NOTICES - I agree that any notice and demand or request may be given to me citier in person or by mail.

EXTENSIONS AND MODIFICATIONS - Each of the undersigned agrees that no extension of time or other variation of any obligation secured by this mortgage will affect any other obligations under this mortgage.

APPLICABLE LAW - This montgage is made in accordance with, and will be consuled under, the laws of the State of Illinois, and applicable federal law.

FORECLOSURE - In the event that any provision of this mortgage is inconsistent with any provision of the Illinois Mortgage Foreclosure Law Chapter 110, Sections 15-1101 et. seq., III. Rev. Stat., as amended ("Act"), the provision of the Act shall take precedence over the provisions of this mortgage, but shall not invalidate or render unenforceable any other provision of his mortgage that can be construed in a manner consistent with the Act. If any provision of this mortgage shall grant you any rights or ret redies upon my default which are more limited than the rights that would otherwise be vested in you under the Act in the absence of said provision, you shall be vested with the rights granted in the Act to the full extent permitted by law.

MAXIMUM AMOUNT - The maximum amount of principal, interest, future advances and other amount (no v or hereinafter owed) that shall be secured by this mortgage shall be double the original principal balance bereinabove stated.

RESPONSIBLE PARTY TRANSFER ACT - I represent and warrant that the Property does not contain any underground storage tanks or conditions which require notification or compliance with the Responsible Party Transfer Act of 1988, as among a (Illineis Annotated Statutes, Chapter 30, Paragraph 901 et. seq.), in conjunction with the execution and delivery of this mortgage.

EXCESS INTEREST - It being the intention of you and me to comply with the laws of the State of Illinois and applied by federal law, it is agreed that notwithstanding any provision to the contrary in the Note, this mortgage, or any of the other loan documents, no such provision shall require the payment or permit the collection of any amount ("Excess interest") in excess of the maximum amount of interest permitted by law to be charged for the use or detention, or the forbearance in the collection, of all or any portion of the indebtedness hereby secured. If any Excess interest is provided for, or is adjudicated to be provided for, in the Note, this mortgage, or any of the other loan documents, then in such event (a) the provisions of this paragraph shall govern and control; (b) I shall not be obligated to pay any Excess Interest; (c) any Excess Interest that you may have received hereunder shall, at your option, be (i) applied as a credit against the then unpaid principal balance under the Note, accrued and unpaid interest thereon (not to exceed the maximum amount permitted by law), or both, (ii) refunded to the payor thereof, or (iii) any combination of the foregoing; (d) the rate of interest under the Note shall be automatically subject to reduction to the nfaximum lawful rate allowed under the laws of lilinois or applicable federal law and the Note, this mortgage, and the other loan documents shall be deemed to have been, and shall be, reformed and modified to reflect such reduction in the rate of interest under the Note.

RECEIPT OF COPY - Each of the undersigned acknowledges receipt of a completed and signed copy of this mongage.

BINDING EFFECT: This mortgage is binding on and inures to both your and my successors and assigns.

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UNOFFICIAL COPY

EXHIBIT A

SUB LOT 31 IN ROLAND R. LANDIS SUBDIVISION OF LOT 108 AND 109
IN SCHOOL TRUSTEES SUBDIVISION OF THE NORTH PART OF
SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

Property of Coot County Clert's Office