SHETTA VAUCHAN	(Neme) First FC	pered by deral Bank for Savings
A MANO MENANT		dee Read, Arlington Hei
1243 BALOWIN	First Federal Bank	for Savings
PALATINE, IL 60067	770 Dundee Road	IL 60004
MORTGAGOR "I" Includes each mortgagor above.	"You" means the mortgage	TGAGEF ne, its successors and essigns.
L ESTATE MORTGAGE: For value received, i, SHETTA VAL		artundussi engelemanya artundus sama taga da
mortgage and warrant to you to secure to you to secure to you to secure to your tall the real estate described.	ne payment of the secured decidencing and percents, and	
future improvements and fixtures (all called the "property"). PERTY ADDRESS: 1243 SALCHTN	PALATINE	, Illinois _50067
PERTY ADOPTED	(CHY)	(Zip Code)
AL DESCRIPTION:	•	
SEE ATTACHED L'EGAL :		
PERMANENT INDFX NUMBER: 02-12-200-021-1	COOK COUNTY, ILLINOIS LOS4 FILED FOR RECORD	
0		01.002012
NO.	04 110V 23 AM 8: 55	94992913
THIS MORTGAGE IS SUBJECT AND SUBORDI BANK FOR SAVINGS DATED 11-18-94 FOR AS DOCUMENT # 9492212		
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located in COCK		
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Notary Public, State of Illinois

Notary

ILLINOIS (page 1 of 2)

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- to principal, if partial prepayment of the secured dabt occurs for any reason, it will not reduce or excuss any subsequently scheduled payment until the secured debt is paid in full.

 2. Claims against Title, I will pay all taxes, assessments, liens and encumbrances on the property when due and will defend title to the property equinet any claims which would impair the lien of this mortgage. You may require me to easign any rights, claims or defenses which I may have against parties who supply labor or meterials to improve, or maintain the property.
- 3. Ensurance, I will keep the property insured under terms addeptable to you at my expense and for your benefit. You will be named as loss payed 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 damaged property or to the secured debt. If you require mortgage insurance, I agree to maintain such insurance for as long as you require.
- 4. Property, I will keep the property in good condition and make all repairs reasonably necessary.
- 5. Expenses, I agree to pay all your expenses, including resonable attorneys' fees if I breek any covenants in this murtgage or in any obligation secured by this mortgage. Attorneys' 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 fail to make any payment when due or break any ocvenants 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 pussession 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 fee, commissions to rents agents, and any other necessary related expenses. The remaining amount of rents will then apply to payments on the source debt as provided in Covenant 1.
- 8. Walver of Homestead. Disreby walve all right of homestead exemption in the property.
- S. Lesseholds: Condominiums: Honned Unit Developments. I agree to comply with the provisions of any less 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-isws, or regulations of the condominium or a planned unit development,
- 10. Authority of Mortgages to Perform for Mortgager. If I fall to perform any of my duties under this mortgage, you may perform the duties or cause them to be performed. You may of my name or pay any amount if necessary for performance, if any donatruction on the property is discontinued or not carried on in a reserve at 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 from exercising any of your other rights under the law or this mortgage.

Any emounts peld 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 peld in full / ... be 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 ressonable cause for your inspection.
- 12. Condemnation, I assign to you the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the property. Buch proceeds will be applied as provided in Covenant 1. This assignment is subject to the terms of any prior security agreement.
- 13. Walver. By exercising any remody 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 Sound. All duties under this mortgage are joint and several. If I co-sign this mortgage but do not os sign the underlying debt I do so only to mortgage my 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 multipage.

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

75. Notice. Unless otherwise required by law, any notice to me shell be given by delivering 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 any 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 starrs shave.

- 16. Transfer of the Property or a Boneficial 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 have also demand immediate payment if the mortgagor is not a natural person and a beneficial interest in the mortgagor is sold or transferred. However, 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 nie I agrae to pay all costs to record this mortgage.

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PARCEL 1: UNIT NUMBER 400 IN SAN TROPAL CONDONINUM, AS DELINEATED SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF LAND (HEREINAFTER REFERRED TO AS "PARCEL"):

THAT PART OF THE COUTH 780.0 FERT, AS MEASURED AT RIGHT ANGLES OF THE SOUTH LINE THERSOF, OF THE MORTHWEST 1/4 OF THE MORTHEAST 1/4 OF SECTION 12, TOWNFAID 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, D'SCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAIL MORTHWEST 1/4 OF THE MORTHEAST 1/4; THEMCE EAST ALONG THE SOUTH LINE OF BAID MORTHWEST 1/4 OF THE MORTHEAST 1/4, 282.96 FRET; (THE SOUTH LINE OF BAID MORTHWEST 1/4 OF THE MORTHEAST 1/4 BEING ASSUMED 2/4 RUNNING D'E BAST AND WEST FOR THIS LEGAL DESCRIPTION) THENCE MORTH 1/4, 0 FEET TO A POINT FOR A PLACE OF BEGINNING OF THE PARCEL OF LANE THEREIN DESCRIBED: THENCE WEST 77.0 FEET; THENCE MORTH 88.0 FEET; THENCE WEST 13.40 FEET; THENCE WEST 77.0 FEET; THENCE SOUTH 123.0 FEET TO THE PARCEL OF BEGINNING IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTES UNDER TRUST NUMBER 1367400 AND ADCORDED IN THE IM THE OFFICE OF THE RECORDER OF DEEDS OF COOL COUNTY, ILLINOIS, AS DOGUMENT MUMBER 23448135, TOGETHER WITH AN UNDIVIDED 1.272 PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID LILL THAT PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

OBLA

PARCEL 2:
EASEMENTS FOR INGRESS AND EGRESS FOR TED BENEFIT FOR PANCEL 1, AS
DEFINED AND SET FORTH IN MASTER DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR SAN TROPAL FOUNNED
RESIDENTIAL DEVELOPMENT, MADE BY CHICAGO TITLE AND TRUST COMPANY,
TRUST NUMBER 1067400, DATED MARCH 31, 1976 AND RECORDED APRIL 12,
1976 AS DOCUMENT NUMBER 23448134, AND CREATED BY DEED FROM CHICAGO
TITLE AND TRUST COMPANY, NUMBER 1067500 TO IRVING FEINBERG DATED
MAY 31, 1977 AND RECORDED JUNE 2, 1977 AS DOCUMENT 23951367, IN
COOK COUNTY, ILLINOIS.

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