

BANK BONE

A0059105

Form No. 21002/10-93

94386221

Revolving Credit Mortgage

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3. To keep the Property insured against ioss or damage by fire and windstorm and such other hierards and the holder of any prior mortgage in the aggregate amount of the total mortgage industriedness embinious property in the property of the total mortgage industriedness embinious and the following the followi

- 3.To keep the Property insured against loss or damage by fire and windstorm and such other hazards in Mortgager organic, for the beninft of Mortgager and the holder of any prior mortgager in the aggregate amount of the total mortgage independences embinering said Property with insurance companies acceptable to Mortgagere, and to deposit the policies of insurance with Mortgagere it requires of by Mortgagere. Mortgagere is hereby authorized to adjust and compromise any loss covered by such insurance, to collect the proceeds thereof, endouge checks and drafts issued therefor, and to apply such proceeds as a credit upon any part of the indebtedness secured hereby whether then due or hierarchite becoming due, or to part the uses of the hame for the purpose of rebuilding or repairing the damaged Property.
- 4.To pay all taxes and assessments against sale Property as the same shall become due and payable or, at the request of the Mortgagee, to pay to Mortgagee on each installment date a sum equal to the sum of one-twelfth (1/12) of the taxes and assessments for the fiscal period for which taxes and assessments are next due and payable, as estimated by Mortgagee. Said deposts shall be without interest pard by the Mortgagee (unless required by law) and the taxes and assessments shall be paid therefrom as they become due and payable to the extent that the deposts are sufficient therefor Mortgagee assumes no responsibility for the validity of any tax or assessments.

In the ovent such deposits erceed the amount required for the payment of taxes and assessments, the Mortgagee may apply a part or all of such excess at such time as it may effect to the principal of sidebtedness secured hereby. If such deposits are fees than the amount required for the payment of taxes and assessments, Mortgagor shall, on demand, pay such delicency.

If all or any part of the Property or an interest therein findhiding beneficial interest in the rand bord, of applicable as select assigned, transperted or further encumbered by Mortgagor or its beneficial coary (exclusiva modification or according to the prior beneficial to accurate the under decimes, memby securing) without Mortgagor or its beneficial in the property is no longer the principal testdended Mortgagor or its beneficial in the prior to the Property is no longer the principal testdended Mortgagor or its beneficial in the public Mortgagor to be immediately due and payable.

Upon Mortgagor's for Morte agains beneficiary, if applicable the whol any coverant or agreement of the Agreement or this Mortgagor's dot by this Mortgago or as and forth in the Agreement. Mortgagor to another thoo shak much indice in Mortgagor's and Mortgagor's beneficiary, if applicable peopling (11) the breach, (2) the action required to core such treath. (3) thats, not less than 30 days from the date the notice is marked, by which such an action must be cored, and (4) that failure to core such breach on or before the date specified by this Mortgago and foreclosure by judicial processing and since of the Property. If the breach is not cored to be before the date specified in the notice. Mortgagor's option may declare all of the sums secured by this Mortgagor's Obligagor's April proceedings.

Any torbearance by Mongages in exercising any right or remedy hereunder, or otherwise afforced by applicable taw, shall not be a waiver of or preclude the exercise of any such right or remedy by Mongages.

This Mortage shall be governed by the law of the State rubble or, including without frontation the provisions of blimps Bevised Statute Chapter 17. Sections 6405, 6406 and 6407; and 313.2. In the event that any provisions or clause of this blandage, or Agreement coefficient with their applicable law, such coefficient not affect other provisions of this Mortgage or the Agreement are declared to be severable.

Mortgagor shall be fiable to Mortgagoe for all legal costs, including that not imitted to reasonable attorney trees and costs and cludges of any safe in any action to enforce any of Mortgagoe's rights hereunder whether or not such action proceeds to judgement. Said costs what be included in the indebtedness secured hereby and become a lien on the Property.

Mortgagor (and the beneficiary of Mortgagor, if applicable) hereby waives all not it of homestead exemption in the Property

Each of the covenants and agreements herein shall be binding upon and shall mure to the herein the the respective here. The criticis, administrators, successors and assigns of the Mortgagor. Mortgagor's beneficiary (if applicable), and Mortgagor.

In the event the Mortgagor executing this Mortgage is an Illinois land trust, this Mortgage is expected by Mortgagor, not personally, but as Trustee aloresald in the exercise of the power and authority conterred upon and vested in it as such Trustee and the Mortgagor hereby warrants that it possesses full power and authority to execute this instrument and it is expressly understood and agreed that nothing contained herein or in the Note shall be construed as creating any illability on the Mortgagor personally to pay any and all obligations due under or pursuant to the Agreement or Mortgage, or any indebtedness secured by this Mortgage, or to perform any covenant, either express or implied herein contained, all such liat into it any, being expressly waived by Mortgagee and by every person now or hereafter claiming any right or security hereunder, and that so far as Mortgagor in personally concerned, Mortgagee, its successor or assigns shall look sofely to the Property hereby mortgaged, conveyed and assigned to any other security, a vec, at any time to secure the payment thereof.

INDIVIDUALS:

MOLDS	ersphally but	
as Trustee under Trust Agreement dated	······································	lufter Kare on
and known as Trust Number		ARTINUA DEVEREATIX
BY:		(lul) with
its.		ANN TAYLOR
County of 1138K		
State of thinois		
ARTHUR DEVEREAUX, DIVORCED AND NOT SINCE REMAR to me to be the same person S whose nome this day in person and acknowledged that THEIR tree and voluntary act, for the use	RIED AND ANN TAYO ame S THEY es and purposes therein	or said County, in the State aforesaid, DO HEREBY CERTIFY THAT LOR DIVORCED AND NOT SINCE REMARRIED personally known subscribed to the foregoing instrument, appeared before signed, sealed, and delivered the said instrument as settorin, including the reliabse and warver of the right of homestead.
Given under my hand a contame beautins 12 OFFICIAL STAT ROBER F. R. LUC MAIN Noticy H. Lilo, Gook County State of Miles 19-5-95 My Commission Expires 19-5-95	Notarxy	

LAND TRUST