

4190080805612953 125//AST03

RANDAL C. MILIND JUDITE A. MILIND MOSSAND AND NIVE	GRANTOR	RANDAL C. MRLIND JUDITH A. MRLIND	BORROWER	a whole to be at the court of
530 MEYERSON WAY WHEELING IL 60090	ADDRESS	530 MEYERSON WAY WEELING IL 40090	ADDRESS :	

LENDER: First Bank of South Dakota (National Association)

A NATIONAL BANKING ASSOCIATION

141 NORTH MAIN AVENUE SIOUX FALLS, SD 57117

- 1. GRANT. For good and valuable consideration, Grantor hereby mortgages and warrants to Lender identified above, the real property described in Schedule A which is attached to this Mhrtgage and incorporated herein together with all future and present improvements and fixtures; privileges, hereditaments, and appurtimenous; leases, lior ise, and other agreements, easements, royalties, leasehold estate, if a leasehold; rents, issues and profits; water, well, clitch, reservoir and mineral rights and stocks, and standing timber and crops pertaining to the real property (cumulatively "Property").
- 2. OBLIGATIONS. This inortrage shall secure the payment and performance of all of Borrower's and Grantor's present and future, indebtedness, liabilities, obligations and covenants (cumi lathely "Obligations") to Lender pursuant to:

(a) this Mortosce and the to\*, wir a agreement:

PRINCIPAL AMOUNT/ CREDIT LIMIT	1	NOTE/ AGREEMENT DATE	MATURITY DATE	
25.000.00		07/26/1995	1	27.50 24.00 PENTALY 51.50
	1		,	

- (b) all renewals, extensions, amendments, modifications, replacements or substitutions to any of the foregoing;
- (c) applicable law.
- 2. PURPOSE. This Mortgage and the Obligations described her sin are executed and incurred for consumer purposes.
- 4. The total amount of indebtedness advanced by this Mortgage order the promissory note or agreement (the "NOTE") secured hereby may increase of reason from time in time, but the initial of all such indebtedness so secured shall not exceed \$ 25,000.00 pks interest, collection costs, and se from time to time, but the total of all such indebtedness so secu ad shall not exceed \$ amounts advanced to protect the iten of this Mortgage. The Note secured he eby widences a "Revolving Credit" as defined in 815 ILCS 205/4.1. The lien of this Mortgage secures payment of any existing indebtedness and future advance made pursuant to the Note, to the same extent as if such future advances were made on the date of the execution of this Mortgage, without regard to whether or not use as any advance made at the time this Mortgage is executed and without regard to whether or not there is any indebtedness outstanding at the time any advance is made.
- 5. EXPENSES. To the extent permitted by law, this Mortgage secures the repayment of amounts expended by Lander to perform Grantor's covenants under this Mortgage or to maintain, preserve, or dispose of the Property, including but not limited to amounts expended for the payment of taxes, special assessments, or insurance on the Property, plus interest thereon.
  - 6. REPRESENTATIONS, WARRANTIES AND COVENANTS. Grantor represents, warrar to and covenants to Lender that:
    - (a) Granter shall maintain the Property free of all liens, security Interests, encumbrances and rules, except for this Mortgage and liens and encumbrances of record:
    - (b) Neither Grantor nor, to the best of Grantor's knowledge, any other party has used, pure abed, released, discharged, stored, or disposed of any "Hazardous Materials" as defined herein, in connection with the Property or transported any Hazardous Materials to or from the Property. Grantor shall not "Hazardous Materials" as defined herein, in connection with the Property or transported any Hazardous Materials to or from the Property. Caritor shall mean fully flazardous waste, toxic substances, or any other of substances, materials, or waste which is or becomes regulated by any governmental authority including, out or limited to, (i) petroleum; (ii) those substances, materials or wastes designated as a "haz indoes substance" pursuant to Section 311 of the or limited to th Clean Water Act or listed pursuant to Section 307 of the Clean Water Act or any amendments or replacen wits to these statutes; (v) those substances, materials or wastes defined as a "hazardous waste" pursuant to Section 1004 of the Resource Conservation and Recovery Act or any amendments or proreplacements to that statute; or (vi) those substances, materials or wastes defined as a "hazardous substance" purs ant 1) Section 101 of the Comprehensive Environmental Response, Compensation and Liability Act, or any amendments or replacements to that statute or any of er similar statute, rule, regulation or ordinance now or hereafter in effect:
    - (c) Grantor has the right and is duly authorized to execute and perform its Obligations under this Mortgage and these actions to not and shall not conflict with the provisions of any statute, regulation, ordinance, rule of law, contract or other agreement which may be binding on Grantur a any time:
    - (d) No action or proceeding is or shall be pending or threatened which might materially affect the Property; and
    - (e) Grantor has not violated and shall not violate any statute, regulation, ordinance, rule of law, contract or other agreement which inight materially affect the Property (including, but not limited to, those governing Hazardous Materials) or Lender's rights or interest in the Property pursuant to this Mortgage.
- 7. TRANSFERS OF THE PROPERTY OR BENEFICIAL INTERESTS IN BORROWERS. On sale or transfer to any person without the prior written approval of Lender of all or any part of the real property described in Schedule A, or any interest therein, or of all or any beneficial interest in Borrower or Grantor (if Borrower or Grantor fa not a natural person or persons but is a corporation, partnership, trust, or other legal entity). Lender may, at Lender's option declare the sums secured by this Mortgage to be immediately due and payable, and Lender may invoke any remedies permitted by the promissory note or other agreement or by this Mortgage, unless otherwise prohibited by tederal law
- s. INQUIRIES AND NOTIFICATION TO THIRD PARTIES. Granter hereby authorizes Lender to contact any third party and make any inquiry pertaining to Grantor's financial condition or the Property. In addition, Lender is authorized to provide oral or written notice of its interest in the Property to any third party.
- INTERFERENCE WITH LEASES AND OTHER AGREEMENTS. Grantor shall not take or fail to take any action which may cause or permit the termination or the withholding of any payment in connection with any lease or other agreement ("Agreement") pertaining to the Property. In addition, Grantor without Lender's prior written consent, shall not: (a) collect any monies payable under any Agreement more than one month in advance; (b) modify any Agreement; (c) assign or allow a tien, security interest or other encumbrance to be placed upon Granton's right; title and interest in and to any Agreement or the amounts payable theraunder; or (d) terminate or cancel any Agreement except for the nonpayment of any sum or other material breach by the other party thereto. If Grantor receives at any time any written communication asserting a default by Grantor under an Agreement or purporting to terminate or cancel any Agreement, Grantor shall promptly forward a copy of such communication. (and any subsequent communications relating thereto) to Lender.
- 18. COLLECTION OF INDEBTEDNESS FROM THIRD PARTY. Lander shall be entitled to notify or require Granter to notify any third party (including, but not limited to, lessess, licensess, governmental authorities and insurance companies) to pay Lender any indebtedness or obligation owing to Grantor with respect to the Property (cumulatively "indebtedness") whether or not a default exists under this Mortgage. Grantor shall diligently collect the Indebtedness owing to Grantor from these third parties until the giving of such notification. In the event that Grantor possesses or receives possession of any instrument or other remittances with respect to the Indebtedness following the giving of such notification or if the instruments or other remittances constitute the prepayment of any insurance or condemnation proceeds, Grantor shall hold such instruments and other remittances in trust for Lender apart from its other property, andorse the instruments and other remittances to Lender, and immediately provide Lender with possession of the Instruments and other remittances. Lender shall be entitled, but not required to collect-(by legal proceedings or otherwise), extend the time for payment, compromise, exchange or release any obligor or collisional upon, or otherwise settle any of the indebtedness whether or not an event of default exists under this Agreement. Lender shall not be liable to Grantor for any action, error, missaice, omission or delay pertaining to the actions described in this paragraph or any damages resulting therefrom.

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. 12. LOSS OR DAMAGE. Grantor shall bear the entire risk of any loss, theft, destruction or damage (cumulatively "Loss or Damage") to the Property or any portion thereof from any case whatsoever. In the event of any Loss or Damage, Grantor shall, at the option of Lender, repair the affected Property to its previous condition or pay or cause to be paid to Lender the decrease in the fair market value of the affected Property.

- 13. INSURANCE. Grantor shall keep the Property insured for its full value against all hazarda including loss or damage caused by fire, collision, theft, flood (# applicable) or other casualty. Grantor may obtain insurance on the Property from such companies as are acceptable to Lender in its sole discretion. The Insurance policies shall require the insurance company to provide Lender with at least thirty (30) days' written notice before such policies are altered or cancelled in any manner. The insurance policies shall name Lender as a mortgagee and provide that no act or omission of Grantor or any other person shall affect the right of Lender to be paid the insurance proceeds partaining to the loss or damage of the Property. At Lender's option, Lender may apply the insurance proceeds to the repair of the Property or require the insurance proceeds to be paid to Lender. In the event Grantor falls to acquire or maintain insurance, Lender (after providing notice as may be required by law) may in its discretion procure appropriate insurance coverage upon the Property and charge the insurance cost shall be an advance payable and bearing interest as described in Paragraph 27 and secured hereby. Grantor shall furnish Lender with evidence of insurance indicating the required coverage. Lender may act as attorney-in-fact for Crantor in making and settling claims under insurance policies, cancelling any policy or endorsing Grantor's name on any draft or negotiable instrument drawn bir any insurer. All such insurance policies shall be constantly assigned, pledged and delivered to Lender for further securing the Obligations. In the event of k.ss. Grantor shall immediately give Lender written notice and Lender is authorized to make proof of loss. Each insurance company is directed to make paymens directly to Lender instead of to Lender written notice and Lender is authorized to make proof of loss. Each insurance company is directed to make paymens of rebuilding and restoring the Property. Any amount applied against the Obliga
- 14. ZONING AND PRIVETE COVENANTS. Grantor shall not initiate or consent to any change in the zoning provisions or private covenants affecting the use of the Property without center's prior written consent. If Grantor's use of the Property becomes a nonconforming use under any zoning provision, Grantor shall not cause or permit succuse to be discontinued or abandoned without the prior written consent of Lender. Grantor will immediately provide Lender with written notice of any proposed r, ranges to the zoning provisions or private covenants affecting the Property.
- \*\*15. CONDEMNATION. Giant's shall immediately provide Lender with written notice of any actual or threatened condemnation or eminent domain proceeding pertaining to the Propert. All monies payable to Grantor from such condemnation or taking are hereby assigned to Lender and shall be applied first to the payment of Lender's attorneys' in a legal expenses and other costs (including appraisal fees) in connection with the condemnation or eminent domain proceedings and then, at the option of tie dom, to the payment of the Colligations or the restoration or repair of the Property. In any event, Grantor shall be obligated to restore or repair the Property.
- 16. LENDER'S RIGHT TO COMMENCE Of PEFEND LEGAL ACTIONS. Grantor shall immediately provide Lender with written notice of any actual or threatened action, suit, or other proceeding affecting the Property. Grantor hereby appoints Lender as its attorney-in-fact to commence, intervene in, and defend such actions, suits, or other legal proceedings and to compromise or settle any claim or controversy pertaining thereto. Lender shall not be liable to Grantor for any action, error, mistake, omission or delay pertaining to a actions described in this paragraph or any damages resulting therefrom. Nothing contained herein will prevent Lender from taking the actions described in this paragraph in its own name.
- 17. INDEMNIFICATION. Lender shall not assume or by responsible for the performance of any of Grantor's Obligations with respect to the Property under any circumstances. Grantor shall immediately provide Lender wir' its shareholders, directors, officers, employees and agents with written notice of and indemnify and hold Lender and its shareholders, directors, employees and agents harmless from all claims, damages, liabilities (including attorneys' fees and legal expenses), causes of actions, suits and other legal proceedings (cumulatively "Claims") pertaining to the Property (including, but not limited to, those involving Hazardous Materials). Grantor, upon the request of Lender, shall hire legal counsel to defend Lender from such Claims, and pay the attorneys' fees, legal expenses and other costs incurred in connection therewith. In the alternative, Lender shall be entitled to employ its own legal counsel to defend such Claims at Grantor's cost. Grantor's obligation to indemnity Lender shall survive the armination, release or foreclosure of this Mortgage.
- 18. TAXES AND ASSESSMENTS. Grantor shall pay all taxes and assessments relating to Property when due. Upon the request of Lender, Grantor shall deposit with Lender each month one-twelfth (1/12) of the estimated annual insurance premium, taxes and assessments pertaining to the Property. So long as there is no default, these amounts shall be applied to the payment of taxes, assessments and insurance as required on the Property. In the event of default, Lender shall have the right, at its sole option, to apply the funds so held to pay any tixes or against the Obligations. Any funds applied against the Obligations shall be applied in the reverse order of the due date thereof
- 19. INSPECTION OF PROPERTY, BOOKS, RECORDS AND REPORTS. Grantor shall ally with Lender or its agents to examine and inspect the Property and examine, inspect and make copies of Grantor's books and records pertaining to the Property from time to time. Grantor shall provide any assistance required by Lender for these purposes. All of the signatures and information contained in Grantor's books and records pertaining to the Property. Additionally, Grantor shall report, in a form satisfactory to Lender, such information as Lender may request regarding Grantor's financial condition of the Property. The information shall be rendered with such frequency as Lender may dissignate. All information furnished by Grantor to Lender shall be true, accurate and complete in all respects.
- 20. ESTOPPEL CERTIFICATES. Within ten (10) days after any request by Lender, Grantor shall deliver to fundar, or any Intended transferse of Lender's rights with respect to the Obligations, a signed and acknowledged statement specifying (a) the outstanding balance on the Obligations; and (b) whether Grantor possesses any claims, defenses, set-offs or counterclaims with respect to the Obligations and, if so, the nature of such claims, defenses, set-offs or counterclaims. Grantor will be conclusively bound by any representation that Lender may make to the intended transferse. The respect to these matters in the event that Grantor fails to provide the requested statement in a timely manner.
  - 21. DEFAULT. Grantor shall be in default under this Mortgage in the event that Grantor or Borrower:
    - (a) commits traud or makes a meterial misrepresentation at any time in connection with the Obligations or this Montgar's, including, but not limited to, take statements made by Grantor about Grantor's income, assets, or any other aspects of Grantor's financial condition;
    - (b) falls to meet the repayment terms of the Obligations, or
    - (c) violates or fails to comply with a covenant contained in this Montgage which adversely affects the Property or Lender's rights (i.i. a Property, Including, but not (imited to, transfering title to or selling the Property without Lender's consent, failing to maintain insurance or to pay taxes on the Property, allowing a lien senior to Lender's to result on the Property without Lender's written consent, allowing the taking of the Property through eminent domain, allowing the Property to be (oreclosed by a lientwider other than Lender, committing waste of the Property, or using the property in an illegal manner which may subject the Property to seizure or confiscation.
- 22. RIGHTS OF LENDER ON DEFAULT. If there is a default under this Mortgage, Lender shall be entitled to exercise one or more of the following remedies without notice or demand (except as required by law):
  - (a) to terminate or suspend further advances or reduce the credit limit under the promissory notes or agreements evidencing the obligations;
  - (b) to declare the Obligations immediately due and payable in full.
  - (c) to collect the outstanding Obligations with or without resorting to judicial process,
  - (d) to require Grantor to deliver and make available to Lender any personal property constituting the Property at a place reasonably convenient to Grantor and Lender;
  - (e) to collect all of the rents, issues, and profits from the Property from the date of default and thereafter,
  - (f) to apply for and obtain the appointment of a receiver for the Property without regard to Grantor's financial condition or solvency, the adequacy of the Property to secure the payment or performance of the Obligations, or the existence of any waste to the Property;
  - (g) to foreclose this Mortgage
  - (h) to set-off the Obligations against any amounts due to Grantor or Borrower including, but not limited to, montes, instruments, and deposit accounts maintained with Lender; and
  - (i) to exercise all other rights available to Lender under any other written agreement or applicable law

Lender's rights are cumulative and may be exercised together, separately, and in any order. In the event that Lender institutes an action seeking the recovery of any of the Property by way of a prejudgment remedy in an action against Grantor, Grantor waives the posting of any bond which might otherwise be required.

23. APPLICATION OF FORECLOSURE PROCEEDS. The proceeds from the foreclosure of this Mortgage and the sale of the Property shall be applied in the following manner: first, to the payment of any sheriff's fee and the satisfaction of its expenses and costs, then to reimburse Lender for its expenses and costs of the sale or in connection with securing, preserving and maintaining the Property, seeking or obtaining the appointment of a receiver for the Property, (Including, but not limited to, attorneys' fees, legal expenses, filing fees, notification costs, and appraisal costs), then to the payment of the Obligations; and then to any third party as provided by law.

- ions to which Grantor would otherwise be 24. WAIVER OF HOMESTEAD A entitied under any applicable law if a husband and wife are both signing this Mortgage and only one of the spouses is an owner of the Property, then the other spouse is signing for the sole purpose of waiving such homestead rights and other exemptions
- 25. COLLECTION COSTS. It Lender hires an attorney to assist in collecting any amount due or enforcing any right or remedy under this Mortgage, Grantor agrees to pay Lender's reasonable attorneys' fees and costs
- 26. SATISFACTION. Upon the payment in full of the Obligations, this Mortgage shall be satisfied of record by Lender.
- 27. REIMBURSEMENT OF AMOUNTS EXPENDED BY LENDER. Upon demand, to the extent permitted by law, Grantor shall immediately relmburse Lender for all amounts (including attorneys' fees and legal expenses) expended by Lender in the performance of any action required to be taken by Grantor or the exercise of any right or remedy of Lender under this Mortgage, together with interest thereon at the lower of the highest rate described in any Obligation or the highest rate allowed by law from the date of payment until the date of reimbursement. These sums shall be included in the definition of Obligations herein and shall be secured by the interest granted herein.
- 28. APPLICATION OF PAYMENTS. All payments made by or on behalf of Grantor or Borrower may be applied against the amounts paid by Lender (including attorneys' tees and legal expenses), to the extent permitted by law, in connection with the exercise of its rights or remedies described in this Mortgage and then to the payment of the remaining Obligations in whatever order Lender chooses
- 29. POWER OF ATTORNEY. Grantor hereby appoints Lender as its attorney-in-fact to endorse Grantor's name on all instruments and other documents entaining to the Obligations or indebtedness. In addition, Lender shall be entitled, but not required, to perform any action or execute any document required to be taken or executed by Grantor under this Mortgage. Lender's performance of such action or execution of such documents shall not relieve Grantor from any Obligation or cure any default under this Mortgage. The powers of attorney described in this paragraph are coupled with an interest and are irrevocable
- 30. SUBROGATION OF LENDER. Lender shall be subrogated to the rights of the holder of any previous lien, security interest or encumbrance discharged with funds advanced by Lender regardless of whether these liens, security interests or other encumbrances have been released of record.
- 31. PARTIAL RELEASE. Lender may release its interest in a portion of the Property by executing and recording one or more partial releases without affecting its interest in the rumaning portion of the Property Except as provided in paragraph 26, nothing herein shall be deemed to obligate Lender to release any of its interest in the Property
- 32. MODIFICATION AND WARER. The modification or waiver of any of Grantor's Obligations or Lender's rights under this Mortgage must be contained in a writing signed by Lender Lender Arry perform any of Grantor's Obligations or delay or fail to exercise any of its rights without causing a waiver of those Obligations or rights. A waiver on the occasion shall not constitute a waiver on any other occasion. Grantor's Obligations under this Mortgage shall not be affected if Lender amends, compromiser, e-changes, fails to exercise, impairs or releases any of the Obligations belonging to any Grantor, third party or any of its rights against any Grantor, third party or the Property
- 33. SUCCESSORS AND ASSIGNS. This writinge shall be binding upon and inure to the benefit of Grantor and Lender and their respective successors. assigns, trustees, receivers, administrators, personal representatives, legatees and devisees
- 34. NOTICES. Any notice or other communication to be provided under this Mortgage shall be in writing and sent to the parties at the addresses described in this Mortgage or such other address as the parties may designate in writing from time to time. Any such notice so given and sent by certified mail, postage prepaid, shall be deemed given three (3) days after such notice is sent and any other such notice shall be deemed given when recalved by the person to whom such notice is being given
  - 35. SEVERABILITY. If any provision of this Mortgage violetes the law or is unenforceable, the rest of the Mortgage shall continue to be valid and enforceable.
- 38. APPLICABLE LAW, This Mortgage shall be governed with laws of the state where the Property is located. Grantor consents to the jurisdiction and venue of any court located in such state.
- 37. NESCELLANEOUS. Grantor and Lender agree that time is of invessence. Grantor waives presentment, demand for payment, notice of dishonor and protest except as required by law. All references to Grantor in this Mongage and include all persons signing below. If there is more than one Grantor, their Obligations shall be joint and several. Grantor hereby waives any right to frial by jury in any civil action arising out of, or based upon, this Mortgage or the Property securing this Mortgage. This Mortgage and any related downers represent the complete integrated understanding between Grantor and Lender pertaining to the terms and conditions of those documents.

not personally but solely as Trustee under Trust Age the exercise of the power and authority conferred u performed by not individually, and all statements herein made all asserted or be enforceable against	pon and vested in it as such Trustee faits terms, provisions, stipulations, are undertaken by it solel is made on information and belief and are to be construed accordingly, an	y as Trustee, as aforesaid, and d no personal liability shall be any of the terms, provisions,
and who also may be the Beneficiary(s) of that co		as Trustee
	ands, and agrees to the terms and conditions of this Mortgage.	
Dated:		}
solely as Trustee under Trust Agreement dated	, not personally but	a E
GHANTON: RANDAL C. MBLIND	GRANTOR	
GRANTOR, TUDYON A MRI TAND	GRANTOR	

SINGER STANDER	County of , a Notary , a Notary , a Notary , a Notary
Could see the second	County of
County of Current Constitution	County of}
Flublic in and for said County, in the State aforesaid, DO HEREBY	, a Notary I, , a Notary  CERTIFY Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY
THAT RANDAL C. BELLIND JUDITE A. MELIND, NUMBAND AND	that
14Z72	as and
4	as Trustee under Trust Agreement dated
personally known to me to be the same person who	and known as Trust Number , who are personally known to me to be the same persons whose names are subscribed to the foregoing
subscribed to the foregoing instrument, appeared this day in person and acknowledged that	before me instrument as such Officers of said Bank, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said
this day in person and acknowledged that he signed, seeled and delivered the said instrument as	free and instrument as their own free and voluntary act and as the free and voluntary act
voluntary act, for the uses and purposes herein set forth.	of said Bank for the uses and purposes set forth.  Given under my hand and official seal, thisday of
Given under my hand and official seal, this 7	day of
- XIII 1990 / X/	Natary Public
1 Thull Jersel	Commission expires:
Commission expires:	"OFFICIAL SEAL"
Commission expires:	ALIRI J. CIESLAK
	Notary Public, State of Illinois  My Commission Expires C6/19/99
The street address of the Property (If applicable is: 530 MEYER	
WHRELING	IL 60090
0.5	
Permanent Index No.(s): 03~02~103~032	County Windo le
The legal description of the Property located in COOK	County, Illinois is:
ILLINOIS. PERMENENT REAL BSTATE INDEX NUMB.	Clarks -
For Recorder's Use:	955615
	This instrument was drafted by:
}	First Bank of South Dakota (National Association)
	LIEB Dany of Doger Savor Marzona management
	141 NORTH MAIN AVENUE
	BIOUX PALLS, SD 57117
DEP: ***	
1-1: 1-1: 1-1:	
PE CA TO RE	<i>\</i>
DEPT-01 RECORDING T#0008 TRAN 1850 #9941 # JIP. ** COOK COUNTY RE DEPT-10 PENALTY	After recording return to:
1820 1820 1830	FIRST BANK NATIONAL ASSOCIATION
	Lien Perfection Department P.O. Box 64778
8/24 9/5/24	St. Paul, MN 55164-0778
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6.10	
\$27.50 10:09:00 \$24.00	Page 4 of 4initials