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	DEPT-01 RECORDING \$27.50 T00010 TRAN 2949 10/11/95 15:09:00 +6984 + C.J *-95-691241 COOK COUNTY RECORDER
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(MA-4/192/57(1/1) AND	Amerus Bank
LANSINE KORA	
FANTA MATRE KATA	206 Sixth Ave.
9400 LINCOLNWOOD LEC	Des Moines, IA 50309-3951
EVANSTON, IL 60203	LOAN # - 3360033985
Mortgagor	Mortgagee
"I" includes each mortgagor above.	"You" means the mortgagee, its successors and assigns.
Real Estate Mortgage: For value received, LANSINE K mortgage and warrant to you to secure the pryment of the the real estate described below and all rights ensement improvements and fixtures (all called the "property", Property Address: 9400 LINCOLNWOOD DR	secured debt described below, on 10,04,95 s, appurtenances, rents, leases and existing and future EVANSION , Illinois 60203
(Street)	(City) (Zip Code)
Legal Description: PARCEL 1: LOTS 193 AND 194 IN EUGENE L. SWENSO EVANSION MANOR, BEING A SUBDIVISION IN THE NOR OF THE SECTION 14, TOWNSHIP 41 NORTH, RANGE 13 OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNT ILLINOIS. PARCEL 2: THE EAST 1/2 OF ALLEY, LYING WEST OF ADJOINING LOTS 193 AND 194 IN EUGENE L. SWENSO EVANSTON MANOR, BEING A SUBDIVISION IN THE NOR SECTION 14, TOWNSHIP 41 NORTH, RANGE 13, EAST THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLI PIN: 10-14-200-041	ETH 1/2 3, EAST TY, F AND EN/S ETH 1/2 OF OF THE

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located i	n	COOK	County,	Illinois
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PIN: 10-14-200-042

A Call Marine

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Title: I covenant and war an titl to the property, a copy for encumbrances of record, municipal and zoning ordinances, current taxes and assessments not yet due and
Segured Debt: This mortgage secures repayment of the secured debt and the performance of the covenants and agreements contained in this mortgage and in any other document incorporated herein. Secured debt, as used in this mortgage, includes any amounts I owe you under this mortgage or under any instrument secured by this mortgage. The secured debt is evidenced by (list all instruments and agreements secured by this mortgage and the dates thereof): October 4, 1995
I f
If ture Advances: All amounts owed under the above agreement are secured even though not all amounts may yet be advanced. Future advances under the agreement are contemplated and will be secured and will have priority to the same extent as if made on the date this mortgage is executed.
Revolving credit loan agreement dated, with initial annual interest rate of
The above obligation is due and payable on
plus interest, plus any disbursements made for the payment of taxes, special assessments, or insurance on the property, with interest on such disbursements.
☐ Variable Rate: The interest rate on the obligation secured by this mortgage may vary according to the terms of that obligation.
A copy of the loan agreement containing the terms under which the interest rate may vary is attached to this mortgage and made a part hereof.
COVENALTS
1. Payments. I agree to make all payments on the secured debt when due. Unless we agree otherwise, any payments you receive from me or for my benefit will be applied first to any amounts I owe you on the secured debt (exclusive of interest or principal), second, to interest and then to principal. If partial propayment of the secured debt occurs for any reason, it will not reduce or excuse any subsequently scheduled payment until 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 against any claims which would impair the lien of this inortgage. You may require me to assign any rights, claims or defenses which I may have against parties who supply labor or materials to improve or maintain the property.
3. Insurance. I will keep the property insured under terms acceptable to you at my expense and for your benefit. You will be named as loss payee 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
4. Property. I will keep the property in good condition and make all repairs reasonably necessary. 95691241
5. Expenses. I agree to pay all your expenses, including reasonable attorneys' fees if I break any covenants in this mortgage or in any obligation secured by this mortgage. Attorneys' fees include those awarded by an appellate court. I

6. Default and Acceleration. If I fail to make any payment when due or break any covenants 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.

will pay these amounts to you as provided in Covenant 10 of this mortgage.

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Assignments of Rents and Profits are in to you the rems 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 possession 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' fees, commissions to rental agents, and any other necessary related expenses. The remaining amount of rents will then apply to payments on the secured debt as provided in Covenant 1.

& Waiver of Homestead. I hereby waive all right of homestead exemption in the property.

Leaseholds: Condominiums: Planed Unit Developments. I agree to 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, I will perform all of my duties under the covenants, by-laws, or regulations of the condominium or planned unit development.

10. Authority of Mortgages to Perform for Mortgagor, if I fail to perform any of my duties under this mortgage, you may perform the duties or cause them to be performed. You may sign my name or pay any amount if necessary for performance. If any construction on the property is discontinued or not carried on in a reasonable 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 amounts paid 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 paid in full at the interest rate in effect on the secured debt.

- 11. Inspection. You may enter the property to inspect if you give me notice beforehand. The notice must state the reasonable 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. Such proceeds will be applied as provided in Covenant 1. This assignment is subject to the terms of any prior security agreement.
- 13. Waiver. By exercising any remedy 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 night to later consider the event a default if it happens again.
- 14. Joint and Several Liability: Co-signers; Successors and Assigns Bound. All duties under this mortgage are joint and several. If I co-sign this mortgage but do not co-sign the underlying debthic so 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 mortgage.

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

15. Notice. Unless otherwise required by law, any notice to me shall be given by delivering it of by malling 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 by certified mail to your address on Page 1 of this mortgage, or to any other address which you have designated.

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'Any notice shall be deemed to have been given to either of us when given in the manner stated above.

- 16. Transfer of the Property or a Beneficial 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 may 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 data of this mortgage.
- 17. Release. When I have paid the debt, you will discharge this mortgage without charge to me. I agree to pay all costs to record this mortgage.

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GNATURES:	<u> </u>		
LANSINE KA	mi (ann)	FANTA THAN	KING KOLUS.
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cknowledgment: State of IIII. he foregoing instrument was TANSTNE KARA and	nois, <u>COOR</u> acknowledged before me thi FANIA TRAVIER KABA (HU	s 2/1-CL day	or <u>OU+-1496</u>
ly commission expires: (Seal)	TRAORE OFFICIAL NAME OF THE PROPERTY OF THE PR	SEAI ADRIGAI	(Notary Public)
	My Commission E	xpires 8/13/98	
		040*	
		Clark Clark	

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