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RNAGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

which has the address at 1/AT 11 AND BRAD CTREDT	
which has the address of 1405 HAKE EDGE STREET	(\$F*#1)
HOFFMAN ESTATES	Ilinois 60195 (herein "Property Address");
Property Tax ID No.:07-19-321-081-0000	

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and fixtures, all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property."

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The state of the state of the Mortgage decontinued at any time worked by this Mortgage due to Borrow in a sums secured by this Mortgage decontinued at any time would be then due under the hortzen of the Mortgage decontinued at any time and age, where the state of Borrower curse as a sums which would be then due under this Mortgage decontinued at any time of governments of Borrower shake sums which would be then due under this Mortgage. But in antorcing Lender as the most of the Mortgage, and in antorcing Lender as the most of the Mortgage, and in antorcing Lender as the most of the Mortgage, and in antorcing Lender as the most of the Mortgage, and in antorcing Lender as the most of the Mortgage, and in antorcing Lender as the most of the Mortgage, and the Mortgage and the document of the most of the most of the most of the mortal payment and curse the most of the mortal payment and the bins of credit be reduced below the estimate as along the mortgage, deed of thus the line of credit be reduced below the estimate as along the mortgage, deed of thus the line of credit be reduced below the estimate as along the mortgage, deed of thust or other encumbrance with a lie mortgage in the Mortgage, and the obligation to pay the mortal payment as along the line of credit be included below the estimate as along the mortal payment and the mortal	The superior encurtherance and of any sale or of the superior encurtherance and of any sale or of the superior encurtherance and of any sale or of the sale that the table instrument as the sale instrument a
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- 7. Protection of Lender's Stackrity. Horrower ails to perform the coverages and Ladragements contained in this Mortgage, or if any action or proceeding is commenced which majorially effects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest. Any amounts disbursed by Lender pursuant to this paragraph 7, with finance charges thereon, at the rate provided in the Credit Agreement, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder. Any action taken by Lender under this paragraph shall not cure any breach Borrower may have committed of any covenant or agreement under this Mortgage. Borrower agrees that Lender is subrogated to all of the rights and remedies of any prior lienor, to the extent of any payment by Lender to such lienor.
- Inspection. Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.
- 9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, to the extent of any indebtedness under the Credit Agreement, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.
- 10. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or lenedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.
- 11. Successors and 'as igns Bound; Joint and Several Liability; Co-signers. The covenants and agreements herein contained shall bind, and the rights hereun or shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 21 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Mortgage, but does not execute the Crad's Agreement, (a) is co-signing this Mortgage only to mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable under the Cradit Agreement or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations or amendments with regard to the terms of this Mortgage or the Cradit Agreement, without that Borrower's consent and without releasing that Borrower or modifying this Mongage as to that Borrower's interest in the Property.
- 12. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by making such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall agiven by certified mail to Lender's address stated herein or to such comer address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to avec been given to Borrower or Lender when given in the manner designated herein.
- 13. Governing Law: Severability. The state and local law a applicable to this Mortgage shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of Federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Credit Agreement conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Credit Agreement which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage and the Credit Agreement are declared to be severable. As us of herein, "costs," "expenses" and "attorneys" fees" include all sums to the extent not prohibited by applicable law or limited herein.
- 14. Prior Mortgage or Deed of Trust; Modification; Future Advance. Borrows shall not enter into any agreement with the holder of any mortgage, deed of trust or other security agreement which has priority over this Mortgage by which; that security agreement is modified, amended, extended, or renewed, without the prior written consent of the Lendor. Somower shall neither request nor accept any future advance under a prior mortgage, deed of trust, or other security agreement without the prior written consent of Lander.
- 15. Sorrower's Copy. Borrower shall be furnished a copy of the Credit Agreement and of this Mortgage at the time of execution or after recordation hereof.
- 16. Rehas: itation Loan Agreement. Borrower shall fulfill all of Borrower's obligations under any hime rehabilitation, improvement, repair, or other loan agreement which Borrower may enter into with Lender. Lender, at Lender acquire Borrower to execute and deliver to Lender. In a form acceptable to Lender, an assignment of any rights, claims or defences which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.
- 17. Weiver of Homestead Exemption. To the extent permitted by law, Borrower hereby waives the benefit of the homestead exemption as to all sums secured by this Mortgage.
- 18. Walver of Statutes of Limitation. Borrower hereby waives, to the full extent permitted by law, statutes of limitation as a defense to any demand or obligation secured by this Mortgage.
- 19. Merger. There shall be no merger of the interest or estate created by this Mortgage with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.
- 20. Notice of Transfer of the Property; Advances after Transfer. Sorrower shall give notice to Lender, as provided in paragraph 12 hereof, prior to any tiple or transfer of all or part of the Property or any rights in the Property. Any person to whom all or part of the Property or any right in the Property is sold or transferred also shall be obligated to give notice to Lender, as provided in paragraph 12 hereof, promptly after such transfer.
- Even if Borrower transfers the Property, Borrower will continue to be obligated under the Credit Agreement and this Mortgage unless Lender releases Borrower in writing. As a condition to Lender's consent to any proposed transfer or as a condition to the release of Borrower, Lender may require that the person to whom the Property is transferred sign an assumption agreement satisfactory to Lender and Lender may impose an assumption fee. The assumption agreement will not entitle the person signing it to receive advances under the Credit Agreement.
- 21. Transfer of the Property. Subject to applicable law, Lender shall have the right to accelerate, that is to demand immediate payment in full of all sums secured by this Mortgage or Deed of Trust, if Borrower, without the written consent of Lender, sets or transfers all or part of the Property or any rights in the Property.
- If Lander exercises the option to accelerate, Lender shall give Borrower notice of acceleration in accordance with paragraph 12 hereof. The notice shall provide a period of not less than 30 days from the date of the notice within which Borrower may pay the sums declared due. If Borrower fixits to pay those sums prior to the expiration of such period, Lender may, without further notice or demand on Borrower, invoke any remedies permitted by paragraph 22 hereof.

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mit development, the by-laws and regulations of the condominium or planned unit development, and the con Borrower shall perform all of Borrower's obligations under the declaration or coverance creating or governing the con keep the Property in good repeir and shall not commit weste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a unit in a condominium or a planned unit development. and apply the insurance proceeds at Lender's option either to nestoration or repair of this Property or to the sums secured by this Mongage.

6. Preservation and Maintenance of Property; Leterologic, Condominiums; Plennes Unit Developments. Borrows shall mailed by Lander to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lander is authorized to collect

If the Property is abendoned by Borrower, or if Borrower fails to Lender within 30 days from the date notice is

all sums secured by this Mortgage, subject to the terms of any mortgage, deed of frust or security agreement with a list which has priority over this Mortgage. Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restore or repair if not made promptly by Borrower. All insurance proceeds are hereby assigned to Lender and shall be paid to Lender to the extent of In the event of loss, Borrower shall give prompt notice to the insurance cernier and Lender. Lender rissy make proof of loss

policies and renewals thereof, subject to the terms of any mortgage, de ad of trust or other security agreement with a lien which has priority and shall include a standard morigage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender The insurance carrier providing the insurance shall be chosen by Elotrower subject to approval by Lender; provided, that

hazard insurance policy, and the amount of coverage shall be no less than the Maximum Principal Balance plus the full amount of any on a replacement cost basis in an amount not less then that necessary to comply with any comeurance poor less stipulated in the emounts and for such periods as Lender may require. Unless Lender in writing requires canerates, the total provide insurance lose by live, hezards included within the term "extended coverage," floods, and such other hezards as I an 'ar may require and in such

Borrower shall exhibit to Lender receipts sitting that all amounts due under this paragraph it are ceen paid when due.

5. Heasted insurance, Borrower shall keep the improvements now existing or hereafter end of its Property insured against Borrower shall pay or cause to be paid all taxes, assessments and other charges, lines and impositions affectable to the Property which may attain a priority over this Montgage, and leasehold payments or ground rer ts, if any. Witten the days after any demand by Lender. to make payments when due. Except to the extent that any such charges or imposition (in be paid to Lander under paragraph 2, to the principal belence under the Credit Agreement.

6. Prior Blongegee and Deeds of Trust; Charges; Liens. Borrower shall perform all of Borrower's obligations under any montgage, deed of trust or other security agreement with a lien which has priority over this Montgage, including Borrower's covenants

peragraph 2 hereof, second, (in the order Lender chooses) to any finance comparate charges and collection costs owing, and third, Agreement and peragraphs 1 and 2 hereof shall be applied by Lender first in pryment of amounts payable to Lender by Borrower under 3. Application of Payments. Unless applicable law provides Wherwise, all payments received by Lender under the Credit

later than immediately prior to the sale of the Property or its acquisment by Lender, any Funds held by Lender at the time of application by Lender. If under paragraph 22 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no Upon payment in full of all sums secured by this Morigage, Lender shall promptly refund to Borrower any Funds held

urance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require. to Borrower on monthly installments of Funds, it the Funds * ald by Lender shall not be sufficient to pay taxes, assessments, premiums and ground rents as they fall due, sur, nexcess shall be, at Borrower's option, either promptly repaid to Borrower or credited of taxes, assessments, insurance premiums and yound rents, shall exceed the anyount required to pay said taxes, assessments, insurance setab sub ertror nord, eldevaq sbrurt of the Funds in eller in eller with the funds in eller and enter in eller and elle

The Funds are pledged as additional security for the sums secured by this Mongage. annual accounting of the Funds sho way credits and debits to the Funds and the purpose for which each debit to the Funds was made. Lender shall not be required kut by Romower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, law permits Lender to r take such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that said account or verifying and compiling said assessments and bills, unless Lander pays Borrower interest on the Funds and applicable ments, a surance premiums and ground rents. Lender may not charge for ac holding and applying the Funds, analyzing or guaranteed 27 g. ederal or state agency (including Lander is auch an inelitation). Lander shall apply the Funds to pay said If 20 yourst pays Funds to Lander, the Funds shall be held in an institution the deposits or accounts of which are insured

by Lander on the basis of sessengents and bills and researable estimates the reof. Borrower shall not be obligated to make such payments to the holder of a prior mortgage or deed of trust if such holder. any, plus one-wellth of yearly premium installingnis for hazard insurance, all as reasonably estimated initially and from time to time and planned unit development assessments, if any) which may attain prior ty over this Mongage, and ground rents on the Property, if on the day monthly payments of principal and finance charges are payable under the Credit Agreement, until all sums secured by this Mongage are paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium Funds for Taxes and Insurance, Subject to applicable law, Lencier, at Lender's option, may require Borrower to pay to Lender

1. Payment of Principal, Finance Charges and Other Charges. Borrower shall promptly pay wh. 21 due all amounts borrowed under the Credit Agreement, all linar as charges and applicable other charges and collection costs as provided in the Credit Agreement.

Borrower and Lender covenant and agree as follows: and will defend generally the title to the Property against all claims and demands, aubject to encumbrances of record. the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower convenents that Borrower warrants Borrower coverants that Borrower is lawfully select of the estate hereby conveyed and has the right to morigage, grant and convey

as nword inempoleved linU bennely a ni si ynagory sirlT This Property includes Borrower's unit and all Borrower's rights in the common elements of the condominium project

This Property is part of a condominium project known as Complete it applicable: