This instrument prepared by: Joseph R. Liptak St. Paul Federal Bank 6201 W. Cermak Rd. Berwyn, IL 60402

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MORTGAGE TO SECURE A REVOLVING LINE OF CREDIT

NOTICE: THIS MORTGAGE MAY SECURE BORROWINGS MADE SUBSEQUENT TO A TRANSFER OF THE PROPERTY.

(herein "Lender").

inconsideration of the indebtedness herein recited, Burrower, excepting any Trustee which is a constituent party in Borrower, hereby grants, bargains, sells, conveys, warrants and mortgages, and the Trustee, if any, hereby conveys, martgages and quit claims, unto Lender and Lender's successors and assigns the following described property located in the VILLAGE of BRIDGET I A County of COOK State of Illinois: described property located in the County of COOK C/O/A/S O/F/CO State of Illinois:

LOT 15 IN STANTON'S RESUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.# 18-36-113-022

which has the address of (herein "Property Address"); 7936 W 80TH PLACE BRIDGEVIEW, IL 60455

TO HAVE AND TO HOLD such property unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property and all easements, rights, appurtenances, after-acquired title or reversion in and to the bads of ways, streets, evenues and alleys adjoining the Property, and rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), and rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, water rights and water stock, insurance and condemnation proceeds, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, 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 for the leasehold estate if this mortgage is on a leasehold) are herein after referred to as the "Property"; as to any property which does not constitute a fixture (as such term is defined in the Uniform Commercial Code) this Mortgage is hereby deemed to be, as well, a Security Agreement under the UCC for the purpose of creating a security interest in such property, which Borrower hereby grants to Lender as Secured Party (as such term is defined in UCC);

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Fo Secure to Lander on condition of the repayment of the REVOLVING LINE OF CREDIT indebtedness evidenced by Borrower's Variable Interest Bate Promissory Note ("Note") of even date herewith, in the principal sign of U.S. 9 51000.00 (the "Meximum Credit"), or so much thereof as may be advanced applicated and content of the interest thereon, providing for monthly installments of principal and interest, with the principal balance of indebtedness, if not sooner paid or required to be paid, due and payable on 01/01/07; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this mortgage; and the performance of the covenants and agreements of betrower contained herein and in the Note, provided that the maximum amount accured hereby shall be as set forth in paragraph 20 below.

Note, provided that the maximum amount accured hereby shall be as set forth in paragraph 20 below.

Notwithstanding anything to the contrary herein, the Property shall include all of borrower's right, title and literast in and to the real property described above, whether such right, title, and interest is acquired before or after execution of this Mortgage. Specifically, and without limitation of the foregoing, if this Mortgage is given with respect to a leasehold estate held by Borrower, and Borrower subsequently acquires a fee interest in the real property, the lien of this Mortgage shall attach to such include the fee interest acquired by borrower.

Borrower covenants that Borrower is the lawful owner of the estate in land hereby conveyed and has the right to grant, convey and mortgage the Property, and that the Property is unencumbered except for encumbrances of record. Borrower (excepting any Trustee which is a constituent party in Borrower) warrants and Borrower covenants that it will defend generally the title to the Property against all claims and demands, subject to encumbrances of record. Borrower covenants that the Borrower will neither take, nor permit any action to

encumbrances of record. Borrower covenants that the Berrower will neither take, nor permit any action to partition or subdivide the Property or otherwise change the legal description of the property or any part thereof.

Borrower acknowledges that, the Note calls for a variable interest rate, and that the lender may, prior to the expiration of the turn of the Note, cancel future advances thereunder and/or require repayment of the

expiration of the term of the Note, cancel future advances thereunder and/or require repayment of the outstanding balance under the Note.

COVENANTS, Berrown, and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Berrower shall promptly pay when due the principal and interest on the indebtadness evidenced by the note together with any fees and charges as provided in the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or to a written walver by Londer, or the terms of any mortgage, doed of trust or other security agreement with a lien which has priority over this Mortgage, Berrower shall pay to Lander on the ray monthly payments are due under the Note, until the Note is paid in full, a sum (Funds') equal to one twelfth of (a) yearly taxes and assessments which may attain priority over this Mortgage (b) yearly leasehold payments or mount cents on the Property, if any; (a) yearly hazard insurance premiums; and (d) yearly mortgage insural contentions, if any. These items are called "ascrow items," Lender may estimate the funds due on the basis of primitions, if any. These items are called "ascrow items," Lender shall be held in an institution the decasts or accounts of which are insured or guaranteed by a tederal or state agency (including Lender II Lender's such an institution). Lender shall apply the Funds to pay

The Funds shall be held in an institution the 420-cents of accounts of which are insured or guaranteed by a lederal or state agency (including Lender II Lender, a such an institution). Lender shall apply the Funds to pay the escrow items. Lender may not charge for holding and applying the Funds, analyzing the account or verifying the escrow items, unless Lender pays Borrows, interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing that interest shall be paid on the Funds. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or carnings on the funds. Lender, shall give to Borrower, without charge, an annual accounting of the Funds showing credits and dobits to the Funds and the purpose for which each debit to the Funds was made. The Funds are piedged as additional society for the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly payments of Funds payable prior to the due dates of the secrew items, shall exceed the amount required to pay the acrow items when due, the excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly payments of Funds. If the amount of funds held by Lender is not sufficient to pay the escrew items when due, Borrower afficient to pay the escrew items when due, Borrower by the deficiency in one or more payments as required by lander.

Upon payment in full of all sums secured by this Mortgage, Lander shall promptly refund to Borrower any Funds held by Lander. If pursuant to the terms of this Mortgage, the Property is sold or acquired by Lander, Lander shall apply, no later than immediately prior to the sale of the property or its carulation by Lander, any

Funds held by Lender at the time of application as a credit against the sums secured by this mortgage.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Londer under the Note and this Mortgage shall be applied by Londer first in payment of any advance made by Londer pursuant to this Mortgage, then to interest, fees and charges payable pursuant to the Note, then to the principal amounts outstanding under the Note.

4. Chargest them.

4. Charges; Liens. Borrower shall pay or cause to be paid after texes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and impositions attributable to the Property which may attain a priority over this Mortgage, and impositions attributable to the Property which may attain a priority over this Mortgage, and imposition insurance policy insuring Lender's interest in the Property. Borrower shall, upon request of Lender, promptly furnish to Lender receipts evidencing such payments. Borrower shall promptly discharge any lien which has priority over this Mortgage (except for the lien of any mortgage disclosed by the title insurance policy insuring Lender's interest in the Property) provided, that Borrower shall not be required to discharge any such prior lien so long as Borrower shall agree in writing to the payment of the obligation on secured by such lien in a manner acceptable to Lender, or shall in good faith contest such lien by, or defend enforcement of such lien in, legal thereof. thereaf.

5. Hazard Insurance. Borrower shall keep the improvement, now existing or here after erected on the Property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards as Lender may require and in such amounts and for such periods as Lender may require; provided, that Lender shall not require that the amount of such coverage exceed that amount of coverage required to pay the sums secured

by this Mortgage and any other mortgage on the Property.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All premiums on insurance policies shall be paid in a timely manner.

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All insurance policies and renewals thereof shall be in form acceptable to Lender and shall include a standard mortgage clause in favor of and in form acceptable to Lender. Upon request of Lender, Borrower shall promptly furnish to Lender all renewal notices and all receipts of paid premiums. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lander and Borrower otherwise agree in writing and subject to the rights and terms of any mortgage, deed of trust or other security agreement with a lien which has or appears to have any priority over this mortgage, insurance proceeds shall at the Lender's sole discretion be applied to restoration or repair of the Property damaged or to pay the sums secured by this Mortgage, with the excess, if any, paid to Borrower and Lender is hereby authorized to do any of the above. If the Property is abandoned by Borrower, or if Borrower fails to respond to within 30 days from the date notice is mailed by Lender to Borrower that, the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this

Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of any payments due under the Note, or change the amount of such payment. If under the provisions of this Mortgage the Property is acquired by Londer, all right, title and interest of Borrower in and to any insurance policies and in and to the proceeds thereof resulting from damage to the Property prior to the rale or acquisition shall pass to Londer to the extent of the sums secured by this Mortgage

immediately prior to such sale or acquisition.

6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments.
Berrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall 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, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development. If a concominium or planned unit development rider is executed by Borrower and constituent documents. If a concominium or planned unit development rider is executed by Borrower and recorded together with this mortgage, the covenants and agreements of such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Mortgage as if the rider were a part

hereof.
7. Protection of Lender's Security. If Bo rower fails to perform the covenants and agreements contained in this Mortgage or if any action or proceeding is commenced which materially affects Lender's interest in the Property, including, but not limited to, any proceeding brought by or on behalf of a prior mortgages, eminent domain, insolvency, code enforcement or arrangements or proceedings involving a bankrupt or decedent, then Lunder at lander's option, upon notice to Berrower may make such appearances, disburse such sums and take such action as is necessary to protect lander's interest, including, but not limited to, disbursement of reasonable attorneys' fees and entry upon the Property to make repairs. Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, 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 Londer to Borrower requesting payment thereof, and shall be in interest from the date of disbursement at the rate payable from time to time on outstanding principal under the Agreement. Nothing contained in this

paragraph 7 shall require lender to incur any expanse or take any exten hereunder.

8. Inspection. Lander may make or cause to be made reasonable extres upon and inspections of the Property, provided that Lander shall give Borrower notice prior to any such hapaction specifying reasonable

cause therefor related to Lander's interest in the Property.

9. Condemnation. The proceeds of any sward or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof or to conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lander. In the event of cotal or partial taking of the Property, the proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to

Borrower.

If the Property is abandoned by borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower falls to respond to Lender within 30 days after the date such notice is mailed, Lender is authorized to collect and apply the proceeds, at Lender contion, either to restoration or repair of the Property or to sums secured by this Mortgage.

Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of any payment due under the Note or change the amount of such payment.

10. Borrower Not Released. Extension of the time for payment or modification of any other torrows the Note or 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 any term of the Agreement or this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest.

Borrower's successors in interest.

11. Forbearance by Lender Not a Walver. Any forbearance by Lender in exercising any right or remady under the Note or hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy. The procurement of insurance or the payment of taxes or other liens or charges by Lander shall not be a walver of Lander's right to accolorate the maturity of the indebtedness secured by this

Mortgago.

12. Remedies Cumulative. All remedies provided in this Mortgage are distinct and cumulative to any other right or remedy under this Mortgage or afforded by law or equity, and maybe exercised concurrently,

independently or successively.

13. Successors and Assigns Bound; Joint and Several Liability; Captions. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 19 hereof. All covenants and agreements of Borrower shall be joint and several. The captions and headings of the paragraphs of this Mortgage are for convenience only and are not to be used to interpret or define the provisions hereof.

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14. 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 to the Property or by mailing such notice by ordinary 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 be given by registered or certified mail return receipt requested, to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower on the date it is delivered to the Property's address or the date such notice is deposited in the U.S. Mail system with the proper postage and addressed to Borrower. Any notice to Lender shall not be deemed to have been given until it has been received by Lender.

15. Actual Knowledge. For purposes of this Mortgage and the Note, Lender will not be deemed to have received actual knowledge of information required to be conveyed to Lender in writing by Borrower until the date of actual receipt of such information at the address specified above (or such other address specified by Lender of actual receipt of such information at the address specified above (or such other address specified by Lender to Borrower). Such date shall be conclusively determined by reference to the return receipt in possession of Borrower. If such return receipt is not available, such date shall be conclusively determined by referenced to the "Received" date stamped on such written notice by Lender or Lender's agent. With regard to other events or information not provided by Borrower under this Mortgage or Note, Lender will be deemed to have actual knowledge of such event or information as of the date Lender receives a written notice of such event or information from a source Lender reasonably believes to be reliable, including but not limited to, a court or other governmental ager cy institutional lender, or title company. The actual date of receipt shall be determined by reference to the Received" date stamped on such written notice by Lender or Lender's agent.

16. Governing Law, Severability. This Mortgage shall be governed by the law of the State of Illinois. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of the Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of the Mortgage and the Note are declared to be severable.

17. Borrower's Copy. Borrower shall be turnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordarion hereof.

time of execution or after recordation hereof.

18. Events of Default; Remedier (including Freezing the Line).

a. Events of Defaults. Set forth below is a list of events which will constitute Events of Default. Such events which will constitute Events of Default. Such events which will constitute Events of Default. are: (1) Borrower's failure to pay when due any amounts due under the Note; (2) the outstanding balance due under the Note exceeds the Principal; (5) Lender receives actual knowledge that Borrower's omitted material information on Borrower's credit application of made any false or misleading statement on Borrower's credit application; (4) the death of Borrower or any maker or guaranter of the Note; (5) Borrower files for bankruptcy, or bankruptcy proceedings are instituted against Borrowers and not dismiss within sixty (60) calendar days under any provision of any state or federal bankruptcy law in effect at the time of filing; (6) Borrower makes an assignment for the benefit of Borrower's creditors, incomes insolvent or becomes unable to meet Borrowers obligations generally as they become due; (7) Borrower further encumbers the Property or suffers a lien, claim of lien or encumbrance against the Property, except such liens or encumbrances which are subordinate to this Mortgage; (8) Borrower is in default or an action is filed sliegling a default under any credit instrument or mortgage evidencing or securing an obligation of borrower with priority in right of payment over the line of credit described in the Note; or whose lien has or appears to have any priority over the lien created by this Mortgage; or whose lien is or appears to be secured by the Property or or which this mortgage is a lien; or any of the property or or which this mortgage is a lien; or any of borrower's other creditors attempts to (or does) seize or obtain a writ of attachment against the Property; (9) Borrower falls to keep any other covenant contained in this Mortgage and the Note not otherwise specified in

b. Remedies (Including Freezing the Line). Lender may, at its sole of tion upon the occurrence of an Event of Default, freeze or terminate the line, and, require Borrower to make immediate full repayment of the unpaid principal balance of the line together with accrued but unpaid interest and cour charges. "Freezing" the line means refusal to make any further advances against the line. If Lender falls to make such payment upon demand, Lender may institute foreclosure proceedings or pursue any other remedy or remedies given to Lender by law or under this Mortgage and the Note. Lender shall been entitled to collect in such proceeding all expenses of foreclosure, including but not limited to, reasonable attorneys' fees, and costs of documenting evidence, abstracts and title report. As additional specific protection, not withstanding any other term of this Mortgage, Lender, without declaring or asserting an Events of Default or howking any of its remedies pertaining to Events of Default, may immediately and without notice, freeze the line, upon the occurrance of any event anumerated herein. Freezing the line will not preclude Londer from subsequently exercising any right or remedy

set forth herein or in the Note.

19. Transfer of Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in Borrower. If all or any part of the Property or any interest in Borrower. in it is sold or transferred for a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lander's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Mortgage. However this option shall not be exercise stamped by Lender if exercise is prohibited by federal law as of the date of this Mortgage.

If Lander exercises this option, Lander shall give Borrower notice of acceleration. This notice shall provide a period of not loss than 30 days from the date the notice is delivered or multed within which Borrower must pay

all sums secured by this Mortgage. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Mortgage without further notice or demand on Borrower.

20. Revolving Line of Credit Loan. This Mortgage is given to secure a revolving credit loan evidenced by the Note. This Mortgage shall secure not only presently existing indebtedness under the Note but also future advances, whether such advances are obligatory or to be made at the option of the Lender, or otherwise, as are made within 20 years from the date hereof, to the same extent as if such future advances were made on the same of the averaged of this Mortgage, although there was a release and the large of the same united to the same of the same and the large of the same date of the execution of this Mortgage, although there may be no advance made at the time of execution of this Mortgage and although there may be no advance made at the time any advance is made. The lien of this Mortgage shall be valid as to all indebtedness secured hereby, including future advances, from the time of its filing for record in the recorder's or registrar's office of the county in which the Property is located. The total amount of indebtedness secured hereby may increase or decrease from time to time, but the total unpaid belance of indebtedness secured hereby fincluding disbursements which the Londor may make

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under this Mortgage or any other document with respect thereto) at anyone time outstanding shall not exceed one hundred lifty percent of the Maximum Credit, plus interest thereon and any disbursements made for payment of taxes, special assessments or insurance on the Property and interest on such disbursements (all such indebtedness being herein after referred to as the "maximum amount secured hereby").

This Mortgage shall be valid and have priority over all subsequent liens and encumbrances, including statutory liens, excepting solely taxes and assessments levied on the Property, to the extent of the maximum amount

socured hereby.

\$21. Assignment of Bents: Appointment of Receiver; Lender in Possession. As additional security hereunder, Borrower hereby assigns to Londer the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 18 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable. Upon acceleration under paragraph 18 hereof or abandonment of the Property, and at any time prior to the expiration of any period of redemption following judicial sale, Lender, in person, by agent or by judicially appointed receiver, shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by Lender or the receiver shall be applied lirst to payment of the costs of management of the property and collection of rents, including, but not limited to receiver's fees, premiums on receiver's bonds and reasonable attorney's fees, and then to the sums secured by this Mortgage. Lender and the receiver shall be liable to account only for those reads secured. rents actuary received.

22. Release. Upon payment of all sums secured by this Mortgage and termination of the revolving credit line under the Note Lander shall release this Mortgage without charge to Borrower.

23. Waiver of Homestead. Borrower hereby waives all right of homestead exemption in the Property.

24. Trustee Exculpation. If this Mortgage is executed by a Trustee, Trustee executes this Mortgage as Trustee 24. Trustee Exculpation. If this Mortgage is executed by a Trustee, Trustee executes this Mortgage as Trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such trustee, and it is expressly understood and agreed by the mortgages herein and by every person now or hereafter claiming any right or security hereunder (tot nothing contained herein or in the Note secured by this Mortgage shall be construed as creating any liability on the Trustee personally to pay said Note or any interest that may accrue thereon, or any indebtedness accruing hereunder or to perform in any covenants either express or implied herein contained, all such liability, it any, being expressly waived, and that any recovery on this Mortgage and the Note secured hereby as against said Trustee shall be solely against and out of the Property hereby conveyed by enforcement of the provisions hereof and of said Note, but this waiver shall in no way affect the personal liability of any co-maker, co-signer, endorso, or guarantor of said Note and this Mortgage.

IN WITNESS WHEREOF, Borrower has executed this Mortgage. gus. ecutor.

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Deling to 1	1) Thrundlet	1/0/97		
INDIVIDUAL BC	RROWER	Date	INDIVOUAL BORROW	ER Date
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ATTEST:		Co	State of Illinois	SS:
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acknowledged that and the free and value said custodian of the construment as his	voluntary acts of said c corporate seal of said c	Secretary, and delivered the corporation, as tr Secretary corporation, did a v act, and as the	respectively, appeared before said instrument as their ownustee, for the uses and purpedid also then and there acknowledge the said corporation seel free and voluntary act of sa	oses therein (at forth; and owledge that the, as locally corporationts said
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Notary Pul	DIIC			75

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