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Cook County Recorder 43.50

DOCUMENT NO.

REAL ESTATE MORTGAGE
(For Consumer or Business Mortgage Transactions)

LOUANN STAFFORD

(Mortgagor)
whether one or more) mortgages, conveys and warrants to _____M&I HOME EQUITY CORPORATION (IL & WI) (Lender)
in consideration of the sum of **\$15,000.00** THIRTEEN THOUSAND DOLLARS AND ZERO CENTS**
Dollars (\$ **15,000.00**)loaned or to be loaned to **LOUANN STAFFORD** (Borrower) whether one or more
evidenced by Eq. owner's note(s) or agreement dated
March 13, 1998

the real estate described below together with all privileges, hereditaments, easements and appurtenances, all rents, leases, issues and profits, all claims, awards and payments made as a result of the exercise of the right of eminent domain, and all existing and future improvements and fixtures (all called the "Property") to secure the Obligations described in paragraph 5 on the reverse side, including but not limited to repayment of the sum stated above plus certain future advances made by Lender.

Mortgagor hereby releases and waives all rights under and by virtue of the homestead exemption laws of this state.

MAIL TO

1. Description of Property. (This Property) **IS** the homestead of Mortgagor.)

LOTS 31 AND 32 IN BLOCK 3 IN THE WEST 79TH ST GARDENS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

- If checked here, description continues or appears on attached sheet
 If checked here, this Mortgage is a construction mortgage under 810 ILCS §5/9-313 (1)(c)
 If checked here, Condominium Rider is attached

2. Title. Mortgagor warrants title to the Property, excepting only restrictions and easements of record, municipal and zoning ordinances, current taxes and assessments not yet due and **THAT CERTAIN 1ST MORTGAGE TO GN MORTGAGE CORP**3. Escrow Interest **N/A** be paid on escrowed funds if an escrow is required under paragraph 8(a) on the reverse side.4. Additional Provisions. Mortgagor agrees to the Additional Provisions on the reverse side, which are incorporated herein.
The undersigned acknowledges receipt of an exact copy of this Mortgage.LAW TITLE INSURANCE CO
1300 IROQUOIS SUITE 210
NAPERVILLE, IL 60563Signed and Sealed **March 13, 1998**

(Date)

(SEAL)

LOUANN STAFFORD

(SEAL)

(SEAL)

(SEAL)

(SEAL)

By _____ (SEAL)
By _____ (SEAL)
By _____ (SEAL)
By _____ (SEAL)**ACKNOWLEDGEMENT**

STATE OF ILLINOIS

County of _____

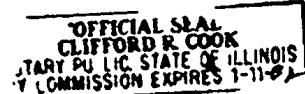
The foregoing instrument was acknowledged before me on _____
by **LOUANN STAFFORD**

(Name of Person Acknowledging)

as _____ (Type of authority, e.g. officer, trustee, etc.)

of _____ (Name of party on behalf of whom instrument was executed.)

a _____ on behalf of the _____

_____Notary Public, Illinois
My Commission (Expires) (S) **C. J. Pickart**

This instrument was drafted by _____

LORRI PICKART
11306282 / 25532

*Type or print name signed above.

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ADDITIONAL PROVISIONS

8. Mortgage as Security. This Mortgage secures prompt payment to Lender of (a) the sum stated in the first paragraph of this Mortgage plus interest and charges according to the terms of the promissory notes or agreements of Borrower to Lender identified on the reverse side, and any extensions, renewals or modifications signed by any Borrower of such promissory notes or agreements; (b) to the extent not prohibited by applicable law (i) any additional sums which are in the future loaned by Lender to any Mortgagor, to any Mortgagor and another or to another guaranteed or endorsed by any Mortgagor primarily for personal, family or household purposes and agreed in documents evidencing the transaction to be secured by this Mortgage, and (ii) all other additional sums which are in the future loaned by Lender to any Mortgagor to any Mortgagor and another or to another guaranteed or endorsed by any Mortgagor; (c) all interest and charges, and (d) to the extent not prohibited by law, all costs and expenses of collection or enforcement (all called the "Obligations"). This Mortgage also secures the performance of all covenants, conditions and agreements contained in this Mortgage. Unless otherwise required by law, Lender will satisfy this Mortgage upon request by Mortgagor if (a) the Obligations have been paid according to their terms, (b) any commitment to make future advances secured by this Mortgage has terminated, (c) Lender has terminated any one of credit under which advances are to be secured by this Mortgage, and (d) all other payments required under this Mortgage and the Obligations and all other terms, conditions, covenants, and agreements contained in this Mortgage and the documents evidencing the Obligations have been performed.

9. Taxes. To the extent not paid to Lender under paragraph 8(a), Mortgagor shall pay before they become delinquent all taxes, assessments and other charges which may be levied or assessed against the Property, or against Lender upon the Mortgage or the Obligations or other debt secured by this Mortgage, upon Lender's interest in the Property and debts to Lender receipts showing timely payment.

10. Insurance. Mortgagor shall keep the improvements on the Property insured against direct loss or damage occasioned by fire, flood, extended coverage perils and such other hazards as Lender may require, through insurers approved by Lender, in amounts, without co-insurance, not less than the unpaid balance of the Obligations or the full replacement value, whichever is less, and shall pay the premiums when due. The policies shall contain the standard mortgage clause in favor of Lender and, unless Lender otherwise agrees in writing, the original of all policies covering the Property shall be deposited with Lender. Subject to Lender's approval, Borrower is free to select the insurance agent or insurer through which insurance is obtained. Mortgagor shall promptly give notice of loss to insurance companies and Lender. All proceeds from such insurance shall be applied, at Lender's option, to the installations of the Obligations in the inverse order of their maturities (without penalty for prepayment) or to the restoration of the improvements on the Property, to the extent of foreclosure of this Mortgage or other transfer of title to the Property, in extinguishment of the indebtedness secured hereby, all right, title, and interest of Mortgagor in and to any insurance then in force shall pass to the purchaser or grantee.

8. Mortgagor's Covenants. Mortgagor covenants:

- (a) Escrow. If an escrow is required by Lender to pay Lender sufficient funds, at such times as Lender designates, to pay when due (1) the estimated annual real estate taxes and assessments on the Property, (2) all property and hazard insurance premiums, (3) flood insurance premiums if any, (4) if payments made under the Obligations are guaranteed by mortgage guaranty insurance, the premiums necessary to pay for such insurance, and (5) other items agreed to be included in the escrow. Lender may, at any time, collect and hold such escrow funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require by law. Mortgagor's escrow account under the Federal Residential Settlement Procedures Act of 1974, as amended from time to time, Lender may estimate the amount of escrow funds due on the basis of current data and reasonable estimates of future expenditures of future escrow account funds or as otherwise required by applicable law. Lender shall apply the escrowed funds against taxes, assessments and insurance premiums when due or as otherwise required by law. Escrowed funds may be commingled with Lender's general funds. If the escrowed funds held by Lender exceed the amount permitted to be held by applicable law, Lender shall account to Mortgagor for the excess escrowed funds in a manner determined by Lender or as otherwise required by applicable law. If the escrowed funds held by Lender at any time are not sufficient to pay the escrow account items when due, Lender may notify Mortgagor in writing, and Mortgagor shall pay to Lender the amount necessary to make up the deficiency in a manner determined by Lender or as otherwise required by applicable law.
- (b) Condition and Repair. To keep the Property in good and tenable condition and repair, and to restore or replace damaged or destroyed improvements, and fixtures.
- (c) Lease. To keep the Property free from liens and encumbrances superior to the lien of this Mortgage and not described in paragraph 7 on the reverse side.
- (d) Other Mortgages. To perform as Mortgagor's obligations and duties under any other mortgage or security agreement on the Property and any obligation to Lender secured by such a mortgage or security agreement.
- (e) Waste. Not to commit waste or permit or suffer to be committed upon the Property.
- (f) Conveyance. Not to sell, assign, lease, mortgage, convey or otherwise transfer any legal or equitable interest in all or part of the Property, or permit the same to occur without the prior written consent of Lender or, without notice to Mortgagor, Lender may deal with any transfers as to his interest in the same manner as with Mortgagor, without in any way discharging the liability of Mortgagor under this Mortgage or the Obligations.
- (g) Alteration or Removal. Not to remove, demolish, or materially alter any part of the Property without Lender's prior written consent, except Mortgagor may remove a fixture, provided the fixture is promptly replaced with another fixture of at least equal utility.
- (h) Compensation. To pay to Lender all compensation, losses, or the taking of the Property, or any part, by condemnation proceeding (including payments in compromise of condemnation proceedings), and all compensation received as damages for injury to the Property, or any part. The compensation shall be applied in such manner as Lender determines to reducing the principal of the Obligations or to the Obligations in the inverse order of their maturities (without penalty for prepayment).
- (i) Inspection. Lender and its authorized representatives may enter the Property at reasonable times to inspect it, and at Lender's option to repair or restore the Property and to conduct environmental assessments and audits of the Property.
- (j) Distressment. To comply with all laws, ordinances and regulations affecting the Property, and
- (k) Subrogation. That Lender is subrogated to the lien of any mortgage or other lien discharged, in whole or in part, by the proceeds of the note(s) or agreement identified on the reverse side.

9. Environmental Liens. Mortgagor represents, warrants and covenants to Lender (a) that during the period of Mortgagor's ownership or use of the Property no substance has been, is or will be present, used, stored, deposited, treated, recycled or disposed of on, upon, in or about the Property in a form, quantity or manner which is known to be present on, under, in or about the Property would require clean-up, removal or some other remedy, action ("Hazardous Substance"), under any federal, state or local laws, regulations, ordinances, codes or rules ("Environmental Laws"); (b) that Mortgagor has no knowledge, either due inquiry, of any prior use or existence of any Hazardous Substance on the Property by any prior owner or person using the Property; (c) that without notice to the general public, or to the foregoing, Mortgagor has no knowledge, either due inquiry, that the Property contains asbestos, polychlorinated biphenyl components (PCBs) or underground storage tanks; (d) unless there are no conditions existing currently or likely to exist during the term of this Mortgage which would subject Mortgagor to any damages, penalties, equitable relief or clean-up costs, in any governmental or regulatory action or third party claims relating to any Hazardous Substance; (e) that Mortgagor is not subject to any court or administrative proceeding, judgment, decree, order or citation relating to any Hazardous Substance, and (f) that Mortgagor is the past has been, at the present is, and in the future will remain in compliance with all Environmental Laws. Mortgagor shall indemnify and hold harmless Lender, its successors, officers, employees and agents from all losses, cost (including reasonable attorneys' fees and legal expenses), liability and damage whatsoever directly or indirectly resulting from, arising out of, or based upon (i) the presence, use, storage, deposit, treatment, recycling or disposal, at any time, of any Hazardous Substance on, under or about the Property, or the transportation of any Hazardous Substance to or from the Property; (ii) the removal or cleanup violation of any Environmental Law, permit, judgment or license relating to the presence, use, storage, deposit, treatment, recycling or disposal of any Hazardous Substance; (iii) the removal or cleanup violation of any Environmental Law, permit, judgment or license relating to the recovery of environmental clean-up costs expended under any Environmental Law; Mortgagor shall immediately notify Lender in writing of any governmental claim, liability, or threatened in connection with any Hazardous Substance on, in, under or about the Property.

10. Duty of Lender to Perform for Mortgagor. If Mortgagor fails to perform any of Mortgagor's duties set forth in this Mortgage, Lender may after giving Mortgagor every notice and opportunity to perform which are required by law, perform the duties or cause them to be performed, including actions, without signing Mortgagor's name or paying any amount as required, and the cost shall be due on demand and secured by this Mortgage, bearing interest at the highest rate stated in any document evidencing the Obligation, but not in excess of the maximum rate permitted by law, from the date of expenditure by Lender to the date of payment by Mortgagor.

11. Default; Acceleration; Remedies. (a) if (i) there is a default under any Obligation secured by this Mortgage, or (ii) Mortgagor fails to pay, to obtain or to perform any of Mortgagor's covenants or duties contained in the Mortgage, then, at the option of Lender each Obligation not become immediately payable is (i) a notice to Mortgagor or Borrower and an opportunity to cure any defect required by law, or the document evidencing the Obligation and, in that event, the Obligation not become payable if the default is not cured as provided in the document evidencing the Obligation or as otherwise provided by law; if Lender exercises its option to accelerate the unpaid principal and interest owed on the Obligation, together with all sums paid by Lender as authorized or required under this Mortgage or any Obligation, shall be collectible in a suit at law or by foreclosure of the Mortgage by action, or both, or by the exercise of any other remedy available at law or equity.

12. Waiver. Lender may waive any default without waiving any other subsequent or prior default by Mortgagor.

13. Power of Sale. In the event of foreclosure, Lender may sell the Property at public sale and execute and deliver to the purchasers deeds of conveyance or, in trust to stabilize.

14. Waiver of Redemption and Redemption. To the extent not prohibited by law, Mortgagor expressly waives any and all rights of readjustment and reamortization with respect to the property.

15. Possession of Property. Mortgagor agrees that upon the occurrence of an event of default, Lender shall be entitled, but is not required, to possession of the Property without bond, subject to applicable law. Lender shall have all of the rights and privileges of a mortgagee in possession provided by law, and shall be entitled to repossess and retain for reasonable costs, expenses and third party management fees incurred in connection with such possession.

16. Assignment of Rights and Licenses. Mortgagor grants and transfers to Lender as additional security for the Obligations, all rents which become or remain due or are paid under any agreement or lease for the use or occupancy of any part or all of the Property. Until the occurrence of an event of default under this Mortgage or any Obligation, Mortgagor has the right to collect the rents, issues and profits from the Property, but upon the occurrence of such an event of default, Mortgagor's license to collect is terminated and Lender shall be entitled to such rents, issues and profits and may, after giving Mortgagor any notice and opportunity to perform required by law, notify any or all tenants to pay all such rents, directly to Lender. All such payments shall be applied in such manner as Lender determines to payments required under this Mortgage and the Obligations. This assignment shall be enforceable and Lender shall be entitled to take any action to enforce the assignment (including notice to the tenants to pay directly to Lender or the commencement of a foreclosure action) without asking or obtaining the appointment of a receiver.

17. Receiver. Upon the commencement or during the pendency of an action to foreclose this Mortgage or enforce any other remedies of Lender under it, without regard to the adequacy or inadequacy of the Property as security for the Obligations, if the Mortgagor is entitled to possession of the Property pursuant to applicable law, then, upon request of the Mortgagor, the court shall appoint a receiver of the Property (including foreclosed interest) designated by Lender, without bond, and may empower the receiver to take possession of the Property and collect the rents, issues and profits of the Property and exercise such other powers as the court may grant until the consummation of sale and the expiration of the redemption period, if any, and may order the rents, issues and profits, when so collected, to be held and applied as required by law.

18. Foreclosure Without Deficiency Judgment. To the extent law permits, Mortgagor agrees to consent foreclosure or deed in lieu of foreclosure in mortgage?

19. Expenses. To the extent not prohibited by law, Mortgagor shall pay all reasonable costs and expenses before and after judgment, including attorney's fees, fees and expenses for environmental assessments, inspections and audits, and fees and expenses for obtaining the evidence incurred by Lender in preparing or enforcing its rights under this Mortgage.

20. Severability. Governing law, validity or unenforceability of any provision of this Mortgage shall not affect the validity or enforceability of any other provision. The validity, construction and enforcement of this Mortgage are governed by the laws of Illinois.

21. Successors and Assigns. The obligations of all Mortgagors are joint and several. This Mortgage benefits Lender, its successors and assigns, and bars all Mortgagors and their respective heirs, personal representatives, successors and assigns.

22. Entire Agreement. This Mortgage is intended by the Mortgagor and Lender as a true expression of this Mortgage and as a complete and exclusive statement of its terms, there being no conditions to the full effectiveness of this Mortgage. No parol evidence of any nature shall be used to supplement or modify any terms.