

First of America Bank
P.O. Box 1260
Southgate, MI 48195-9930



FIRST OF AMERICA

Mortgage Securing Home Equity Line

This mortgage is made this 16th day of February, 1998, by
LEE A DONALDSON III, MARRIED TO CHERI HUNTER
whose address is 1250 W. FULLERTON CHICAGO IL 60614

(the "Mortgagor") who mortgages and warrants to First of America- ILLINOIS, N.A.
an Illinois Bank of BANNOCKBURN Illinois (the "Mortgagee"),

land and property in the CITY OF CHICAGO, COOK
County, Illinois, described as:
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION
CKA: 1250 W. FULLERTON #3F, CHICAGO, IL 60614
14-29-323-024-1020

together with all building and fixtures on the property, whether hereafter placed or now on the property (the "Property"). This Mortgage secures performance hereof and payment of revolving line of credit indebtedness as evidenced by the Home Equity Line Agreement and Disclosure between Mortgagor and Mortgagee of even day herewith and any later modification, amendment or supplement to the agreement, as permitted by its terms, in the principal amount of Thirty Five Thousand AND 00/100 Dollars \$ \$35,000.00 ("Maximum Credit"), including any and all future obligations and advances under that agreement which do not exceed the Maximum Credit, any modifications, extensions or renewals of the indebtedness under the Home Equity Line Agreement and Disclosure and any amount advanced by Mortgagee pursuant to this mortgage or the Home Equity Line Agreement and Disclosure to protect the security of this mortgage or which Mortgagee is authorized to pay on Mortgagor's behalf (the "Debt"), with interest thereon and costs of collection, including attorney's fees. Mortgagor stipulates and agrees with Mortgagee that as of the date of this mortgage, Mortgagee has made no written or oral commitment to Mortgagor to make any future loans or advances under this mortgage except as provided in the Home Equity Line Agreement and Disclosure.

Handwritten initials/signature.

Mortgagor promises and agrees:

1. That as of the date hereof there exists no other mortgages, encumbrances or liens on or against the Property other than as follows:
2. To keep the Property insured against fire, windstorm, flood, and such other hazards as Mortgagee may require, in an amount and manner with an insurer approved by Mortgagee and with the proceeds made payable in the policies to Mortgagee and to deliver all policies to Mortgagee. Any insurance proceeds received by Mortgagee may be retained by it and may at any time or from time to time be applied by it on the Debt and shall constitute payment on the Debt only to the extent so applied.
3. To pay all taxes, assessments and water rates levied on the Property within the time prescribed by applicable law without incurring interest or penalties and upon request, to deliver the receipts therefor to Mortgagee and to remove promptly any liens on the Property except (A) liens given to Mortgagee and (B) liens specifically referred to in Paragraph 1 of this Mortgage.
4. To keep the Property in good repair.
5. The Debt secured by this Mortgage shall become due and payable without notice, at the option of the Mortgagee, if the Mortgagor shall convey, assign or transfer the Property by deed, land contract or other instrument or if the title thereto shall become vested in any other person or persons in any manner whatsoever.
6. The term "default" means (A) any and all of the events set forth in the first paragraph under the caption "Default and Remedies" in the Home Equity Line Agreement and Disclosure, (B) failure to perform any of the Mortgagor's obligations under this Mortgage and (C) failure to pay any of the Debt when due under the Home Equity Line Agreement and Disclosure or this Mortgage. The term "Mortgagee" includes Mortgagee's successors and assigns and the term "Mortgagor" includes and binds the heirs, executors, administrators, legal representatives, successors and assigns of the undersigned. The obligations and lien of this Mortgage, if signed by two or more persons, shall be those of all and any two or more jointly and of each severally. All remedies specified herein and in the Home Equity Line Agreement and Disclosure shall be cumulative and in addition to any other remedies provided by law.
7. To reimburse the Mortgagee for the cost of any title search and report made after any default and for all taxes and assessments levied on the Property and paid by Mortgagee.
8. If a default occurs, Mortgagee may, among other remedies, under the Home Equity Line Agreement and Disclosure, after giving any required notice to and allowing for any corresponding action to cure by Mortgagor, terminate the line of credit and require Mortgagor to pay the Debt in one payment or temporarily prohibit additional advances under the line of credit. Mortgagee may foreclose this Mortgage in the manner provided by applicable law.
9. That if Mortgagor defaults in the performance of any of the obligations imposed by this Mortgage, Mortgagee may perform the same and all sums paid by it therefor shall be due and payable by Mortgagor from the time of their payment by Mortgagee with interest thereon at the rate specified in the Home Equity Line Agreement and Disclosure and such sums shall be secured by this Mortgage.
10. All right of homestead exemption in the Property is waived by Mortgagor.
11. That the Debt is subject to interest at a variable rate as provided in the Home Equity Line Agreement and Disclosure which, in part, provides as follows:

VARIABLE ANNUAL PERCENTAGE RATE. The FINANCE CHARGE will be calculated and assessed each month at the then applicable monthly periodic rate which is based on an ANNUAL PERCENTAGE RATE which will change upward or downward according to changes in the highest Wall Street Journal Prime Rate as published in The Wall Street Journal (the "Index Rate").

The Index Rate will be reviewed on the 25th day of each month (the "Review Date"), and if the Index Rate is different from what it was on the previous Review Date, the ANNUAL PERCENTAGE RATE will be changed effective on the first day of the following month's billing cycle (as "Adjustment Date"). There is no limit on the amount by which the rate can change on any Adjustment Date. If the Review Date is a day other than a day on which the Prime Rate is published, then the Prime Rate as published immediately before the Review Date shall apply. The ANNUAL PERCENTAGE RATE will be determined by adding the margin to the Index Rate. The ANNUAL PERCENTAGE RATE will not exceed 18% for accounts that originate in Michigan or Florida, and will not exceed 21% for accounts that originate in Illinois, Indiana or Iowa. The ANNUAL PERCENTAGE RATE will not be less than 6%. The new ANNUAL PERCENTAGE RATE will apply to any existing account balance and to any new advances.

The current monthly periodic rate, the current ANNUAL PERCENTAGE RATE, and the margin are shown at the beginning of this Agreement. The rate information will be provided on or with each periodic statement. To obtain the monthly periodic rate shown on your statement, divide the ANNUAL PERCENTAGE RATE by 12.

An increase in the Index Rate will result in an increase in the ANNUAL PERCENTAGE RATE. It may also result in an increase in your minimum monthly payment and/or an increase in the number of payments required to pay the new balance.

The ANNUAL PERCENTAGE RATE described in this Agreement includes only interest and does not include other costs described in this Agreement.

In Witness Whereof, Mortgagor has signed this instrument the day and year first above written. Signed and delivered in the presence of:

Lee A Donaldson III 2-16-98
LEE A DONALDSON III

SEE ATTACHED
CHERI HUNTER WAIVING HOMESTEAD RIGHTS

STATE OF ILLINOIS

COUNTY OF COOK

I, Shirley J. Rustemeyer
certify that LEE A DONALDSON III,

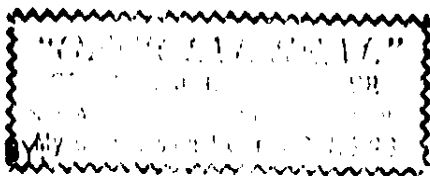
)
) S.S.
)

, a Notary Public in and for said County and State, do hereby

who IS/ARE
IS/ARE

personally known to me to be the same person whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that HE/SHE/THEY signed, sealed and delivered the said instrument as HIS/HER/THEIR free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the Right of Homestead.

Given my hand and Notarial Seal this 16th day of FEBRUARY, A.D. 1998.



Shirley Rustemeyer
Notary Public

DRAFTED BY

RETURN TO:
Linda Mical...

HOME EQUITY LOAN DEPARTMENT, ATTN:R-K01-45
16333 TRENTON RD.
SOUTHGATE, MI 48195
c/o First of America Bank, N.A.

ONE FIRST OF AMERICA PARKWAY
MAILCODE K-A12-1F
KALAMAZOO, MI 49009-8002
c/o First of America Bank, N.A.

"EXHIBIT A"

Unit #3-F, in the Surrey Court Condominium, as delineated on the Plat of Survey of the following described parcel of real estate: Lots 43, 44, 45 and 46 in the Thomas Goode's Subdivision of part of S 1/2 Block 43 in Sheffield's Addition to Chicago (lying E of the right of way of Chicago and Evanston Railroad Company) in the SW 1/4 of Section 29, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which Plat of Survey is attached as Exhibit D to Declaration of Condominium made by Surrey Court Venture Partnership, an Illinois General Partnership and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document 25799181, together with its undivided percentage interest in the common elements.

CKA: 1250 W. Fullerton #3F, Chicago, Il. 60614
14-29-323-024-1020

Cook County Clerk's Office

WAIVER OF RIGHT OF HOMESTEAD

The undersigned acknowledges that he/she is an individual who may be entitled to an estate of homestead with regard to the hereinafter described real estate and that for value received, the sufficiency of which is hereby acknowledged, the undersigned hereby waives, renounces and releases any and all homestead exemptions which he/she may have under or by virtue of the laws of the State of Illinois, including any such homestead exemptions created by Section 12-901 of the Illinois Code of Civil Procedure to the real property hereinafter described, so far as the same may apply to a certain loan to _____

_____ made or to be made by _____, a corporation, in the principal amount of \$ _____ (Loan Number _____).

LEGAL DESCRIPTION OF REAL ESTATE:

Condo at 1250 W. Fullerton 3F
CHICAGO IL. 60614

COMMON ADDRESS OF REAL ESTATE:

This waiver of Right of Homestead is hereby declared to be continuous in character for the duration of the aforescribed loan and shall take effect and be construed to become operative contemporaneously with the execution of the loan documents to _____ for the loan described above.

Dated this 14th day of February 1998.

Cheri Hunter

Loan ID: _____

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Initials: CH

WHM

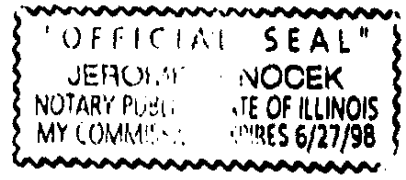
STATE OF ILLINOIS
COUNTY OF COOK) ss

I, the undersigned, a notary public in and for said county and state aforesaid, do hereby certify that CHERYL M. HUARK

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

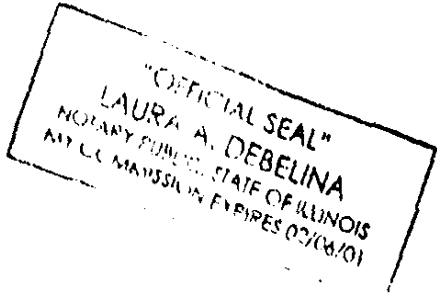
Given under my hand and notarial seal this 14 day of February

Jerome M. Nocek
Notary Public



This is a True and correct copy of the original dated 2/14/98.

Laura A. Debelina



Loan ID: _____

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Initials: JCH

WPHZ