(Above Space For Recorder's Use Only)

					and the second second	Maria de Carlos de Carlos		
HIS INDENTURE, made	November 5	86	r	of inac	Castillo	& Anselma	a H. Castillo,	. his
HIS INDENTURE, made			between z	- C	00000000	O : IIII C IIII		
** * A								

Chrysler First Financial Services Corporation, 650 Woodfield Dr. #125 Schaumburg, IL.

DOLLARS (\$ _23,333,49*****), payable to the order of and delivered to the Mortgagee, in and by which note the Mortgagors promise to pay the said principal sum and interest at the rate and installments as provided in said note, with a final payment of the balance due on the \frac{12}{2} day of \frac{November}{November}, 19 \frac{96}{2}, and all of said principal and interest are made payable at such place as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of the Mortgagee in \frac{V111age of}{V111age} \frac{1}{2} \]

NOW. THEREFORE, the Mortgagors to secure the payment of said principal sum of money and said interest in accordance with the terms, provisions and limitations of this mortgage; and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY and WARRANT unto the Mortgagee, and the Mortgagee's successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the

City of Morton Grove COUNTY OF Cook AND STATE OF ILLINOIS, to with

Lot 75 in Regions Meadow Lane Unit No. 1, being a subdivision in the North 2 of the South East 4 of Section 13, Township 41 North, Range 12 East of the Third Principal Meridian, according to the plat registers as Document LR 1483166, in Cook County,

Permanent Parcel Number: 09-13-408-048

Also known as: 7228 V. Lake

Morton Grove,

which, with the property hereinaster described, is referred to herein as the "pre, 187.0."

TOGETHER with all improvements, tenements, easements, fixtures, and apparte names thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are predged primarily and on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereaster therein or thereon ised to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation; including (w. nout restricting the forgoing), screens, window shades, storm doors and windows, floor coverings, inador, beds, awnings, stoves and water heaters. All of the highest regoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereaster placed in the premises by the Mortgagors or their successors or assigns shall be considered as constituting part of the real criat.

TO HAVE AND TO HOLD the premises unto the Mortgagee, and the Mortgagee's successors or assigns, forever, for the purposes, and upon the uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemptic or, are of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and waive.

This mortgage consists of two pages. The covenants, conditions and provisions appearing on provisions and assigns, which hand and scal of Mortgagors the day and year first above written.

(Seal)

PLEASE PRINT OR BELOW SIGNATURE(S)

(Seal)

State of Illinois, County of

Cook

I, the undersigned, a Notary Public ir on I for said County. in the State aforesaid, DO HEREBY CERTIFY that Danilo Castillo and

ovember

Anselma H. Castillo, HIS WIFE

personally known to me to be the same personSim whose names are

subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that They signed; sealed and denvered the free and voluntary act, for the uses and purpos inid instrument as their the release and waiver signed; scaled and delivered the said instrument as

of the right of homestead.

Given under by hand and official seal, this .

day of

Commission expires ___ Mark W. Riefenberg, Notary Public Cook County State of Illingie

My Commission Expires Mar. 14, 1990 Chrysler First Financial Services Corporation 650 Woodfield, Suite 125

Schaumburg, IL 60173 NAME_____

IMPRESS.

ADDRESS

CITY AND ZIP CODE ADDRESS OF PROPERTY: 7228 W. Lake

60053 Morton Grove OVE ADDRESS IS FOR STATISTICAL SES ONLY AND IS NOT A PART OF THIS

SEND SUBSEQUENT TAX BILLS TO:

DOCUMENT (Name)

OR

MAIL TO:

RECORDER'S OFFICE BOX NO.

Schaumburg,

MORTGAGE PREPARED BY B.A. Klingberg, 650 Woodfield Dr., Ste 125,

THE COVENANTS, CONDITIONS AND PLOVISION SREFERIAD TO ON PAGE 1 (THE REVERSE SIDE OF THIS MORTGAGE):

1. Mortgagors shall (1) definitly epair restore or rebuild any buildings or approximents now or hereafter on the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien thereof; (3) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to the Mortgagee: (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises: (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (6) make no material alterations in said premises except required by law or municipal ordinance.

2. Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to the Mortgagee duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagors may desire to contest.

Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the Mortgagee, under insurance policies payable, in case of loss or damage, to Mortgagee, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to the Mortgagee, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.

4. In case of default therein, Mortgagee may, but need not, make any payment or perform any act hereinbefore required of Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other moneys advanced by Mortgagee to protect the mortgaged premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest theron at the rate agreed upon in the note. Inaction of Mortgagee shall never be considered as a waiver of any right accruing to the Mortgagee on account of any default hereunder on the part of the Mortgagors.

5. The Mortgage making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate produced from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfe tur, tax lien or title or claim theref.

Mortgagors shall pay cath item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the option of the Mortgage, and without notice to Mortgagors, all unpaid indebtedness secured by this mortgage shall, notwithstanding anything in the note or in this mortgage to the contrary, become due and payable (a) immediately in the case of default in making payment of any installment of principal or interest on the note, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein corasined.

7. If the Mortgagors sell or trans'7, all or part of the premises or any rights in the premises, any person to whom the Mortgagors sell or transfer the Premises may take over all of the Mortgagors' rights and obligations under this Mortgage (known as an "assumption of the Mortgage") if certain conditions are met. These or ditions are:

(A.) Mortgagors give Mortgagee notice of sale or transfer;

(B.) Mortgagee agrees that the person qualifie and r its then usual credit criteria;

The person agrees to pay interest on the pinount awed to Mortgagee under the note and under this Mortgage at whatever rate Mortgagee requires: and

(D.) The person signs an assumption agreement that is receptable to Mortgagee an that obligates the person to keep all of the promises and agreements made in the note and in this Mortgage.

If the Mortgagors sell or transfer the premises and the conditions in A. B. C and D of this section are not satisfied, Mortgagee may require immediate payment in full of the note, foreclose the Mortgage, and seek any other remedy allowed by the law. However, Mortgagee will not have the right to require immediate payment in full or any other legal remedy progresslet of certain transfers. Those transfers are:

(i) the creation of liens or other claims against the premises that are norior to this Mortgage, such as other mortgages, materialman's liens.

(ii) a transfer of rights in household appliances, to a person who provides the Mortgagors with the money to buy these appliances, in order to protect that person against possible losses;

(iii) a transer of the premises to surviving co-owners, following the death of a co owner, when the transfer is automatic according to law; and

(iv) leasing the premises for a term of three (3) years or less, as long as the lease does not include an option to buy.

8. When the indebtedness hereby secured shall become due whether by acceleration or of crwise, Mortgagee shall have the right to foreclose 8. When the indebtedness hereby secured shall become due whether by acceleration of otherwise, wortgages shall have the right to doctors the lien hereof, in any suit to foreclose the lien hereof, there shall be allowed and included, and ditional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Mortgages or attorneys' fees, appraiser's fee, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs (which may or estimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title searches, and examinations, title insurance policies. Torrens certificates and shidlers data and assurances with respect to title as Mortgagee may deen to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured here and immediately due and payable, with interest thereon at the rate agreed upon in the note, when paid or incurred by Mortgagee in connection with (1) any proceeding, including probate and bankruptcy proceedings, to which the Mortgagee shall be a party, either as plaintiff, claimant or defendent, by reason of this mortgage or any indebtedness hereby secured; or (b) preparations for the commencement of any suit for the forcelosure have account of such right to foreclose whether or not actually commenced; or (c) preparations for the defense of any actual or threatened syntar proceeding which might affect the premises or the security hereof.

9. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of gricity: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the precising paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note; fourth, any overplus to Mortgagors, their heirs, legal representatives or assigns, as their rights may appear.

10. Upon or at any time after the filing of a complaint to foreclose this mortgage the court in which such complaint is filed may appoint a 10. Upon or at any time after the filing of a complaint to foreclose this mortgage the court in which such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, without regard to the following of Mortgagors at the time of application for such receiver and without regard to the then value of the premises or whether the same shall be then occupied as a homestead or not, and the Mortgagee may be appointed as such receiver. Such receiver shall have nower to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency, during the full staticity period of redemption, whether there be redemption or not, as well as during any further times when Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may authorized he receiver to apply the net income in his hands in payment in whole or in part of: (1) The indebtedness secured hereby, of by any decree forecoming this mortgage, or any tax, special assessment or other lien which may be or become superior to the lier hereof or such decree, provided such annication is made prior to foreclosure sale: (2) the deficiency of a sale and deficiency.

application is made prior to foreclosure sale; (2) the deficiency of a sale and deficiency.

11. The Mortgagee shall have the right to inspect the premises at all reasonable times and to make repairs to the premises as in its discretion it may deem necessary for the proper preservation thereof. Access thereto shall be permitted for those nurposes.

12. If the payment of said independents of any partition of the extended or varied or is any part of the security be released, all persons how or at any time hereafter liable therefor, or interested in and their hability and the lien and all provisions hereof shall continue in full force, the right of recourse against all such persons being expressly reserved by the Mortgagee, notwithstanding such extension, variation or release.

Mortgagee shall release this mortgage and lien thereof by proper instrument upon payment and discharge of all indebtedress secured heries and payment of a reasonable fee to Mortgagee for the execution of such release.

Mortgagee shall release this mortgage and the herein and payment of a reasonable fee to Mortgagee for the execution of such release.

143 Whis mortgage and all provisions hereof, shall extend on and be binding upon Mortgagers and all persons claiming under for through a mortgage, and the word "Mortgagors" when used herein shall include all such persons and all persons claiming under for through a mortgage when used herein shall include all such persons and all persons in the payment of the dideficiences in the mortgage. The word "Mortgagee" when used herein shall have executed the note or this mortgage. The word "Mortgagee" when used herein shall include the specessors and assigns of the Mortgagee named herein and the holder or holders from time to time, of the note secured holds.

60/73

Ciorm 013-1041 6/82

B