NOTICE T	IS MORTGAGE MAY SECURE BORROWINGS MADE BUBSEQUENT TO A TRANSFER OF THE PROPE	PTY.

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(herein Borrower) and FIRST STATE BANK & TRUST CO. OF PARK RIDGE

(herein Bank)

Borrower, in consideration of the indebtedness herein recited, grants, bargains, sells and conveys, warrants and mortgages (unless Borrower is a Trust, in which event Borrower conveys, mortgages and quitclaims) unto Bank and Bank's successors and assigns, the following Described properly located in the city Park Ridge , County ot, Cook State of Itimora

Lot (20) Twenty in Fouerborn and Klode's Home Ridge Subdivision of part of Lot three (3), In Christian Grupe's Subdivision, in the Southeast Quarter

(4) of Section 27, Township 41 North, Range 12, East of the Third

Principal Meridian HCO 09-27-406-02011

commonly known as ... 500. N. 100 ine , Park Ridge, Illinois. (herein "Property Address").

TO HAVE AND TO HOLD such property unto 3ank and Bank's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurted and as lifer acquired title or reversion in and to the beds of ways, streets, avenues and alleys adjoining the Property, and rents (subject however to the rights and authorities of an herein to Bank to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water rights, and water stock, insurance and condemnation proceeds. In: all lixtures now or herselfer attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property or lored by this Mortgage, and all of the foregoing, logisther with said property are hereinafter referred to as the "Property", as to any property which does not constitute, disture (as such term is defined in the Uniform Commercial Code), this Mortgage is hereby deemed to be, as well, a Security Agreement under the Uniform Commercial Code for the purpose of creating a security interest in such property, which Borrower hereby grants to Bank as Secured Party (as such term is defined in the said Code).

To Secure to Bank on condition of the repayment of the included extress evidenced by an Agreement and Disclosure Statement ("Agreement") of even date herewith and

by Borrower's Variable Interest Rate Promissory Note ("Note") of an date herewith, in the principal sum of U.S. \$... 63,000,000 is a much thereof as may be advanced and outstanding, with interest thereon, providing for month, yer all riments of interest, with the principal helance of the indebtedness, if not sooner paid or required.

CCN ... years from the date thereof, if is payment of all other sums, with interest thereon, advanced in accordance herewith to protect to be paid, due and payable. the security of this Mortgage, and the performance of the covenants and agreen ents of Borrower contained herein and in the Agreement and the Note. The Agreement, the Note and this Mortgage are collectively referred to as the "Credit Documents". The Credit Documents contemplate, and this Mortgage permits and secures, future advances

Notwithstanding anything to the contrary herein, the Property shall include all of the rewarfs right, title, and interest in and to the real property described shove, whether

such right, title, and interest is acquired before or after execution of this Mortgage.

Borrower covenants that Borrower is the lawful owner of the estate in fand fiereby co. 19770,1 and has the right to grant, convey and mortgage the Property, and that the Property is unencumbered except for encumbrances of record. Borrower (unless Borrower is 2.71%) covenants that Borrower warrants and will defend generally the fulle to the Property against all claims and demands, subject to ancumbrances of record. Borrower outer into that Borrower 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 therroft, or change in any way the condition of title of the Property or any part ihereal

Borrower acknowledges that the Note calls for a vertable interest rate, and that the Bank may, (rior to the expiration of the term of Note, cancel future advances thereunder and/or require repayment of the outstending balance under the Note

COVENANTS, Borrower and Bank covenant and agree as follows

1. PAYMENT OF PRINCIPAL AND INTEREST. Borrower shall promptly pay when due, in accordance with the terms of the Note, the principal and interest on the indebtedness evidenced by the Note, together with any late charges and other charges imposed under the Note 6

2. APPLICATION OF PAYMENTS. Unless applicable law requires otherwise, all payments received by Bank under the nate and this Mortgage shall be applied by Bank first in payment of amounts payable to Bank by borrower under paragraphs 6 and 26 of this Morigage, then to interest payable on the Note, then to other charges payable

under the Agreement, and then to the principal of the Note

3. PRIOR MORTGAGES AND DEEDS OF TRUST; CHARGES; LIENS. Borrower shall fully and limely perform all of Borrow er's of ligations under any mortgage, deed of trust or other security agreement with a tien which has or appears to have any priority over this Mortgage, including dorrower's colon, his to make any payments when due Borrower shall pay or cause to be paid, at least ten (10) days before delinquency, all taxes, assessments and other charges, tines and impositions attributable to the Property and all encumbrances, charges, loans, and lians (other than any prior first morigage or deed of trust) on the Prope. By which may attain any priority over this Mortgage, and leasehold payments or ground rents it any. Borrower shall deliver to Bank upon its request, incorpts evidencing such payment.

4. MAZARD INSURANCE. Borrower shall, at its cost, keep the improvements now existing or hereafter erected on the Property Insurgands loss by fire, hazards included within the term "extended coverage", and such other hazards (collectively referred to as "Hazards") as Bank may require. Becover shall maintain Hazard insurance for the entire term of the Note or such other periods as Bank may require and in a mount equal to the tesser of (A) the maximum insurable value of the Property or (B) the amount of the line of credit secured by this Mortgage plus the outstanding amount of any obligation secured in priority over this Mortgage, but in no event shall such amounts be less than the amount necessary to satisfy the coinsurance requirement contained in the insurance policy.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Bank provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Bank and shall include a standard mortgaged clause in favor of and in a form acceptable to Bank. Bank shall have the right to hold the policies and renewals thereof, subject to the ferms of any mortgage, deed of trust or other socurity agreement with a from which has or appears to have any priority over this Mortgage. If Borrower makes the premium payment directly. Borrower shall promptly fulnish to Bank all renewal notices and, if requested by Bank, allie noise of said premiums. If policies and renewals are field by any other person. Borrower shall supply copies of such to Rain within ten (10) calendar days after issuance

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Bank, Bank may make proof of loss if not made promptly by Borrower

Subject to the rights and terms of any mortgage, deed of trust or other security agreement with a tien which has or appears to have any priority over this Mortgage, the amounts collected by Borrower or Bank under any Hazard insurance policy may, at Bank a sole discretion, either be applied to the indebtedness secured by this Mortgage (after payment of all reasonable costs, expenses and afternays, fees necessarily paid or incurred by Bank and Borrower in this connection) and in such order as Bank may determine or be released to Borrower for use in repairing or reconstructing the Property, and Bank is hereby irrevocably authorized to do any of the above. Such application or release shall not core or waive any default or notice of default under this Mortgage or invalidate any act done pursuant to such notice

If the Property is abandoned by Borrower, or if Electional telescond to Bank in writing within (hirly (30) c dendar days from the date notice is mailed by Bank to Borrower that the insurance carrier offers to settle a claim for insurance bonefits, Bank is irrevocably authorized to settle the claim and to collect and apply the insurance

proceeds at Bank's sole uption either to restoration or repair of the Property or to the sums secured by this Mortgige

If the Property is acquired by Bank, all right, title and interest of Borrower in and to any insurance policies and in and to the proceeds the reof resulting from Jan Nym. the Property prior to such sale or acquisition shall become the property of Bank to the extent of the same secures by this shortgage with shall become the property of Bank to the extent of the same secures by this shortgage with shall become the property of Bank to the extent of the same secures by this shortgage with shall become the property of Bank to the extent of the same secures by this shortgage with shall become the property of Bank to the extent of the same secures by this shortgage with shall be come the property of Bank to the extent of the same secures by the shortgage with shall be come the property of Bank to the extent of the same secures by the shortgage with shall be come the property of Bank to the extent of the same secures by the shall be come to the same secures by the same acquisition

5. PRESERVATION AND MAINTENANCE OF PROPERTY; LEASEHOLDS; CONDOMINIUMS; PLANNED UNIT DEVELOPMENTS. Borrower shall use, improve and maintain the Property in compliance with applicable laws, statutes, ordinances, orders, requirements, decrees or regulations, shall keep the Property in good condition and repair, including the repair or restoration of any improviments on the Property which may be damaged or destroyed, shall not commit or permit waste or permit impairment.

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STATE OF ILLINOIS COUNTY OF SA:	
	Consolid DO LIFORDY OF DELIVATION AND AND AND AND AND AND AND AND AND AN
), the undersigned, a Notary Public in and to said County, in the State af	oresaid, DO HEREBY CERTIFY that
	on, and acknowledged that he signed, scaled and delivered the said instrument as this
Given childer my hand and official seal thia	of February 1887
(O)(O)(C)(C)(O)(O)(O)	
William Sens	Barbar Stechen
Notary in St. is	Notary Public
Commission mapires Notary 1 .3	
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FIRST STATE BANK & TRUST CO. OF PARK RIDGE	
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Kathleen Murray	
607 W. Devon Avenus, Park Ridge, III. 60060	· · · · · · · · · · · · · · · · · · ·
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PTI. 0727-406-0202 2 0 0 0	A Brst Bank of Oak Park
IF BORROWER IS A TRUST:	
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	Ing personally but solely as aforesaid
B E A SI	Co-Pres. & Trust Officer
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Assistant Pectectry	(Q _A ,
COUNTY OF COOK	4,
••	aald, DO HEREBY CERTIFY, that
I, the undersigned, a Notary Public, in and for the County and State alore John N. Carbery	
First Bank of Oak Park	
a corporation, and Frank J. Prucha, III	Assistant Secretary of said our logation, personally know
to be the same persons whose names are subscribed to the foregoing Instrume	Director in the contract of th
Assistant	Secretary, respectively, appeared before one this day in person and acknow
	lary acts, and as the free and voluntary act of said corporation, as Trustee, for the u
purposes therein set forth; and the said	orpolation, did affix the said corporate soal of said corporation to instrument as his c
purposes therein set forth; and the saidAggi stant Socret	orpolation, did affix the said corporate soal of said corporation to instrument as his c
purposes therein set forth; and the said <u>Asoistant Socret</u> then and there acknowledge that he, as custodian of the curporate seal of said coand voluntary act, and as the free and voluntary act of said corporation, as Tru	orpolation, did affix the said corporate soal of said corporation to instrument as his c
purposes therein set forth; and the saidAscistant Socret then and there acknowledge that he, as custodian of the curporate sail of said or and voluntary act, and as the free and voluntary act of said corporation, as True	orpolation, did aftix the said corporate soal of said corporation to their ument as his custes, for the uses and purposes therein set forth.
purposes therein set forth; and the said <u>Asoistant Socret</u> then and there acknowledge that he, as custodian of the curporate seal of said coand voluntary act, and as the free and voluntary act of said corporation, as Tru	orpofation, did affix the said corporate soat of said corporation to instrument as his custee, for the uses and purposes therein set forth.
purposes therein set forth; and the saidAggistant_Socret then and there acknowledge that he, as custodian of the curporate seal of said conditions and voluntary act, and as the free and voluntary act of said corporation, as True. Given under my hand and official seal, this6th	orpolation, did aftix the said corporate soal of said c <i>orporation</i> to instrument as his o usles, for the uses and purposes therein set forth.
purposes therein set forth; and the said <u>Assistant Socret</u> then and there acknowledge that he, as custodian of the curporate seal of said cand voluntary act; and as the free and voluntary act of said corporation, as Tru	orpotation, did affix the said corporate soal of said corporation to instrument as his ousles, for the uses and purposes therein set forth. Gay February, 1987 Guilth Ellen Joseph

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payable as set forthin paragraph 17 of the Agreement. Failure to pay such indebtedness within tell (10) this subject to the foreward such indebtedness within tell (10) this subject to the foreward such indebted by the Agreement and the following both acceleration shall constitute an earlier transfer or promise to realier transfer or promise to transfer the Property or any director indirect interest therein, or amendment or termination of any ground leases affecting the Property, shall constitute a separate Event of Default.

17. ACCELRATION: REMEDIES (INCLUDING FREEZING THE LINE). Upon the existence of an Event of Delauli, Bank may, at its solp option, terminate tire line, declare all of the sums recured by this Mortgage to be immediately due and payable without further demand, and invoke any remedies permitted by applicable law. Bank shall be entitled to apiled all reasonable costs and expenses incurred in pursuing the remedies provided in this personable. The including, but not limited to, reasonable attorneys' less.

an additional specific protection, notwithstanding any other term of this Mortgage, Bank, without declaring or asserting an évent of Default or invoking any of its remedies pertaining to Event of Default, may, immediately and without notice, freeze the line upon the occurrence of any event enumerated in paragraphs 15 or 16 of this Mortgage, including without limitation Bank's receipt of notice from any source of a lien, claim of lien or encumbrance either superior or interior to the lien of this Mortgage. Notice of any such freeze shall be given in accordance with the provisions of paragraph 11 of this Mortgage. Freezing the line will not preclude Bank from subsequently exercising any right or remedy set forth herein or in any of the Credit Documents.

18. ABSIGNMENT OF RENTS; APPOINTMENTS OF RECEIVER; LENDER IN POSSESSION. As admissional succeeds bereunder, Borrower hereby assigns to Bank the rents of the Property provided that prior to acceleration under paragraph 17 hereof or the occurrence of an Event of Default hereunder or abandonment of the Property. Borrower shall have the right to collect and return such rents as they become due and payable.

Upon acceleration under paragraph 17 heritol or abandonment. Hank at any time without notice, in person, by agent or by judicially appointed receiver, and without regard to the adequacy of any security for the indebtedness secured by this Mortgage, shall be untill be until upon to ke possession of and manage the Property, and in its own parse size for our collect the roots of each of the Property and collection of roots including that he to paragraph and management of the Property and collection of roots including that he do not including that he present on incover a boints and reasonable attentions and their formation are uned by this Mortgage. Back and the receiver shall be liable to account only for those rants actually received. The coloring spon and taking possession of the Property and the collection and application of the conts shall not cure or waive any Event of Default or notice of Default heraunder or invalidate any act done pursoant to such notice.

- 19. RELEASE. Upon payment and discharge of all sums secured by this Mortgage and formination of the Account this Mortgage shall become null and yord and Bank shall release this Mortgage widout a burge to Borrower shall pay all costs of recordition. If any
- 20. REQUEST FOR NOTICES, the cower requests that copies of any notice of default be addressed to Borrower and sent to the Property Address. Bank requests that copies of notices of default, sale and notices of default, sale and notices and to bank's address, as set forth on page one of this Mortgage.
- 21. INCORPORATION OF TERMS. All of the forms conditions and provisions of the Agreement and Note are by this reference incorporated herein as discliferth in full.

 Any Event of Default under the Note or the Agreement shall constitute an Event of Default hereunder, without further notice to Borrower.
 - 22. TIME OF ESSENCE. Time is of the essence in this Mortgage, and the Note and Agreement
- 23. ACTUAL KNOWLEDGE. For purposes of this flow or ge and each of the other Credit Documents, Bank will not be deemed to have received actual knowledge of intermation required to be conveyed to Bank in any many Bay. The wall the date of author required to be conveyed to Bank in any many Bay. The wall the date of author required to be conveyed to Bank in any many Bay.

(or such other address specified by Bank to Borrower). Such date final be conclusively determined by return receipt in reference to the possession of Borrower. If such return receipt is not available, such date shall be conclusively determined by the "Received" date stamped in such written notice by Bank or Bank is agent. With regard to other exants or information not provided by Borrower under thir Cr. do "Documents, Bank will be desired to have actual knowledge of such event or information as of the date Bank receives a written notice of such event or information from a source Bank reasonably believes to be reliable, including but not limited to, a court or other povernmental agency, institutional lender, or title company. The actual date of receives shall be determined by reference to the "Received" date stamped on such written notice by Bank or Bank's agent.

- 24. TAXES. In the event of the passage after the date of this Mortgage of any 'es changing in any way the laws now in force for the faxation of mortgages, or debts secured (harries), or the manner of operation of such taxes, so as to affect the intended of such the nation of such taxes.
- 25. WAIVER OF STATUTORY RIGHTS. Borrower shall not and will not apply for or available from homesteau, appraisament, valuation, redemption, stay inclusion, or a comption have, or anyso-called "moratorium laws." now existing or hareafter enacted, in order to prevent or hinder the enforcement or foreclosure of this Mortgage, but have still benefit of such laws. Borrower, for itself and all who may claim through or under all, sives any and all right to have the property and estates comprising the Property marshalled upon any foreclosure of the line hereof and agrees that any court having juric hericing to be foreclosure of the property and all rights of endomption from sale under any order or decree of foreclosure, pursuant to rights herein granted, on hehalf of this Mortgager, the treat estate, and all persons beneficially inferested therein, and each and each or this Mortgager, and on behalf of all other persons to the extent permitted by filmois law.
- 26 EXPENSE OF LITICATION. In any suit to foreclose the tien of this Mortgage or enforce any other reny dried the Bank under this Mortgage, the Agreement, or the Note them shall be allowed and included, as additional adebtedness in the judgment or decree, all expenditures and expenses which may be paid or incurred by or on behalf of Bank for attorneys fees, appraisers less, outlays for documentary and expense should be allowed and included as additional and costs (which may be estimated as to dems to be expended after entry of the decree) of procuring all abstracts of fulle, title searches and azimulations. Idle insurance policies. To trens certification and similar data and assurances with respect to title as Bank may deam cansonably necessary within to proceeding to produce biddens at any seasonable of the title south such and expense and the accordance of the fille of values of the Property All expenditures and expense of the fine participation of proceeding affecting this Mortgage, the Note or this Property or in preparation for the commercian in or defense or any proceeding of threatened and or proceeding, shall be immediately due and payable by Borrower, with interest thereof at the forest table.
- 27. CAPTIONS; SUCCESSORS AND ASSIGNS. The captions of this Mortgage are for convenience and reference only. They in no was define, limit or describe the scope or intent of this Mortgage. All the terms and conditions of this Mortgage and the other Credit Documents shall be binding upon and with the benefit of the helics successors and assigns of the Borrower.
- 28. TRUSTEE EXCULPATION. If this Mortgage is executed by a Trust. First Bank of Oak Park
 Trustee, executes this Mortgage as Trustee as aforesed, 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 that nothing contained herein or in the Note security hereunder or to perform any covenants either express or implied herein contained, all such liability of any, being expressly waived, and that any recovery on this Mortgage and the Note secured herein shall be solely against and out of the Property horeby conveyed by enforcer ent 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, endorser or quarantor of said Note.

IN WITNESS WHEREOF, Borrower has executed this Mortgage

IF BORROWER IS AN INDIVIDUAL(S)

Individual Borrower	Date
Individual Borrower	Date
Individual Borrower	Date
Individual Borrower	Cele

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of deterioration of the Property. If this Mortgage is on a unif in a condominium or a planned unit development, Borrower shall promptly 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 of planned unit development and covalities of documents, all as may be amended from time to time. If a condominium 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 volunterial and agreements of this Mortgage as if the 1 decided and applement the covenants and agreements of such rider shall be incorporated into and shall amend and supplement the volunterial and agreements of this Mortgage as if the 1 decided agreements of such rider shall be incorporated into and shall amend and supplement the volunterial and agreements of the mortgage as if the 1 decided agreements of such rider shall be incorporated into an analysis of the coverage as if the 1 decided agreements of such rider shall be incorporated into and shall amend and supplement the volunterial agreements of the coverage as if the 1 decided agreements of such rider shall be incorporated into an analysis of the coverage as if the 1 decided agreements of the coverage agreements o

6. PROTECTION OF BANK'S SECURITY. If Borrower fails to perform the covenants and agreements contained in this Mortgage or in the Credit Documents, or if any action or proceeding is commenced which affects Bank's interest in the Property or the rights or powers of Bank, then Bank without demand upon Borrower but upon notice to Borrower pursuant to paragraph 11 hereof, may, without releasing Borrower from any obligation in this Mortgage, make such appearances, defend the action or proceeding, disburse such sums, including reasonable after leys, fees, and take such action as Bank deems increases any to protect the security of this Mortgage. If Bank has required mortgage insurance as a condition of making the loan secured by this Mortgage. Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Bank's written agreement or applicable law.

Any amounts disbursed by Bank pursuant to this paragraph 6, with interest thereon at the rath from time to time in effect under the Note: shall become acditional

Any amounts disbursed by Bank pursuant to this paragraph 6, with interest thereon at the rate from time to time in effect under the Note, shall become auditional indebtedness of Bosrower secured by this Mortgage. Unless Bosrower and Bank agree, in writing, to other lettes of payment, such amounts shall be payable open-notice from Bank to Bosrower requesting payment thereof. Nothing contained in this paragraph 6 shall require Bank to incur any expense or take any action herounder and any action taken shall not release Bosrower from any obligation in this Mortgage.

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- 7, INSPECTION. Blank may make or ceuse to be made reasonable entries upon and inspections of the Property: provided that, except in an emergency. Bank shall give Borrower notice prior to any such inspection specifying reasonable cause therefor relate⁴ to Bank's interest in the Property.
- E. 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 Bank subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage. Borrower agrees to execute such further documents as may be required by the condemnation authority to affect with this paraginable. Bor its hereby revocably authorized to apply or release such moneys received or make settlement for such moneys in the same manner and with the tame effect as provided. This Mortgage for disposition or settlement of proceeds of Hazard insurance. No settlement for condemnation damages shall be made without Bank is prior written approver.
- 8. BORROWER NOT RELEACED: FORBEARANCE BY BANK NOT A WAIVER. Extansion of the fulle for payment, acceptance by Bank of payments other than according to the terms of the Note, multification in payment terms of the sums secured by this Morigage granted by Bank to any successor in interest of Borrower, or the waiver or failure to exercise any right, gir and herein or inder the Credit Documents shall not operate to release, in any madner, the liability of the original Borrower Borrower successors in interest, or any pipe, gir and herein or successor in interest, or any pipe, and not or surred Bank shall not be deemed, by any act of omission or commission, to have waived any of its rights or remedies hereunder unless such waiver is in writing and signed by Bank. Any such waiver shall apply only, so he extent specifically set forth in the writing. A waiver as to one-event shall not be construed as continuing or as a waiver as to any other event. The procurement of insurence of the payment of lasts, other here or charges by Bank shall not be a waiver of Bank a right as otherwise provided in this Mortgage to accelerate the maturity of the indebtedness secured by this Mortgage in the event of Borrower's default under this Mortgage or the other Credit Documents.
- 16. SUCCESSORS AND ASSIGNS BOUND; JOIN) AND SEVERAL LIABILITY; CO-BIGNER®; CAPTIONS. The covenants and agreements herein contained shall bind, and the rights hereinder shall bind is the inspective successors, here, legates, devises and assigns of Bank and Sorrower, subject to the provisions of paragraph 16 frered. All covenants and agreements of Bossower (or Borrower) successors, here, legates, devises and assigns) shall be joint and several. Any Borrower who co-signs this Mortgage, but does not axer, ute the Note, (a) is co-signification to encumber that Borrower's interest in the Property under the lien and terms of this Mortgage, and (c) agrees that Bank and any other Borrower hereunder may agree to extend, modify, forbeit, or make any other according during an another sorting Mortgage or the Note, without that Borrower is consent and without releasing that Borrower and the Mortgage as to this. Borrower is consent are for convenience only and are not to be used to interpret or define the provisions hereof. In this Mortgage, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.
- 11. NOTICES. Except for any notice required under applicable law to be given in another manner. (a) any notice to Borrower for Borrower's successors, heirs, legatees, devisees and assigns) provided for in this Mortgage shall be given by hand delivering in or only mailing such notice by registered or certified mail addressed to Birrower (or Borrower's successors, heirs, legatees, devisees and assigns) at the Property Address or at such other address as Borrower (or Borrower's successors, heirs, legatees, devisees and assigns) may designate by written notice to Bank as provided herein, end (2), any notice to Bank shall be given by registered or certified mail to

Rank at

607 W. Dovon Avenue, Park Riose, III. 60068

or to such other address as Bank may designate by written notice to Borrower (or to Borrower's auccer 30-s, heirs, legatees, deviseer and assigns which have provided Bank with written notice of their existence and address) as provided herein. Any notice provided for in this Mortgan, an, if he deemed to have been given on the date hand delivery is actually made or the date notice is deposited into the U.S. mail system as registered or certified mail at dressed as provided in this paragraph 11

- 12. QOVERNING LAW; SEVERABILITY. The Mortgage shall be governed by and interpreted in accordance with the laws of the State of Illinois. If any provision of this Mortgage shall be adjudged invalid, illegal, or unenforceable by any court, such provision shall be deemed stricked from this Mortgage and the balance of the Mortgage shall be construed as it such provision had never been included. As used herein, "costs", "expenses" and "attorneys" "ave" include all sums to the extent not prohibited by applicable law or limited herein.
 - 13. BORROWER'S COPY. Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or affer recordation hereof
- 14. REMEDIES CUMULATIVE. Bank may exercise all of the rights and remedies provided in this Mortgage and in the Credit Deputients, or which may be available to Bank by law, and all such rights and remedies shall be compilative and concurrent, and may be pursued singly, successively or tog. then, it Bank's sole discretion, and may be exercised as often as occasion therefor shall occur.

15. EVENTS OF DEFAULT.

a. Notice and Grace Period. An Event of Detault will occur hereunder upon the expiration of the applicable grace period, if any latter facility provides an expension of Borrower's breach or violation of Borrower's covenants under any of the Credit Documents and upon Borrower's latture to cure such breach or violation, and to provide Bank, during that grace period. If any, with avidence reasonably satisfactory to it of such cure. In each case, the grace period begins to run all tile day after the notice is given, and expires at 11.59 p.m., Central time, on the last day of the period. If there is no grace period applicable to a particular breach or violation, in Event of Default will occur thereunder upon the giving of the above notice. Such notice shall be given to Borrower in accordance with paragraph 11 hereof and shall contain the following information. (1) the nature of Borrower's breach or violation: (2) the action, if any, required or permitted to cure such breach or violation. (3) the applicable grace period, if any, during which such freedom or violation must be cured, and (4) whether failure to cure such breach or violation within the specified grace period, if any, under applicable law, to reinstate his revolving line of credit under this Mortgage after acceleration.

applicable law, to reinstate his revolving line of credit under this Mortgage after acceleration.

b. Events of Default. Set forth below is a list of events which, upon the lapse of the applicable grace period, if any, will constitute Events of Default. (Applicable grace period) are set forth parenthetically after each event.) The events are: (a) Borrower laits to pay when due any amounts due under the Credit Documents (thirty (30) day grace period). 21 Borrower this to keep the covenants and other promises made in paragraphs 2 and 5 of the Agreement (no grace period), (3) Gank receives actual knowledge that Borrower dies or changes his or her maintai status and transfers Borrower's interest in the Property to someone who either (1) is not also a signatory of all the Credit Documents (no grace period), or (ii) is a signatory of all the Credit Documents if such transfer, in Bank's reasonable judgment, materially impairs the security for the line of credit described in the Credit Documents (no grace period). (5) Borrower lites for bankruptcy, or bankruptcy proceedings are instituted against Borrower and not dismissed within sixty (60) calendar days, under any provision of any state or federal benkruptcy law in effect at the time of filling (no grace period); (6) Borrower makes an assignment for the benefit of his or her creditors, becomes insolvent or becomes unable to meet his or her obligations generally as they become due (no grace period); (7) Borrower encumbrance), (2) Borrower defaults or an action is fied alleging a default under any credit instrument or mortgage evidencing or securing an obligation of Borrower with priority in right or payment over the line of credit described in the Gradit Documents or whose lien has or appears to have any priority over the lien hereof (no grace period), or any other creditor of Borrower attempts to (or actually does) seize or obtain a writ of attachment against the Property (no grace period, unless the failure is by its nature tiol hundry). It which cases no grace perio

TB. TRANSPER OF THE PROPERTY. It Borrower of beneficiary of the Trust, if any sells, conveys, assigns or transfers or promises or contracts to sell, convey, assign or transfer, all of any part of the Property or any interest therein, including all or any part of the beneficial interest in the Trust, if any, or amonds or ferminates any ground trases affecting the Property, or if title to the Property, or any direct or indirect interest therein, is otherwise sold or transferred, voluntarily, or involuntarily, including without inmitation sale or transfer in any proceeding to foreclosure or judicial sale of the Property or beneficial interest in the Trust, if any, in each case without Bank's prior written through the intrinsical appearance of the Property or beneficial interest in the Trust, if any, in each case without Bank's prior written through the intrinsical appearance of the Property or beneficial interest in the Trust, if any, in each case without Bank's prior written through the interest in the Trust, if any, in each case without Bank's prior written through the interest in the Trust, if any, in each case without Bank's prior written through the Property of the Property of