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CONSTRUCTION LOAN--SIX (6) MONTHS--INTEREST ONLY SHALL BE PAYABLE MONTHLY AND SHALL BE CALCULATED ON THE ACTUAL DOLLARS USED DURING THAT MONTH. CONSTRUCTION LOAN IS DUE AND PAYABLE ON FEBRUARY 1, 1989.

THIS NOTE SHALL CONSIST OF TWO (2) OBLIGATIONS: (1) THE CONSTRUCTION LOAN. (2) THE PERMANENT FINANCING. FOR THE PERMANENT FINANCING PHASE TO BE EFFECTIVE, THE CONSTRUCTION LOAN MUST BE PAID WHEN DUE AND THERE MUST BE NO DEFERRED RELATIVE THEREON. THE INTEREST RATE OF THE CONSTRUCTION LOAN SHALL BE BASED UPON THE ACTUAL AMOUNT DRAWN FROM TIME TO TIME WHICH SHALL NOT EXCEED SEVEN HUNDRED TWENTY FIVE THOUSAND AND NO 00/100ths (\$725,000.00). INTEREST SHALL BE PAYABLE MONTHLY. THE ENTIRE BALANCE UNDER THE CONSTRUCTION LOAN IS DUE AND PAYABLE ON FEBRUARY 1, 1989.

PERMANENT FINANCING--SAID PRINCIPAL SUM OF SEVEN HUNDRED TWENTY FIVE THOUSAND AND NO 00/100ths--(\$725,000.00)--AND INTEREST OF 10-3/4% PAYABLE IN INSTALLMENTS OF PRINCIPAL AND INTEREST OF SEVEN THOUSAND THREE HUNDRED SIXTY AND 42/100ths--(\$7,360.42) PER MONTH BEGINNING ON THE 1ST DAY OF MARCH, 1989, AND ON THE 1ST DAY OF EACH AND EVERY MONTH THEREAFTER UNTIL THIS NOTE IS FULLY PAID EXCEPT THAT THE FINAL PAYMENT OF PRINCIPAL AND INTEREST, IF NOT SOONER PAID, SHALL BE DUE AND PAYABLE ON THE 1ST DAY OF FEBRUARY, 1992. ALL SUCH PAYMENTS ON ACCOUNT OF INDENTURES EVIDENCED BY THIS NOTE SHALL BE FIRST APPLIED TO INTEREST ON THE UNPAID PRINCIPAL BALANCE, AND THE REMAINDER TO PRINCIPAL.

Lot 2 in Cns subdivision, 1 subdivision in the west 1/2 of the southeast 1/4 of section 30, township 41 north, range 12 east, of the third principal meridian, in cook count, Ill.

Clerk's Office

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The undersigned mortgagor(s) covenants and agrees to pay to the mortgagee or bearer hereof, in each principal installment payment (due), until the indebtedness secured by the mortgage is fully paid, an additional sum equal to one-twelfth (1/12th) of the annual taxes and assessments levied against the mortgaged premises and one-twelfth (1/12th) of the annual premium for insurance carried in connection with said premises; all as estimated by the mortgagee or bearer, the mortgagor, concurrently with the disbursement of the loan, will also deposit with the mortgagee or bearer an amount based upon the taxes and assessments as ascertainable or so estimated by the mortgagee, for taxes and assessments on said premises, on an accrued basis, for the period from January 1, succeeding the year for which all taxes and assessments have been paid to and including the date of the first deposit in this paragraph hereinabove mentioned. Such tax and insurance deposits are to be held without any allowance of interest and are to be used for the payment of taxes and assessments and renewal of such insurance policies, on said premises next due and payable when they become due. If the funds so paid and deposited are insufficient to pay for such purposes, the mortgagor shall within ten (10) days after receipt of demand therefor pay and deposit such additional funds as may be necessary to pay such taxes, assessments and insurance premiums in full. It shall not be obligatory upon the mortgagee or bearer to inquire into the validity or accuracy of any said items before making payment of the same and nothing herein contained shall be construed as requiring the mortgagee or bearer to advance other monies for said purposes, nor shall the bearer incur any personal liability for anything it may do or omit to do hereunder.

The undersigned reserves the right to repay this note in whole or in part any time, but the mortgagee may require payment of not more than six (6) months advance interest on that part of the aggregate amount of all prepayments on the note in one year, which exceeds twenty per cent (20%) of the original principal amount of the loan.

It is expressly agreed and understood by and between the parties hereto that in the event of the sale of the property, execution of Articles of Agreement, transfer of title or change in the beneficial ownership to the aforementioned described real estate, without the prior written approval from the holder of the note secured by this instrument, then at the option of the holder of the note, the entire unpaid balance due on or under this instrument, together with accrued interest thereon, shall immediately become due and payable in full without notice to anyone.

TERM OF LOAN: THREE (3) YEARS SUBJECT TO THE FOLLOWING:

- 1) At maturity, the mortgagor, at their option may extend the term of this loan for yet an additional (3) three years, with payments continued to be based on the original amortization period.
- 2) At the end of (6) six years, the mortgagor, at their option may extend the term of this loan for yet an additional three (3) years, with payments continued to be based on the original amortization period.
- 3) Provided, however, that each time the mortgagor exercise the option to extend, the Bank may elect to lower or increase the interest rate or to continue or offer the same rate. If the rate is to be increased, it may be adjusted only to a level that is .75 percentage points higher than the effective or yield rate then applicable to United States Government Securities maturing in approximately three years.
- 4) The monthly payment after each extension shall be adjusted to reflect any change in interest rate.
- 5) A renegotiation fee of ONE-HALF of the current loan balance will be due and payable to the bank for each extension in the event the mortgagor elect to extend the loan beyond its original maturity.

In the event the mortgagor fails to make a payment of any installment of principal and interest as agreed, and such default continues for 31 days, the holder reserves the right in such event to assess a charge of 5% of the principal and interest amount of such delinquent payment or a "LATE CHARGE" the foregoing right being in addition to all other rights and remedies granted to the holder hereof.

3778711

This rider attached to Trust Deed dated August 5, 1988 between PARKWAY BANK & TRUST CO. as Trustee under Trust No. 8934 dated July 16, 1983 and Parkway Bank and Trust Company expressly is made a part hereof.

In the event of the commencement of judicial proceeds to foreclose said mortgage, Mortgagor does hereby expressly waive any and all rights of redemption from sale under any order or decree of foreclosure of this mortgage on behalf of Mortgagor and each and every person it may legally bind acquiring any interest in or title to the premises after the date of the execution of this mortgage; and Mortgagor, for itself its successors and assigns and for all it may legally bind, agrees that when sale is had under any decree of foreclosure of this mortgage, upon a confirmation of such sale, the assessor in chancery or other officer making such sale, or his successor in office, shall be and is authorized immediately to execute and deliver to the purchaser at such sale, a deed conveying the premises, showing the amount paid therefor, and if purchased by a person in whose favor the sale or decree is entered, the amount of his bid therefor.

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2114-10 S. WOLF ROAD
DOS PLATES, ILLINOIS 60614

PARKWAY BANK & TRUST CO
4800 N. HARLEM AVE
CITY HARWOOD HEIGHTS, IL 60656
BOX 282

INSTRUCTIONS
NAME
STREET
CITY

TOGETHER with all improvements, tenements, appurtenances, fixtures, and appurtenances thereto belonging, and all other taxes and profits thereon...
IT IS FURTHER UNDERSTOOD AND AGREED THAT...
THE PARTIES TO HOLD THE PREMISES INTO THE SAID TRUST...

ANGELICA A. RATAJ
4800 N. HARLEM AVENUE
HARWOOD HEIGHTS, IL 60656

Permanent Real Estate Index Number 09-30-400-014-000
THIS INSTRUMENT PREPARED BY

SECTION 30, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS...
The North 1/2 of the East 1/2 of the East 1/2 of the Southeast Quarter of Section 30, Township 41 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois, more particularly described as follows:

AND STATE OF ILLINOIS, in witness whereof, the receipt whereof is hereby acknowledged, does by the undersigned, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

made payable to the order of BEARER and delivered, in and by which said Note the First Party promises to pay out of that portion of the trust estate...
of 70-3/4% per cent per annum in installments as follows:

THIS INSTRUMENT, made August 5, 1988, between Parkway Bank & Trust Co., Harwood Heights, Illinois, an Illinois Banking Corporation, not Personally but as Trustee under the provisions of a Deed of Deeds...
HEREAS said Party has concurrently herewith executed an installment note bearing even date here-

THE ABOVE SPACE FOR RECORDERS USE ONLY

Handwritten signature

3778211

TRUST DEED

00931 MII

Vertical text on the right edge of the page, possibly a date or reference number.

OFFICIAL SEAL
NOTARY PUBLIC STATE OF ILLINOIS
JO ANN KUSHNICK
MY COMMISSION EXPIRES JUNE 10, 1991

day of August 1988
GIVEN under my hand and Notarial Seal this

of Parkway Bank and Trust Company, Vice President, Trust Officer
B.R. Schetzler
ST. Vice President, Trust Officer
ROSEANNE DU PLESS

STATE OF ILLINOIS
COUNTY OF COOK
I, the undersigned
a Notary Public in and for said County, in the State aforesaid, do hereby certify, that
By *[Signature]*
Vice President, Trust Officer
PARKWAY BANK AND TRUST COMPANY as Trustee as aforesaid and not personally.

above which
IN WITNESS WHEREOF PARKWAY BANK AND TRUST COMPANY, and its corporate seal to be hereunto affixed and attested by its Assistant Vice President, Trust Officer, has caused these presents to be signed by its Vice President, Trust Officer, and its corporate seal to be hereunto affixed and attested by its Assistant Vice President, Trust Officer, the day and year first above written.
PARKWAY BANK AND TRUST COMPANY as Trustee as aforesaid and not personally.
and in said deed provided that the personal liability of the guarantor, if any,
PARKWAY BANK AND TRUST COMPANY as Trustee as aforesaid and not personally.
and in said deed provided that the personal liability of the guarantor, if any,
PARKWAY BANK AND TRUST COMPANY as Trustee as aforesaid and not personally.

THIS TRUST DEED was executed by PARKWAY BANK AND TRUST COMPANY, and its corporate seal to be hereunto affixed and attested by its Assistant Vice President, Trust Officer, the day and year first above written.
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37874

Form 923-30 Bankform, Inc.
TRUSTEE
The instrument mentioned in the within Trust Deed has been identified
between under Identification No. 1407
PARKWAY BANK AND TRUST COMPANY
MUST BE RECORDED IN FILED FOR RECORD

NOTARY PUBLIC
day of August 1988
GIVEN under my hand and Notarial Seal this

of Parkway Bank and Trust Company, Vice President, Trust Officer
B.R. Schetzler
ST. Vice President, Trust Officer
ROSEANNE DU PLESS

STATE OF ILLINOIS
COUNTY OF COOK
I, the undersigned
a Notary Public in and for said County, in the State aforesaid, do hereby certify, that
By *[Signature]*
Vice President, Trust Officer
PARKWAY BANK AND TRUST COMPANY as Trustee as aforesaid and not personally.

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IN WITNESS WHEREOF PARKWAY BANK AND TRUST COMPANY, and its corporate seal to be hereunto affixed and attested by its Assistant Vice President, Trust Officer, has caused these presents to be signed by its Vice President, Trust Officer, and its corporate seal to be hereunto affixed and attested by its Assistant Vice President, Trust Officer, the day and year first above written.
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