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(Space Abeve This Line For Recording Data)

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on August 7, 19 90 . The mcAssgor is John W. Bishop and Linda P. Bishop, his wife August 7, ("Borrower"). This Security Instrument is given to First National which is organized and existing Bank of Illinois , and whose address is 3256 Ridge Road Illinois under the laws of ("Lender"). Leuring, Illinois 60438 of Twenty Thousand and 00/100 - Dollars (U.S. \$ 20,000.00). This debt is Borrower owes Lender the principal sum of). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt. if not paid earlier, due and payable on August 7, 1995. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all offer sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower doe, he eby mortgage, grant and convey to Lender the following described property County, Illinois: located in

LOTS 1 and 2 In Block Six (6), in North Junsing, a Subdivision of the West Half (4) of the East Half (4) of the North es: Quarter (k) of Section 32, Township SUNTY CIENTS OFFICE 36 North, Range 15, East of the Frincipal Maridian.

THIS IS A THIRD MORIVAGE

P.I.N. #30-32-111-001 #30-32-111-002

which has the address of

3403 Adams

(Street)

Lansing

(City)

Illinois

60438

("Property Address");

TOORTHER WITH all the improvements now or hereafter created on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

Form 2014 12/83

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First, Nectonal, Sank, of, Illinois

This instrument was prepared by:

\$661'6 'GEA 'AEE HOUSETHANCO AM MOTARY PUBLIC STATE OF ILLINDIS CAROL A. NEE DILLICITY SEVE

My Commission expires:

STATE OF ILLINOIS,

MB OF

Given under my hand and official seal, this

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free and voluntary act, for the uses and purposes therein.

aigned and delivered the said instrument as

subscribed to the foregoing instrument, appeared before me this day in person, and acknowled(ed that

, personally known to me to be the same person(s) whose name(s)

Citiv aid , qodata . abnis bus qodata .w radot do hereby certify that Carol A. Nos

a Notary Publicity and for said county and state, COCEAROR MOSELEY ! Conuck 🖭

81 0 W- 91 130 8661

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By Signing Bellow, Borrows and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Entrower and moorded with it.

🖊 Other(s) [specify] 🔻

Planned Unit Development Rider

Tobial Graduated Praymer Rider

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23, Rich s to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security instrument, the covernants and agreements of each such rider shall be incorporated into and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Chest particular box(es)]

22, Walvar of Homestand, Borrower waives all right of homestead exemption in the Property.

because of the expiration of the Poesser of the Security Instrument (but not prior to acceleration following Borrowers)

9. Acceleration: Remedies. Leader shall give notice to Borrower prior to acceleration under paragraphs 13 and 17 and 29. Acceleration under paragraphs 13 and 17 and 29. Acceleration under paragraphs 13 and 17 and 19. Acceleration under paragraphs 13 and 17 and 19. The socion required to cure the default; (c) a date, not less than 50 days from the date specify; (a) the default in acceleration of the cured and 40 yinks Security Instrument, for solds and the class of the outles must be cerebrated by the Security Instrument, for solds and solds and the right to associate and the right of the solds and the right of the right to reinstate a forter of Borrower to acceleration and foreclosure. If the default is not cured on or at default or any other defense of Borrower to acceleration and the right is and the solds and the right and the solds and the right and the solds and the right and the superior of the content of the solds and the right and the superior of the superior of all sume secured by the Security Instrument by Judicial proceeding. Lender and the solds of all sume sociate of the superior of the property and at any time appointed receiver) and resonable altoratory and collected by Lender or the receiver shall be entitled to enter upon, take possession of and reasonable and cash of the acceleration of tents, including, but not innited to, receiver's fees, premium on the and reasonable and cash of the acceleration of rents, including, but not innited to, receiver's fees, proming of the and reasonable and cash of the acceleration of rents, including, but not shall be said on the property and collected by Lender or the receiver shall be said reader of the property and collected or the certification of the p 19. Acceleration: Remodice, Lender abail give notice to Borrower prior to acceleration following Borrower's

NON-Unitorm Covenants. Borrower and Lender further covenant and agree as follows:

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If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the insurance in effect until such time as the requirement for the insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

8. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender

shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby

assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Burrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award on settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is out torized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or

to the sums secured by this Security Instrument, whether or not then due.

Unless Lenderand Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or

postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

10. Borrower (10) Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

11. Successors and Assigns sound; Joint and Several Liability; Co-signers. The covenants and agreements of

this Security Instrument shall bind and berefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (*/is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (a) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without

that Borrower's consent.

12. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the increes or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) ary sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a reliable reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

13. Legislation Affecting Lender's Rights. If enactment or expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument unenforceable according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall take the steps specified in the second paragraph of

paragraph 17

14. Notices. Any notice to Borrower provided for in this Security Instrum, ant shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Len Jer when given as provided in this paragraph.

18. Governing Law; Severability. This Security Instrument shall be governed by fedron law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security instrument and the

Note are declared to be severable.

16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

17. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by

federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any

remedies permitted by this Security Instrument without further notice or demand on Borrower.

18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note had no acceleration occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraphs 13 or 17.

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