

MORTGAGE DEED

This Mortgage Deed (this "Mortgage") is made as of this 17 day of January, 2018 (the "Effective Date") by and between William E Lauritzen located at 1267 Wakefield Street, Philadelphia, PA 19107 (the "Borrower") and Julie M Dehner located at 2757 Colonial Drive, Houston, TX 77027 (the "Lender").

WHEREAS, the Borrower and the Lender entered into a Loan Agreement dated October 29, 2017 in the sum of \$1,000.00 (the "Principal Amount"), together with an interest of 2% thereon computed on the outstanding balance (the "Note"); and

WHEREAS, to secure the performance of all the terms, covenants, agreements, conditions and obligations of the Note and this Mortgage, the Borrower wishes to grant to the Lender its rights, title and interest to the property located at 212 Millbrook Road, Chicago, IL 60605, and with the following legal description: Lots 6, 7, and the South ½ of Lot 3, West 60 feet of South ½ of Lot 4, West 60 feet of Lot 5 and Lot 8, Block 20, OLD SURVEY, Chicago, Vernon Parish, Illinois (the "Property").

NOW THEREFORE, in consideration of the loan for the Principal Amount plus interest made by the Lender to the Borrower, the Borrower and the Lender hereby agree as follows:

1. Grant. The Borrower hereby grants and conveys to the Lender all rights, title and interest to the Property, including all buildings, improvements and fixtures now and hereafter existing thereon, as security for the repayment of the Note and the performance of the covenants and agreements set forth in this Mortgage.

2. Payment. The Borrower promises to pay the Principal amount and interest pursuant to the terms and conditions of the Note and this Mortgage, and any other reasonable charges or additional amounts set out in or secured by the Note and this Mortgage.

3. Senior Mortgages. No superior mortgage or the note secured by it will be modified without the consent of the Lender hereunder.

4. Tax and Insurance. If the holder of a senior mortgage does not establish a fund for the payment of insurance, property taxes, and any other such charges which may or may not become a lien against the Property, when they become due, the Borrower will be required to pay, in addition to and included with each periodic payment due under the Note secured by this Mortgage, a payment sufficient to provide a fund from which the same can be paid by the Lender when due.

5. Rights of Lender. In the event that Borrower fails to carry out the covenants and agreements set forth in this Mortgage, the Lender may do and pay for whatever is necessary to protect the value of and the Lender's rights in the Property, and any amounts so paid shall be added to the Principal Amount due to the Lender hereunder.

6. Acceleration upon Default. In the event that any condition of this Mortgage shall be in default for more than thirty (30) days, the entire outstanding balance of the Principal Amount and any interest due

thereon shall become immediately due and payable at the option of the Lender. The Lender shall be entitled to collect all costs and expenses, including reasonable attorney's fees incurred.

7. Security Interest. This Mortgage is also security for all other direct and contingent liabilities of the Borrower to the Lender that are due or become due and whether now existing or hereafter contracted.

8. Property Insurance. The Borrower will keep the Property insured against loss by fire, earthquakes, floods, hazards included within the term "extended coverage," and any other hazards for which the Lender requires insurance. The insurance amounts (including deductible levels) and periods and the insurance carrier shall be subject to the Lender's approval.

9. Repair and Maintenance. The Borrower shall not commit waste or permit others to commit actual, permissive or constructive waste on the Property. The Borrower shall maintain the Property and shall not allow the Property to deteriorate or decrease in value due to its condition. If the Property is damaged, the Borrower shall promptly repair the Property to avoid further deterioration or damage, unless repair or restoration is not economically feasible.

10. Borrower Covenants. The Borrower further covenants and warrants to the Lender that the Borrower is the legal owner of and has the right to grant and convey the Property and that the Property is free and clear of all encumbrances except for encumbrances of record.

11. Assignment. The Borrower shall not assign this Agreement, in whole or in part, without the written consent of the Lender. The Lender shall not assign this Agreement, in whole or in part, without the written consent of the Borrower.

12. No Waiver. No party shall be deemed to have waived any provision of this Mortgage or the exercise of any rights held under this Mortgage unless such waiver is made expressly and in writing. Waiver by any party of a breach or violation of any provision of this Mortgage shall not constitute a waiver of any other subsequent breach or violation.

13. Discharge. Upon payment in full by the Borrower of the Note and all other instruments secured by this Mortgage, this Mortgage shall be terminated, and the Lender shall provide the Borrower the appropriate notice of termination.

14. Notices. All notices must be in writing and shall be delivered in person, sent by overnight courier service or sent via certified or registered mail to the address stated above.

15. Severability. If any provision of this Mortgage is held to be invalid, illegal or unenforceable in whole or in part, the remaining provisions shall not be affected and shall continue to be valid, legal and enforceable as though the invalid, illegal or unenforceable parts had not been in this Mortgage.

16. Governing Law. This Mortgage shall be governed by and construed in accordance with the laws of the State of Illinois, without giving effect to the conflict of laws principles thereof.

SIGNATURES

_____	William E Lauritzen
Borrower Signature	Borrower Name
_____	Julie M Dehner
Lender Signature	Lender Name

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GENERAL INSTRUCTIONS

WHAT IS A MORTGAGE DEED?

A Mortgage Deed, or Mortgage Agreement, is a written document that officially recognizes a legally binding relationship between two parties - the Borrower and the Lender. The Borrower grants the Lender conditional ownership in certain property or assets as a security interest against a loan until the loan is repaid in full. It is separate from the Loan Agreement or Promissory Note, which creates the actual loan and sets out the terms and conditions of the loan.

WHEN IS IT NEEDED?

The purchase of a property or a home is often a big investment that involves a substantial amount of money. Lenders will want added security before loaning large sums of money to ensure that they will recoup their investment. A Mortgage Deed allows them to take possession and sell the property if the Borrower stops making loan payments. It also gives buyers the ability to borrow large sums of money and provides incentive to make payments on the loan or risk losing their property.

While Mortgage Deeds usually occur between banks and individuals, a Mortgage Deed can also be used to document a private mortgage between two individuals or two organizations or entities conducting a business relationship.

WHAT SHOULD BE INCLUDED?

A simple Mortgage Contract should generally address the following:

1. Who is on the hook? (the "Borrower" and "Lender")

The Mortgage Deed should name who is receiving the money (the "Borrower") and who is receiving the lien on the property and will be repaid (the "Lender"). Both the Borrower and the Lender should sign the agreement in front of two witnesses, and the signatures should be verified and authenticated by a notary.

2. What is being exchanged?

A Mortgage Deed should explicitly grant title in the property to the Lender in exchange for the Principal plus Interest. This grant gives the Lender legal title or ownership of the property, while the Borrower has the right to use the property. Once the loan is paid off in full, the Mortgage Deed will be terminated and the Borrower will receive legal title to the property. If the Borrower fails to make the scheduled loan payments, the Lender retains legal title and can initiate a foreclosure sale.

3. When will the Mortgage Deed end?

A Mortgage Deed should state that the agreement will be terminated when the loan has been paid back in full.

4. Where is the property located?

The address and a legal description of the property must be clearly stated in the Mortgage Deed. The Borrower and the Lender need to be on the same page - if the Lender thinks the loan is secured by a mansion, but the Borrower is really purchasing a shack, there could be trouble down the road.

OTHER NAMES

As a reference, a Mortgage Deed is also known by other names:

- Mortgage Agreement
- Mortgage Contract
- Mortgage Form
- Deed of Trust