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My commission expires: 12/31/2002

FRANCES SBLENDORIO Notary Public

Frances Sblendorio
FRANCES SBLENDORIO
Notary Public, State of New York
No. 03-4523549
Qualified in Bronx County
Commission Expires Dec. 31, 1997

STATE OF NEW YORK
COUNTY OF NEW YORK
The foregoing instrument was acknowledged before me
this 28th day of November, 2001, by VINCENT QUILES
of ATLANTIC BANK OF NEW YORK formerly known as NATIONAL BANK
OF GREECE S.A. - CHICAGO BRANCH
on behalf of said CORPORATION.

VINCENT QUILES
VICE PRESIDENT

VINCENT QUILES

By:

OF GREECE S.A. CHICAGO BRANCH

ATLANTIC BANK OF NEW YORK formerly known as NATIONAL BANK

11/28/01
12-02-214-019

implied by, the assignor in any way whatsoever.
to, and without representation, covenant or warranty, expressed or
It is expressly understood that this assignment is made without recourse
known as: 1309 S. COURTLAND
PARK RIDGE, IL 60068

SEE EXHIBIT A ATTACHED
described in said mortgage or herein to wit:
upon the property situated in said State and County as more fully

and recorded in the Recorder or Registrar of Titles of COOK
County, Illinois in Book Page
as Instr# 00611086

to ATLANTIC BANK OF NEW YORK
JEFFREY B RIDGE AND MARY MARKET RIDGE
Said mortgage/deed of trust bearing the date 07/27/00, made by

whose address is 1110 West 35th Street, Chicago, IL, 60609,
its successors or assigns, (assignee).
CHICAGO COMMUNITY BANK, an Illinois Corporation,
all liens, and any rights due or to become due thereon to

note(s) described herein together with all interest secured thereby,
over the described mortgage/deed of trust together with the certain
by these presents does convey, grant, sell, assign, transfer and set

whose address is 960 Avenue of the Americas,
New York, NY 10001, (assignor),
OF GREECE S.A. - CHICAGO BRANCH, a New York Corporation,
ATLANTIC BANK OF NEW YORK formerly known as NATIONAL BANK

the sufficiency of which is hereby acknowledged, the undersigned,
FOR GOOD AND VALUABLE CONSIDERATION,

ASSIGNMENT OF MORTGAGE/DEED

ABNY#: 00049600117

Glendale, CA 91203

101 N. Brand Blvd. #1800

Document Prepared By: D. Colon/NTC

Chicago, IL 60609

1110 West 35th Street

Chicago Community Bank

When Recorded Return To:

0020098539

1446/0069-35 001 Page 1 of 3

2002-01-24 10:19:19

Cook County Recorder

25.50



0020098539

Property

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Property of Cook County Clerk's Office

UNOFFICIAL COPY

S-4
S-1
S-2
S-3
S-4
S-5
S-6
S-7
S-8
S-9
S-10

the execution of this Mortgage. The revolving line of credit obligates Lender to make advances to Grantor from the date of this Mortgage to the same extent as if such future advance were made as of the date of future amounts which Lender may advance to Grantor under the Credit Agreement within twenty (20) years the amount which Lender has presently advanced to Grantor under the Credit Agreement, but also any definition, and without limitation, this Mortgage secures a revolving line of credit and shall secure not only REVOLVING LINE OF CREDIT. Specifically, in addition to the amounts specified in the indebtedness Real Property tax identification number is 12-02-204-019.

The Real Property or its address is commonly known as 1309 S. Courtland, Park Ridge, IL 60068. The Real Property is located in Block 2 in Kinsey's Talcott Road Subdivision in the Northeast 1/4 of Section 2, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Illinois: all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Cook County, State of all irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and of Grantor's right, title, and interest in and to the following described real property, together with all existing or GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages, warrants, and conveys to Lender all as "Lender").

THIS MORTGAGE dated July 27, 2000, is made and executed between Jeffrey B. Ridge and Mary Margaret Ridge; husband and wife, as tenants by the entirety (referred to below as "Grantor") and Atlantic Bank of New York - Chicago Branch, whose address is 168 N. Michigan Ave., Chicago, IL 60601 (referred to below including sums advanced to protect the security of the Mortgage, exceed \$40,000.00.

MORTGAGE

Mary E. Gooch-Atlantic Bank of New York-Chicago Branch
168 N. Michigan Ave.
Chicago, IL 60601

This Mortgage prepared by:

FOR RECORDER'S USE ONLY

003

5285/0082 52 001 Page 1 of 12
2000-08-10 14:48:30
Cook County Recorder 43.50

00611086

Handwritten signature

RECORDATION REQUESTED BY:
Atlantic Bank of New York -
Chicago Branch
168 N. Michigan Ave.
Chicago, IL 60601

WHEN RECORDED MAIL TO:
Atlantic Bank of New York -
Chicago Branch
168 N. Michigan Ave.
Chicago, IL 60601

MAIL TO

UNOFFICIAL COPY

Lender for indemnity or contribution in the event Grantor becomes liable for cleanup or other costs under any Property for Hazardous Substances. Grantor hereby (1) releases and waives any future claims against representations and warranties contained herein are based on Grantor's due diligence in investigating the Mortgage. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person. The expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Mortgage, authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's and local laws, regulations and ordinances, including without limitation all applicable federal, state, the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall use, relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, Compliance With Environmental Laws. Grantor represents and warrants to Lender that: (1) During the

replacements, and maintenance necessary to preserve its value.

Duty to Maintain. Grantor shall maintain the Property in good condition and promptly perform all repairs, Property.

Possession and Use. Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the

the Property shall be governed by the following provisions.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of

the Mortgage

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due and shall strictly perform all of Grantor's obligations

AND ACCEPTED ON THE FOLLOWING TERMS:

PROPERTY, TO THE EXTENT OF THE MAXIMUM AMOUNT SECURED HEREBY. THIS MORTGAGE IS GIVEN

INCLUDING STATUTORY LIENS, EXCEPTING SOLELY TAXES AND ASSESSMENTS LEVIED ON THE REAL

AND SHALL BE VALID AND HAVE PRIORITY OVER ALL SUBSEQUENT LIENS AND ENCUMBRANCES,

AGREEMENT, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS INTENDED TO

PERFORMANCE OF EACH OF GRANTOR'S AGREEMENTS AND OBLIGATIONS UNDER THE CREDIT

AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B)

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS

Code security interest in the Personal Property and Rents.

of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases

up to the Credit Limit as provided in this Mortgage and any intermediate balance.

that this Mortgage secures the balance outstanding under the Credit Agreement from time to time from zero

not exceed the Credit Limit as provided in the Credit Agreement. It is the intention of Grantor and Lender

amounts expended or advanced as provided in either the Indebtedness paragraph or this paragraph, and any

variable rate or sum as provided in the Credit Agreement, any temporary overages, other charges, and any

outstanding balance owing at any one time, not including finance charges on such balance at a fixed or

advances may be made, repaid, and remade from time to time, subject to the limitation that the total

so long as Grantor complies with all the terms of the Credit Agreement and Related Documents. Such

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0020098539

MORTGAGE

(Continued)

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