



REAL ESTATE MORTGAGE

Net-PA

THIS INDENTURE WITNESSETH, That WILLIAM JONES AND RACQUEL JONES, HUSBAND AND

WIFE J/T/R/S("Mortgagor") of COOK County, State of ILLINOIS

MORTGAGE_ and WARRANT_ to the ELI LILLY FEDERAL CREDIT UNION, Lilly Corporate Center, Indianapolis, Indiana 46285 ("Mortgagee"), the following described real estate in COOK

County, Illinois:

17-09-207-006 1042

UNIT 38-D, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE TUXEDO PARK CONDOMINIUM AS DELINEATED AS DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 97465251, AS AMENDED FROM TIME TO TIME, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. (hereafter referred to as the "Mortgaged Premises") and commonly referred to as

348 W. HURON ST. UNIT B, CHICAGO, IL 60610, subject only to a mortgage indebtedness in 2001 favor of WASHINGTON MUTUAL, dated MARCH 30, 2001, and recorded on APRIL 5, 2001 as/in 0010271053 in the Office of the Recorder of COOK County, Illinois.

and Mortgagor mortgages all rights, privileges, interests, easements and improvements now affixing or hereafter accruing to the Mortgaged Premises, including, subject to the claims of the first mortgagee, all rents, issues, income and profits thereof.

This Mortgage is given to secure the performance of the provisions hereof and the payment of all sums due under the following lending agreements (individually and collectively referred to as the "Agreement"), dated the same date as this Mortgage and payable to the order of the Eli Lilly Federal Credit Union:

UNOFFICIAL COPY

AMOUNT

DUE

\$ 35,000.00

APRIL 15, 2017

and any future advances, with interest thereon, made to Mortgagor by Mortgagee pursuant to Paragraph 12 hereof (Future Advances).

Mortgagor (jointly and severally) and Mortgagee covenant and agree as follows:

1. **Payment of Principal and Interest.** Mortgagor shall pay when due all sums and charges, principal and interest on any indebtedness which Mortgagor incurs under the Agreement or Mortgage, late charges as provided in the Agreement, and the principal and interest on any Future Advances secured by this Mortgage.
2. **Taxes; Charges; Liens.** Mortgagor shall pay all taxes, assessments, charges, fines and impositions attributable to the Mortgaged Premises.
3. **Fee Simple Ownership; Senior Mortgage Restrictions on This Mortgage; Liens.** Mortgagor warrants to and covenants with Mortgagee that Mortgagor is the fee simple owner of the Mortgaged Premises, subject only to the mortgage recited herein, and current taxes and assessments. Mortgagor further warrants and covenants that such mortgage includes no prohibitions against the Mortgagor's entering this Mortgage or requirements with which Mortgagor has not complied before entering this Mortgage. Except for such mortgage, Mortgagor shall promptly discharge any other lien which has priority over this Mortgage unless Mortgagor: (a) agrees in writing to the payment of the obligations secured by the lien in a manner acceptable to Mortgagee, (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Mortgagee's opinion operate to prevent the enforcement of the lien or forfeiture of any part of the Mortgaged Premises; or (c) secures from the holder of the lien an agreement satisfactory to Mortgagee subordinating the lien to this Mortgage. If Mortgagee determines that any part of the Mortgaged Premises is subject to a lien which may attain a priority over this Mortgage, Mortgagor shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice to Mortgagor of the existence thereof.
4. **Repair of Mortgaged Premises; Insurance.** The Mortgagor shall keep the Mortgaged Premises in good repair and shall not commit waste thereon. The Mortgagor shall procure and maintain adequate insurance in effect at all times against loss, damage to, or destruction of the Mortgaged Premises because of fire, windstorm or other such hazards in such amounts as the Mortgagee may reasonable require from time to time; all such insurance policies shall be placed with reliable companies acceptable to Mortgagee and shall contain proper clauses making all proceeds of such policies payable to all Mortgagees and the Mortgagor, as their respective interest may appear. Copies of such policies of insurance shall be delivered to and retained by the Mortgagee until the indebtedness secured hereby is fully paid.

If Mortgagor shall fail to maintain said premises or insurance, Mortgagee, at its sole option may purchase such insurance coverage, or make said repairs, and all costs associated therewith shall be immediately due and payable by Mortgagor; if not so paid, they shall be added to the balance owing on all obligations to Mortgagee by Mortgagor, secured by this Mortgage. Failure to maintain repairs or insurance shall also constitute default under Paragraph 7, hereof, whether or not Mortgagee has undertaken to purchase insurance or make such repairs. All such costs, so added, shall bear interest at the same rate as the remaining balance outstanding on all advances under the Agreement.
5. **Application of Insurance Proceeds.** Unless Mortgagee and Mortgagor otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the property damaged, if the restoration or repair is economically feasible and Mortgagee's security is not lessened. If the restoration

0020474327

UNOFFICIAL COPY

0020474327

conveyance in lieu of condemnation, are hereby assigned and shall be paid to all mortgagees in order of priority, except to the extent such proceeds exceed the sums of the then existing balance on all indebtedness secured by all such mortgages, plus all charges, fees, assessments and costs then attributable to said balance, whether or not in default, said excess proceeds to be the property of Mortgagor.

10. **Transfer of the Mortgaged Premises or a Beneficial Interest in the Mortgaged Premises.**

If all or any part of the Mortgaged Premises or any interest in it is sold or transferred without Mortgagee's prior written consent, Mortgagee may, at its option, require immediate payment in full of all sums secured by this Mortgage, and the Mortgage may be foreclosed.

11. **Inspection.** Mortgagee or its agent may make reasonable entries upon and inspection of the Mortgaged Premises. Mortgagee shall give Mortgagor notice at the time of or prior to an inspection.

12. **Future Advances.** Upon request of Mortgagor, Mortgagee, prior to release of this Mortgage, may make Future Advances to Mortgagor. Such Future Advances, with interest thereon, shall be secured by this Mortgage when evidenced by agreements stating that such agreements are secured hereby, or when said advances are made pursuant to any terms of the Agreement secured hereby.

13. **Non-Waiver; Remedies Cumulative.** No delay by the Mortgagee in the exercise of any of its rights hereunder shall preclude the exercise thereof so long as the Mortgagor is in default hereunder, and no failure of the Mortgagee to exercise any of its rights hereunder shall be deemed a waiver of such rights, or shall preclude the exercise thereof in the event of a subsequent default by the Mortgagor hereunder. The Mortgagee may enforce any one or more of its rights or remedies hereunder successively or concurrently.

14. **Extensions; Reductions; Renewals; Continued Liability of Mortgagor.** The Mortgagee, at its option, may extend the time for the payment of the indebtedness or reduce the payments thereon, or accept a renewal of the debt or debts which this Mortgage secured, without consent of any junior lienholder, and without the consent of the Mortgagor if the Mortgagor has then parted with title to the Mortgaged Premises, and any such extension, reduction or renewal shall not affect the priority of this Mortgage or impair the security hereof in any manner whatsoever, or release, discharge or affect in any manner the personal liability of the Mortgagor to Mortgagee.

15. **Governing Law; Severability.** Except to the extent that federal laws and regulations control, this Mortgage shall be governed by the laws of the jurisdiction in which the Mortgaged Premises are located. In the event any provision or clause of this Mortgage or the Agreement conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Agreement which can be given effect without the conflicting provision. To this end, the provisions of this Mortgage and the Agreement are declared to be severable.

16. **Notices.** Any notice to Mortgagor provided for in this Mortgage shall be given by delivering it or by mailing it by first class mail. The notice shall be directed to the Mortgaged Premises or to such other address as Mortgagor may have last specified by written notice to Mortgagee. Any notice to Mortgagee shall be given by delivering it or by mailing it by first class mail directed to Mortgagee's address stated herein or to such other address as Mortgagee may have last specified by written notice to Mortgagor. Any notice provided for in this Mortgage shall be deemed to have been given to Mortgagor or Mortgagee when delivered or deposited in the mail as provided in this paragraph.

17. **General Agreement of the Parties.** All rights and obligations hereunder shall extend to and be binding upon the several heirs, representatives, successors and assigns of the parties to this Mortgage. When applicable, use of the singular form of any word also shall mean or apply to the plural and the

UNOFFICIAL COPY

or repair is not economically feasible or Mortgagee's security would be lessened by such repair, the insurance proceeds shall be applied to the sums secured by this Mortgage and the first mortgage, in order of priority, whether or not then due, with any excess paid to Mortgagor. Mortgagee may act as attorney-in-fact for Mortgagor in making, adjusting and settling claims under the insurance policies and endorsing Mortgagor's name on any drafts drawn by insurers of the Mortgaged Premises if Mortgagor fails to timely adjust or settle, or if Mortgagor has abandoned said premises.

6. **Advancements to Protect Security.** Mortgagee may, at its option, advance and pay all sums necessary to protect and preserve the security intended to be given by this Mortgage. All sums so advanced and paid by Mortgagee shall become a part of the indebtedness secured hereby and shall bear interest at the same rate as the remaining balance outstanding on all advances under the Agreement. Such sums may include, but are not limited to, insurance premiums, taxes, assessments and liens which may be or become prior and senior to this Mortgage as a lien on the Mortgaged Premises, or any part thereof, and all costs, expenses and attorneys' fees incurred by the Mortgagee in respect of any and all legal or equitable proceedings which relate to this Mortgage or the Mortgaged Premises.

7. **Default by Mortgagor; Remedies of Mortgagee.** Any of the following shall be deemed to be an event of default:

- a. Failure of the Mortgagor to make any payment provided for herein or in the Agreement.
- b. Failure of the Mortgagor to perform or comply with any covenant, agreement or condition contained herein or in the Agreement.
- c. Acceleration of the indebtedness secured by this Mortgage for any reason.
- d. Abandonment of the Mortgaged Premises by the Mortgagor.
- e. If the Mortgagor be adjudged bankrupt or a trustee or receiver is appointed for the Mortgagor or for any part of the Mortgaged Premises, or if the Mortgagor makes any assignment for the benefit of creditors.
- f. Default by the Mortgagor under the terms of any other mortgage or other instrument imposing a lien upon the Mortgaged Premises.

Upon the happening of any event of default, the entire indebtedness secured hereby shall become immediately due and payable at the sole option of the Mortgagee, without notice to any signatory hereto, together with attorneys' fees and all costs of collection permitted by law, and this Mortgage may be foreclosed accordingly. Upon such foreclosure, the Mortgagee may continue the abstract of title to the Mortgaged Premises or obtain other appropriate title evidence, or insurance upon such title, and may add the cost thereof to the principal balance due.

8. **Receivership.** Upon default hereunder or abandonment of the Mortgaged Premises, Mortgagee shall, subject to the claims of the first mortgagee, if any, be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Mortgaged Premises and to collect the rents of the Mortgaged Premises, including those past due. All rents collected by the receiver shall be applied first to payment of the costs of management of the Mortgaged Premises and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those rents actually received.

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 Mortgaged Premises, or for

0020474327

UNOFFICIAL COPY

0020474327

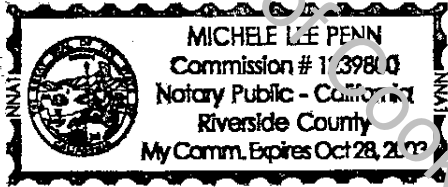
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Riverside } ss.

On April 9, 2002 before me, Michele Lee Penn, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared William Jones & Raquel Jones
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Michele Lee Penn
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: REAL ESTATE Mortgage

Document Date: 4-8-02 Number of Pages: 5

Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer

Signer's Name: William Jones + Raquel Jones

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: SELF

