

# UNOFFICIAL COPY



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2000-05-01 13:33:52  
Cook County Recorder 31.50

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## MORTGAGE

\*\* NOTE \*\* This space is for RECORDER'S USE ONLY

NAME AND ADDRESS OF MORTGAGOR(S): <b>JAMES F SCHMIDT</b> <i>a divorced man, not since remarried</i> <b>505 N LAKE SHORE DR 3501 CHICAGO, IL 60611</b>		MORTGAGEE: <b>THE CIT GROUP/CONSUMER FINANCE, INC.</b> <b>377 EAST BUTTERFIELD ROAD SUITE 925 LOMBARD, IL 60148</b>	
LOAN NUMBER		DATE <b>04/24/00</b>	
DATE FIRST PAYMENT DUE <b>06/01/00</b>	DATE FINAL PAYMENT DUE <b>05/01/30</b>	PRINCIPAL BALANCE <b>\$ 315,000.00</b>	

The words "I," "me," and "my" refer to all Mortgagors indebted on the Note secured by this Mortgage.  
The words "you" and "your" refer to Mortgagee and Mortgagee's assignee if this Mortgage is assigned.

### MORTGAGE OF PROPERTY

To secure payment of Note I signed today promising to pay to your order the above Principal Balance together with interest at the interest rate set forth in the Note, each of the undersigned grants, mortgages and warrants to you, with mortgage covenants, the real estate described below, all fixtures and personal property located thereon and all present and future improvements on the real estate (collectively the "Property") which is located in the County of COOK in the State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION 'EXHIBIT A'

Permanent Index Number: 17-10-214-016-1385

Street Address: 505 N LAKE SHORE DR 3501, CHICAGO, IL 606116427

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

**NOTICE: See Other Side and Attached Pages For Additional Provisions**

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**TAXES - LIENS - INSURANCE - MAINTENANCE** - I will pay, when they are due and payable, all taxes, liens, assessments, obligations, water rates and any other charges against the Property, whether superior or inferior to the lien of this mortgage, maintain hazard insurance on the Property in your favor in a form and amount satisfactory to you and maintain and keep the Property in good repair at all times during the term of this mortgage. You may pay any such tax, lien, assessment, obligation, water rates, premium or other charge (including any charge to maintain or repair the Premises) or purchase such insurance in your own name, if I fail to do so. The amount you pay will be due and payable to you from me on demand, will bear an interest charge at the interest rate set forth in the Note secured by this mortgage if permitted by law or, if not, at the highest lawful interest rate, will be an additional lien on the Property and may be enforced and collected in the same manner as the other obligations secured by this mortgage. The insurance carrier providing the insurance referred to above will be chosen by me subject to your approval which will not be unreasonably withheld. All insurance policies and renewals must be acceptable to you and must include a standard mortgagee clause. You will have the right to hold the policies and renewals. If you require, I will promptly give to you all receipts of paid premiums and renewal notices. In the event of a loss, I will give prompt notice to the insurance carrier and you. You may file proof of loss if not made promptly by me. Insurance proceeds will be applied to the restoration or repair of the Property damaged or, at your option, the insurance proceeds will be applied to the sums secured by this mortgage, whether or not then due, with any excess paid to me. If I abandon the Property, or do not answer within ten (10) days, a notice from you that the insurance carrier has offered to settle a claim, then you may collect the insurance proceeds. The ten (10)-day period will begin when the notice is given.

**TITLE** - I warrant the title to the Property. I further warrant that the lien created by this mortgage is a valid and enforceable first lien, subordinate only to easements and restrictions of record existing as of the date of this mortgage, and that during the entire term of indebtedness secured by this mortgage such lien will not become subordinate to anything else.

**CONDEMNATION** - The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation (the taking of my property for a public use) or any other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and will be paid to you and are subject to the lien of this mortgage. In the event of a taking of the Property the proceeds will be applied to the sums secured by the mortgage, whether or not then due, with any excess paid to me. If the Property is abandoned by me, or if, after notice by you to me that the condemnor offers to make an award or settle a claim for damages, I fail to respond to you within ten (10) days after the date the notice is given, you are authorized to collect and apply the proceeds, at your option, either to the restoration or repair of the Property or to the sums secured by the mortgage, whether or not then due.

**CONSENT TO TRANSFER OR ALTERATION** - Except in those circumstances in which federal law otherwise provides, I will not, without your prior written consent, sell or transfer the Property or alter, remove or demolish the Property.

**DEFAULT** - If I default in paying any part of the obligations secured by this mortgage or if I default in any other way under this mortgage or under the note which it secures, or if I default under the terms of any other security document covering the Property, the full unpaid principal balance and accrued and unpaid interest charge will become due immediately if you desire, without your advising me. I agree to pay all costs and disbursements (including reasonable attorney fees) to which you are legally entitled in connection with any suit to foreclose on or collect this mortgage. If any money is left over after you foreclose on this mortgage and deduct such costs and disbursements, it will be paid to the persons legally entitled to it, but if any money is still owing, I agree to pay you the balance.

**APPOINTMENT OF RECEIVER AND ASSIGNMENT OF RENTS** - I agree that you are entitled to the appointment of a receiver in any action to foreclose on this mortgage and you may also enter the Property and take possession of it, rent it if the Property is not already rented, receive all rents and apply them to the obligations secured by this mortgage. I assign all rents to you but you agree that I may continue to collect the rents unless I am in default under this mortgage or the Note.

**RIGHTS CUMULATIVE** - Your rights under this mortgage will be separate, distinct and cumulative and none of them will be in exclusion of any other nor will any act of yours be considered as an election to proceed under any one provision of this mortgage to the exclusion of any other provision.

**NOTICES** - I agree that any notice and demand or request may be given to me either in person or by mail.

**EXTENSIONS AND MODIFICATIONS** - Each of the undersigned agrees that no extension of time or other variation of any obligation secured by this mortgage will affect any other obligations under this mortgage.

**APPLICABLE LAW** - This mortgage is made in accordance with, and will be construed under, the laws of the State of Illinois, and applicable federal law.

**FORECLOSURE** - In the event that any provision of this mortgage is inconsistent with any provision of the Illinois Mortgage Foreclosure Law Chapter 735, Act 5, Sections 15-1101 et seq., III Rev. Stat., as amended ("Act"), the provisions of the Act shall take precedence over the provisions of this mortgage, but shall not invalidate or render unenforceable any other provision of this mortgage that can be construed in a manner consistent with the Act. If any provision of this mortgage shall grant you any rights or remedies upon my default which are more limited than the rights that would otherwise be vested in you under the Act in the absence of said provision, you shall be vested with the rights granted in the Act to the full extent permitted by law.

JAMES SCHMIDT  
905234 04/21/00  
2-1169B

**NOTICE: See Other Side and Attached Pages For Additional Provisions**

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## EXHIBIT A

PARCEL 1:  
UNIT 3501 IN LAKE POINT TOWER CONDOMINIUM, AS DELINEATED ON A SURVEY OF  
THE FOLLOWING DESCRIBED REAL ESTATE:  
A PART OF LOT 7 IN CHICAGO DOCK AND CANAL CO.'S PESHTIGO DOCK ADDITION IN  
SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF  
CONDOMINIUM RECORDED AS DOCUMENT NO. 88309162 AND AS AMENDED FROM TIME  
TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON  
ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:  
EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR THE PURPOSES OF STRUCTURAL  
SUPPORT, INGRESS AND EGRESS, AND UTILITY SERVICES AS SET FORTH IN  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS  
MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE  
UNDER TRUST AGREEMENT DATED JANUARY 7, 1988 AND KNOWN AS TRUST NUMBER  
1043-99-09, DATED JULY 13, 1988 AND RECORDED JULY 14, 1988 AS DOCUMENT  
88309160.

Commonly known as: 505 N. Lake Shore Dr. Unit # 3501, Chicago, IL 60611

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**MAXIMUM AMOUNT** - The maximum amount of principal, interest, future advances and other amounts (now or hereinafter owed) that shall be secured by this mortgage shall be double the original principal balance hereinabove stated.

**RESPONSIBLE PARTY TRANSFER ACT** - I represent and warrant that the Property does not contain any underground storage tanks or conditions which require notification or compliance with the Responsible Party Transfer Act of 1988, as amended (Illinois Annotated Statutes, Chapter 30, Paragraph 901 et. seq.), in conjunction with the execution and delivery of this mortgage.

**EXCESS INTEREST** - It being the intention of you and me to comply with the laws of the State of Illinois and applicable federal law, it is agreed that notwithstanding any provision to the contrary in the Note, this mortgage, or any of the other loan documents, no such provision shall require the payment or permit the collection of any amount ("Excess Interest") in excess of the maximum amount of interest permitted by law to be charged for the use or detention, or the forbearance in the collection, of all or any portion of the indebtedness hereby secured. If any Excess Interest is provided for, or is adjudicated to be provided for, in the Note, this mortgage, or any of the other loan documents, then in such event (a) the provisions of this paragraph shall govern and control; (b) I shall not be obligated to pay any Excess Interest; (c) any Excess Interest that you may have received hereunder shall, at your option, be (i) applied as a credit against the then unpaid principal balance under the Note, accrued and unpaid interest thereon (not to exceed the maximum amount permitted by law), or both, (ii) refunded to the payor thereof, or (iii) any combination of the foregoing; (d) the rate of interest under the Note shall be automatically subject to reduction to the maximum lawful rate allowed under the laws of Illinois or applicable federal law and the Note, this mortgage, and the other loan documents shall be deemed to have been, and shall be, reformed and modified to reflect such reduction in the rate of interest under the Note.

**RELEASE** - Upon payment of all sums secured by this Mortgage, you shall release the Property from the lien of this instrument. I shall pay recording costs to the extent permitted by applicable law.

**RECEIPT OF COPY** - Each of the undersigned acknowledges receipt of a completed and signed copy of this mortgage.

**BINDING EFFECT** - This mortgage is binding on and inures to both your and my successors and assigns.

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## NOTICE: See Attached Pages For Additional Provisions

\_\_\_\_\_  
(Type or print name below signature) (Seal)

*[Signature]*  
\_\_\_\_\_  
(Type or print name below signature) (Seal)

JAMES F SCHMIDT

\_\_\_\_\_  
(Type or print name below signature) (Seal)

STATE OF ILLINOIS  
COUNTY OF Cook

### ACKNOWLEDGEMENT

I, the undersigned, certify that JAMES F SCHMIDT is divorced

man and not since remarried, his/her spouse, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the instrument as his/her/their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated: April 24, 2000

*[Signature]*  
\_\_\_\_\_  
Notary Public  
[Seal]

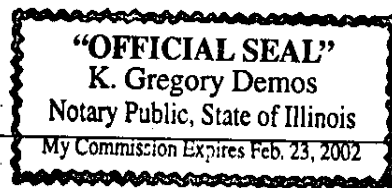
This instrument was prepared by and upon recording should be returned to:

THE CIT GROUP/CONSUMER FINANCE, INC.

(Type Name)

PO BOX 630, MARLTON NJ, 08053-3941

(Type Address)



CONDOMINIUM RIDER

This Condominium Rider is made this 24th day of April, 2000 and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or similar instrument (the "Mortgage"), dated of even date herewith, given by the undersigned (the "Borrower") to secure (i) the repayment of indebtedness due or to become due under the terms and conditions of a Note or other Loan Agreement dated of even date herewith (the "Agreement") between one or more of the undersigned and THE CIT GROUP/CONSUMER FINANCE, INC., organized and existing under the laws of DELAWARE whose address is 377 EAST BUTTERFIELD ROAD, SUITE 925

LOMBARD, IL 60148, ("Lender"), and covering the Property described in the Mortgage and located at: 505 N LAKE SHORE DR 3501 CHICAGO, IL 606116427 (the "Property"); (ii) all renewals, extensions and modifications of the Agreement; (iii) payment of all other sums advanced in accordance with the Mortgage to protect Lender's security, with finance charges thereon at the rate described in the Agreement; and (iv) performance of Borrower's covenants and agreements contained in the Agreement and the Mortgage.

The Property includes a unit in, together with an undivided interest in the common elements of, a condominium project known as (the "Condominium Project"). If the owners association or other entity which acts for the Condominium Project (the "Owners Association") hold title to property for the benefit or use of its members or shareholders, the Property also includes Borrower's interest in the Owners Association and the uses, proceeds and benefits of Borrower's interest

Condominium Covenants:

In addition to the covenants and agreements made in the Mortgage, Borrower further covenants and agrees as follows:

A. ASSESSMENTS. Borrower shall perform all of Borrower's obligations under the Condominium Project's Constituent Documents. The "Constituent Documents" are the: (i) Declaration or any other document which creates the Condominium Project; (ii) by-laws; (iii) code of regulations; and (iv) other equivalent documents. Borrower shall promptly pay, when due, all assessments imposed pursuant to the Constituent Documents.

SEE PAGE 2 FOR ADDITIONAL IMPORTANT TERMS

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this Condominium Rider.

[Signature]
Witness

[Signature]
JAMES F SCHMIDT Borrower (Seal)

Witness

Borrower (Seal)

Witness

Borrower (Seal)

**B. HAZARD INSURANCE.** So long as the Owners Association maintains a "master" or "blanket" policy on the Condominium Project, which is satisfactory to Lender and which provides insurance coverage in the amounts, for the periods, and against the hazards as Lender requires, including fire and hazards within the term "extended coverage," then Borrower's obligation under the Mortgage to maintain hazard insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy. Borrower shall give Lender prompt notice of any lapse in required hazard insurance coverage. In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the Property, whether to the unit or to common elements, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by the Mortgage with any excess paid to Borrower.

**C. PUBLIC LIABILITY INSURANCE.** Borrower shall take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

**D. CONDEMNATION.** The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property, whether of the unit or of the common elements, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Mortgage in accordance with the Mortgage.

**E. LENDER'S PRIOR CONSENT.** Borrower shall not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to: (i) the abandonment or termination of the Condominium Project, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of taking by condemnation or eminent domain; (ii) any amendment to any provision of the Constituent Documents if the provision is for the express benefit of Lender; (iii) termination of professional management and assumption of self-management of the Owners Association; or (iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

**F. REMEDIES.** If Borrower does not pay condominium dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this Paragraph F shall become additional debt of Borrower secured by the Mortgage. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the interest rate payable under the Agreement if permitted by law or, if not, at the highest lawful rate, and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

SEE PAGE 1 FOR ADDITIONAL IMPORTANT TERMS

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