

MORTGAGE

UNOFFICIAL COPY

03031102

(Mortgage Form 17) Rev. 10/91

03031102

THIS INDENTURE made November 8, 1993, between Rebecca A. Lim, married to Paul M. Lee

herein referred to as "Mortgagors", and ALBANY BANK & TRUST COMPANY N.A., a National Banking Association doing business in Chicago, Illinois, herein referred to as "Mortgagee"; witnesseth: THAT, WHEREAS, the Mortgagors are justly indebted to the Mortgagee in the principal sum of One Hundred Thirty Thousand and 00/100----- DOLLARS,

evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to ALBANY BANK & TRUST COMPANY N.A., and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from date of disbursement on the balance of principal remaining from time to time unpaid at the rate of Prime Rate plus 4% per annum in instalments as follows: Two Thousand Seven Hundred Eight and 33/100----- plus interest Dollars on the 8th day of each month thereafter until said note is fully paid except that the final payment of principal and interest, if not sooner paid, shall be due on the 8th day of November 1997.

The interest rate shall be adjusted to \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ and on the \_\_\_\_\_ day of \_\_\_\_\_ thereafter until maturity.

The interest rate shall be adjusted to \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ and shall be fixed thereafter until maturity.

The payment due for principal and interest shall also be adjusted to reflect any change in the interest rate based on the amortization term. All such payments on account of the indebtedness evidenced by said note to be first applied to interest on the unpaid principal balance and the remainder to principal; provided that the principal of each instalment unless paid when due shall bear interest after maturity at the rate of Albany prime rate plus 4% per annum, and all of said principal and interest being made payable at Albany Bank & Trust Company N.A. in Chicago, Illinois or as the Mortgagee may, from time to time, in writing appoint.

This loan is payable in full at the end of 4 years. At maturity or if the Mortgagee demands payment, you must repay the entire principal balance of the loan and unpaid interest then due. The Mortgagee is under no obligation to refinance the loan at the time. You will therefore be required to make payment out of other assets you may own, or you will have to find a lender willing to lend you the money at prevailing market rates, which may be considerably higher than the interest rate of this loan. A late charge in the amount of 5% of this monthly payment due hereunder will be assessed for any payment made more than 15 days after the due date.

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this Mortgage, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY and WARRANT unto the Mortgagee, its successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the COUNTY OF Cook and STATE OF ILLINOIS, to-wit:

PARCEL 1: LOT 16 IN EMBASSY CLUB RESUBDIVISION UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PARCEL 2: EASTMENT APPURTENANT TO AND FOR BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED OCTOBER 11, 1988 AS DOCUMENT NO. 38465484 AND AS CREATED IN THE DEED FROM LASALLE NATIONAL BANK, A NATIONAL BANK ASSOCIATION, AS TRUSTEE, UNDER TRUST AGREEMENT DATED SEPTEMBER 22, 1987 AND KNOWN AS TRUST NUMBER 112654 TO REBECCA A. LIM, RECORDED SEPTEMBER 15, 1992 AS DOCUMENT NO. 92684499, FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.

Commonly Known As: 2619 N Greenview, Chicago, Illinois 60640. PIN # 14-29-302-182

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto be ongoing, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, mador beds, awnings, gloves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by the mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the said Mortgagee, its successors and assigns, forever, for the purposes, and upon the uses and trusts herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and waive.

This Mortgage consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this Mortgage) are incorporated herein by reference and are a part hereof and shall be binding on the mortgagors, their heirs, successors and assigns. WITNESS the hand and seal of Mortgagors the day and year first above written.

Rebecca A. Lim (SEAL) Paul M. Lee (SEAL) Paul M. Lee is executing this document so as to waive any homestead rights

STATE OF ILLINOIS I, Grace E. Stanton, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT County of Cook Rebecca A. Lim, married to Paul M. Lee

who are personally known to me to be the same person, whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

OFFICIAL SEAL GRACE E. STANTON Notary Public Cook County, Illinois My Commission Expires Feb. 17, 1996

Notary Public at my hand and Notarial Seal this 1st day of December, A. D. 1993 Grace E. Stanton

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## THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1, REVERSE SIDE OF THIS MORTGAGE:

1. Mortgagors shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien hereof; (3) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to the Mortgagee; (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (6) make no material alterations in said premises except as required by law or municipal ordinance.

2. Mortgagors represent and agree that, except as disclosed in writing to the Mortgagee, the premises are in compliance with "all Environmental Laws" (as hereinafter defined); that there are no conditions existing currently or likely to exist during the term of the note that require or are likely to require clean up, removal or other remedial action; that Mortgagee is not a party to any litigation or administrative proceeding, nor, to the best of Mortgagee's knowledge, is there any litigation or administrative proceeding contemplated or threatened, related to or arising out of any Environmental Law; that neither the premises nor Mortgagee is subject to any judgment, decree, order, citation or complaint related to or arising out of any Environmental Law; that Mortgagee has obtained all permits or licenses and filed all reports required under any applicable Environmental Law. The term "Environmental Laws" shall mean any and all federal, state and local law, statutes, regulations, ordinances, codes, rules and other governmental restrictions or requirements relating to matters of environmental protection, pollution, health, safety, sanitation, or conservation, including without limitation those relating to the presence, maintenance and removal of asbestos now or at any time hereafter in effect. Mortgagee covenants and agrees to comply with all applicable Environmental Laws and to require its tenants or others operating on the premises to comply with all applicable Environmental Laws and to provide to Mortgagee immediately upon receipt, copies of any correspondence of any nature whatsoever received by Mortgagee relating to Environmental Laws, and to advise Mortgagee in writing as soon as Mortgagee becomes aware of any condition or circumstances which makes any of the representations or statements contained in this paragraph incomplete or inaccurate. In the event Mortgagee determines in its sole and absolute discretion that there is any evidence that any such circumstance might exist, whether or not described in any communication or notice to either Mortgagee or Mortgagee, Mortgagee agrees, at its own expense, and at no expense to Mortgagee, to permit an environmental audit to be conducted by Mortgagee of any independent agent selected by Mortgagee. This provision shall not relieve Mortgagee from conducting its own environmental audits or taking any other steps necessary to comply with any Environmental Law. If, in the opinion of Mortgagee, there exists any uncorrected violation of an Environmental Law or any condition which requires or may require any cleanup, removal, or other remedial action, and such correction, cleanup, removal, or other remedial action is not completed within sixty (60) days from the date of written notice from Mortgagee to Mortgagee, the same shall, at the option of Mortgagee constitute a default hereunder, without further notice or cure period.

Mortgagee agrees to indemnify, defend and hold Mortgagee and its current, future or former officers, directors, employees and agents harmless from and against any and all losses, damages, liabilities, obligations, claims, costs and expenses (including without limitation, attorneys' fees and costs) incurred by Mortgagee, whether prior to or after the date hereof and whether direct, indirect, or consequential, relating to or arising out of matters of environmental protection, pollution, health, safety, sanitation, or conservation, including without limitation those relating to the presence, maintenance, or removal of asbestos. Any and all amounts owed by Mortgagee to Mortgagee under this paragraph shall constitute additional indebtedness secured by this Mortgagee. Any and all amounts owed by Mortgagee to Mortgagee under this paragraph shall constitute additional indebtedness secured by this Mortgagee. Any of the provisions of this Mortgagee to the contrary notwithstanding, the representations, warranties, covenants, agreements, and indemnification obligations contained herein shall survive all termination, rescission, or cancellation of the relationship between Mortgagee and Mortgagee, including without limitation, the repayment of all amounts due under the Mortgage, cancellation of the Note and the release of any and all of the Loan Documents.

3. Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to Mortgagee duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagee may desire to contest.

4. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the Mortgagee, under insurance policies payable, in case of loss or damage, to Mortgagee, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to holders of the note, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.

5. In case of default therein, Mortgagee may, but need not, make any payment or perform any act hereinbefore required of Mortgagors in any form and manner deemed expedient and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax, sale or foreclosure affecting said premises or collect any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other moneys advanced by the Mortgagee to protect the mortgaged premises and the lien hereof shall be so much additional indebtedness secured hereby and shall become immediately due and payable, without notice and with interest thereon at the rate of Albion prime rate plus 4% per annum. Inaction of the Mortgagee shall never be considered as a waiver of any right accruing to them on account of any default hereunder on the part of Mortgagors.

6. The Mortgagee hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.

7. Mortgagors shall pay each item of indebtedness hereon mentioned, both principal and interest, when due according to the terms hereof. All the option of the Mortgagee, and without notice to Mortgagors, all unpaid indebtedness secured by this Mortgage shall, notwithstanding anything in this note or in this Mortgage to the contrary, become due and payable (1) immediately in the case of default in making payment of any instalment of principal or interest on the note, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.

8. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, Mortgagee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Mortgagee for attorneys' fees, appraiser's fees, outlays for documentary and expert evidence, stenographer's charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title searches and examinations, guarantee policies, Torrens certificates, and similar data and assurances with respect to title as Mortgagee may deem to be reasonably necessary either to prosecute such suit or to evidence to holders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, with interest thereon at the rate of Albion prime rate plus 4% per annum, when paid or incurred by Mortgagee in connection with (a) any proceeding, including probate or bankruptcy proceedings, to which it shall be a party, either as plaintiff, claimant or defendant, by reason of this Mortgage indebtedness hereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced; or (c) preparations for the defense of any threatened suit or proceeding which might affect the premises or the security hereof, whether or not actually commenced.

9. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness in addition to that evidenced by the note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note; fourth, any overplus to Mortgagors, their heirs, legal representatives or assigns, as their rights may appear.

10. Upon, or any time after the filing of a bill to foreclose this Mortgage, the court in which such bill is filed shall appoint a receiver of the premises chosen by the Mortgagee. The Mortgagee may serve as Mortgagee in possession. Such receiver shall have the power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and during the full statutory period of redemption, whether there be redemption or not, as well as during any further times when Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) the indebtedness secured hereby, or by any decree foreclosing this Mortgage, or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.

11. No action for the enforcement of the lien or of any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the note hereby secured.

12. Mortgagee shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

13. Mortgagee has no duty to examine the title, location, existence, or condition of the premises, nor shall Mortgagee be obligated to record this Mortgage or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any acts or omissions hereunder, except in case of its own gross negligence or misconduct or that of the agents or employees of Mortgagee, and it may require indemnities satisfactory to it before exercising any power herein given.

14. This Mortgage and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the note or this Mortgage.

15. In addition to the payments of principal and interest hereinabove provided, the Mortgagors shall pay each month to the Mortgagee 1/12th of the annual general real estate taxes, assessed or to be assessed against said premises and 1/12th of the annual cost of fire and extended coverage insurance in an amount approved by the Mortgagee. The Policy or Policies evidencing such insurance shall contain a mortgage clause covering and protecting the interest of the Mortgagee.

16. For prepayment privilege, see note hereby secured.

17. The Mortgagors are prohibited from selling, conveying, assigning the beneficial interest in and to, entering into Articles of Agreement for the sale of, leasing, renting, or in any manner transferring title to the mortgaged premises without the prior written consent of Mortgagee. Failure to obtain prior written consent shall constitute a default hereunder entitling the Mortgagee to declare the whole of the debt immediately due and payable.

18. The real estate described herein shall secure the obligations, and shall also secure any other liabilities, direct or indirect, absolute or contingent, due or to become due, now existing or hereafter arising, of Mortgagee to Mortgagee or its successors and assigns; provided, however, that in no event shall this Mortgage secure indebtedness of the Mortgagee to the Mortgagee in an amount exceeding \$1,000,000.00

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D	Name	Albany Bank & Trust Co. N.A.	FOR RECORDERS INDEX PURPOSES
E			INSERT STREET ADDRESS OF ABOVE
I	Street	3400 W Lawrence Ave	DESCRIBED PROPERTY HERE
I			2619 N Greenview
V	City	Chicago, Illinois 60625	Chicago, Illinois
E			
R			
Y		OR BOX 35	MPPS #12401D

