

UNOFFICIAL COPY

Section:
Block:
Lot:



Eugene "Gene" Moore Fee: \$34.50
Cook County Recorder of Deeds
Date: 06/11/2003 02:23 PM Pg: 1 of 6

Prepared By:
Cullen & Dykman
100 Quentin Roosevelt Blvd.
Garden City, NY 11530

Return To: 3S/Real Serv, Inc.
Ms. Steele Soft
5700 Executive Drive
Baltimore, MD 21228

REACTYLINE SUBORDINATE MORTGAGE

TOMMY THOMAS
CAROL THOMAS joint tenants

666001-2789
PIN # 19-15-405-030

2207 N HOME AVENUE
PARK RIDGE, IL 60068

SUBORDINATE MORTGAGE

This mortgage is made on 6/5/03, between the Borrower and Credit Union

DEFINITIONS

Agreement- means the RealtyLine Loan Revolving Credit Plan Agreement signed by the Borrower in connection with this Mortgage.

Borrower or You- means each person who signs the Mortgage.

Credit Union- means Kraft Foods FCU
having a place of business at 777 Westchester Ave., Suite 101
White Plains, NY 10604-3528

Mortgage- this document will be called the Mortgage.

Property- means the real property described in this Mortgage.

The Borrower is- TOMMY THOMAS
CAROL THOMAS joint tenants

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REALTYLINE SUBORDINATE MORTGAGE

TRANSFER OF RIGHTS IN THE PROPERTY

The Borrower gives the Credit Union the rights described in this Mortgage and any other rights that the law gives to lenders who hold mortgages on real property. Borrower may lose this property if he fails to keep the promises in this mortgage.

This Mortgage is given as security to repay amounts advanced from time to time by the Credit Union and to repay any other amounts that may become due in connection with the Agreement and this Mortgage, not to exceed:

One hundred Thousand and No/100 -----
 (\$100,000.00)

The premises are or will be improved by a one or two family dwelling only.

PROPERTY BEING MORTGAGED

See Schedule "A" Attached

otherwise known as property address:

2207 N HOME AVENUE , PARK RIDGE, IL 60068

RIGHTS OF PRIOR MORTGAGES

The Credit Union's right under this Mortgage are subject and subordinate to a first mortgage originally or currently held by: **ABN AMRO MORTGAGE GROUP**

PAYMENTS

Any Borrower signing the Agreement will pay the Credit Union according to its terms.

FIRE AND OTHER INSURANCE

Until the Agreement is paid in full, the Borrower will keep all the buildings on the Property insured from fire and other hazards normally covered by an insurance policy. This type of policy is usually called "Extended Coverage". The Borrower may choose the insurance company but the Credit Union must approve the policy and the amount of the insurance. The insurance policies must contain the usual mortgagee clause protecting the interest of the Credit Union. The Credit Union may request proof of coverage from the Borrower at any time. Borrower must then provide proof of coverage to the Credit Union within ten (10) business days of the date it is requested at anytime during the life of the loan.

FLOOD INSURANCE

The Credit Union will advise the Borrower if flood insurance is required. If it is required, the Borrower will pay for and obtain the flood insurance. The policy must name the Credit Union as a Mortgagee. The amount of coverage required is either the maximum flood insurance coverage available or coverage in the amount of the unpaid balance due, whichever amount is lower. The Credit Union may request proof of coverage to the Credit Union within ten (10) business days of the date it is requested.

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TAXES

The Borrower will pay all taxes, assessments, water and sewer charges on the Property. If the Credit Union requests receipts for these payments, the Borrower will provide them to the Credit Union within ten (10) business days of the date they are due.

ADVANCES TO PAY INSURANCE, TAXES, OR THE FIRST MORTGAGE

If the Borrower does not keep the buildings on the property insured, the Credit Union may, but is not required to, obtain insurance. If the Borrower fails to pay taxes when due, the Credit Union may, but is not required to, pay such taxes. If the Borrower fails to make any payments on any prior mortgage when they are due, the Credit Union may, but shall not be required to, make the payments. The amount of these payments, if any, shall be treated as an advance under the Agreement and added to the amount due under the Agreement. The Borrower must repay these amounts within ten (10) business days of the date the Credit Union requires payment. Failure to maintain insurance, to pay taxes, to make payments as due on a prior mortgage, or to repay such an advance shall constitute default on this Mortgage.

CARE OF THE PROPERTY

The Borrower will keep the property in reasonably good condition. The Borrower will not substantially change or damage the Property without the written permission of the Credit Union.

SALE OR TRANSFER OF THE PROPERTY

Any balance outstanding under the Agreement must be paid in full when the Property is sold or transferred.

DEFAULT

The Credit Union may declare that all amounts are due and payable immediately if:

- A) You engage in fraud or material misrepresentation in connection with the line.
- B) You do not meet the repayment terms.
- C) Your action or inaction adversely affects the collateral or our rights in the collateral. For example, if:
 - 1) You become bankrupt or someone to whom you owe money sues you or tries to take your property by legal proceedings;
 - 2) You default on your payments to the first mortgage lienholder;
 - 3) You fail to pay all property taxes or other assessments when due;
 - 4) You take additional advances from the first mortgage lienholder without Credit Union consent;
 - 5) You sell or pledge the property to anyone else or permit a subordinated lien on the property to be placed;
 - 6) You fail to maintain hazard and flood insurance;
 - 7) You fail to maintain the property, and/or the value of the appraised value for purposes of the line;
 - 8) A tax lien, mechanics lien, judgement lien, or lis pendens is filed against the Property;
 - 9) A partition or condemnation action is begun against the Property.

APPOINTMENT OF RECEIVER

If the Credit Union sues to foreclose this mortgage, the Credit Union will have the right to have a receiver appointed to take control of the property. If the Borrower defaults in any payment and the Credit Union commences foreclosure or other litigation, then the Borrower will pay all attorney's fees, Court costs and disbursements incurred by the Credit Union.

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RENTAL PAYMENTS

Upon default, the Credit Union has the right to collect rental payments from the Property. The Borrower may collect and keep the rental payments, unless the Credit Union requires immediate payment of all amounts due. If the Credit Union does not require that, the Borrower will pay the Credit Union in advance the fair rental value for the use and occupancy of the part of the Property that is in the Borrower's possession. Also, the Credit Union may then collect rent from all other tenants of the Property.

NOTICES

All notices to the Borrower will be sent to the last known address of the Borrower of record with the Credit Union. All notices to the Credit Union should be sent to:

Kraft Foods FCU

777 Westchester Ave., Suite 101

White Plains, NY 10604-3528

or any other address the Borrower is notified of by the Credit Union.

CHANGES TO THE MORTGAGE

This Mortgage may only be changed in writing and all changes must be signed by the Credit Union.

NON-ASSUMPTION OF THE MORTGAGE

This Mortgage is not assumable.

WHO IS BOUND

The terms and conditions of this Mortgage apply to the Borrower and anyone else who may obtain title to the Property through the operation of law. Operation of law means such items as death or bankruptcy.

RECEIPT

The Borrower has received a completed copy of this Mortgage.

RELEASE

Upon payment of all sums secured by this Mortgage, the Mortgage shall be deemed satisfied and the Credit Union shall release this Mortgage without charge, other than the costs of preparation and recordation.

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REALTYLINE SUBORDINATE MORTGAGE

- USE BLACK INK ONLY -

IN WITNESS WHEREOF, Borrower has executed this mortgage.

Tommy Thomas
TOMMY THOMAS

State of ILLINOIS

2 WITNESSES REQUIRED

County of COOK

By: Sharon Gargul

On the 6 day of JUNE 2003, before me personally came

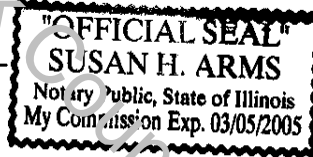
(Print Name) Sharon Gargul

TOMMY THOMAS
to me known to be the individual described in and who executed the foregoing instrument and who has acknowledged executing this instrument.

By: Joan Weimer

(Print Name) JOAN WEIMER

Susan H. Arms
Notary Public



IN WITNESS WHEREOF, Borrower has executed this mortgage.

Carol Thomas
CAROL THOMAS

State of ILLINOIS

2 WITNESSES REQUIRED

County of COOK

By: Sharon Gargul

On the 6 day of JUNE 2003, before me personally came

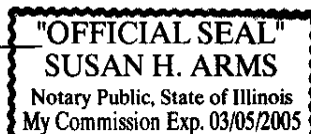
(Print Name) Sharon Gargul

CAROL THOMAS
to me known to be the individual described in and who executed the foregoing instrument and who has acknowledged executing this instrument.

By: Joan Weimer

(Print Name) JOAN WEIMER

Susan H. Arms
Notary Public



- FOR RECORDING PURPOSES -

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EXHIBIT A

The following described real estate, situated in Cook County, Illinois, to-wit:

Lot 34 (except the South 10 feet thereof) and the South 12 feet of Lot 33 in Ballard Gardens being a Subdivision of part of the South East 1/4 of Section 15, Township 11 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Subject to restrictions, covenants and easements, etc., of record, if any.

BEING the same property conveyed to Tommy Thomas and Carol Thomas, his wife from The First National Bank of Des Plaines, Trustee by virtue of a Deed dated November 21, 1977, recorded December 7, 1977 in Instrument No. 24226344 in Cook County, Illinois.

Property of Cook County Clerk's Office