## **UNOFFICIAL COPY**

	HE HOLOOOTUCTIC This document was prepared by: CHARTER ONE BANK, N.A. 1804 North Naper Blvd, Suite 200 Naperville, IL 60563	0404214141						
	When recorded, please return to: CHARTER ONE BANK, N.A. Consumer Lending EV-950 65/75 Erieview Cleveland, OH 44114	Doc#: 0404214191 Eugene "Gene" Moore Fee: \$40.00 Cook County Recorder of Deeds Date: 02/11/2004 11:32 AM Pg: 1 of 9						
	State of Illihoio	Sugge Above This Line For Beauting Date						
	State of Illitois MORTGAGE							
_	(With Future Advance C	01/20/2004						
1.	<ol> <li>DATE AND PARTIES. The date of this Mortgage (Security Instru- parties, their addresses and tox identification numbers, if required,</li> </ol>	iniciti) is and the						
	MORTGAGOR: CHRISTINA PULESIO, ANNA RETELSKYJ, A							
	CIMOTIVI JUDISIO, ALVA RETERSITO, A	AD SERVI RELEGICA						
	0							
	1243 N' MARION CT CHA AGO, IL 60622							
	LENDER:							
	CHARTER ONE BANK, N.A.							
	1215 SUPERIOR AVENUE EV256 CLEVELAND, OH 44114	,						
	CLEVELIND, OIL 44114	7%						
2.	<ol><li>CONVEYANCE. For good and valuable consideration, the receipt secure the Secured Debt (defined below) and Mortgagor's performa bargains, sells, conveys, mortgages and warrants to Lender the follow</li></ol>	nce under this Security Instrument, Mortgagor grants,						
	SEE ATTACHED "SCHEDULE A"	75 9						
		O <sub>Sc.</sub>						
	The property is located in COOK at	1248 N MARION CT (Address)						
	CHICAGO, Illino	ois						
	ogether with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian this, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may w, or at any time in the future, be part of the real estate described above (all referred to as "Property").							
3.	B. SECURED DEBT AND FUTURE ADVANCES. The term "Secur- A. Debt incurred under the terms of all promissory note(s), contra below and all their extensions, renewals, modifications or subs	act(s), guaranty(s) or other evidence of debt described						
	The Credit Line Agreement in the amount of by Mortgagor/Grantor and dated the same date at it not paid earlier, is due and payable in full 60 first payment.	\$ 200,000.00 executed is this Security Instrument, which, months from the due date of the						

ILLINOIS - HOME EQUITY LINE OF CREDIT MORTGAGE (NOT FOR FNMA, FHLMC, FHA OR VA USE)

\_ 1994 Bankers Systems, Inc., St. Cloud, MN Form OCP-REMTG-II. 6/17/99

IL4-Ilocprmgt

EN SSETT AR JR.

0404214191 Page: 2 of 9

### **UNOFFICIAL COPY**

- B. All future advances from Lender to Mortgagor or other future obligations of Mortgagor to Lender under any promissory note, contract, guaranty, or other evidence of debt executed by Mortgagor in favor of Lender executed after this Security Instrument whether or not this Security Instrument is specifically referenced. If more than one person signs this Security Instrument, each Mortgagor agrees that this Security Instrument will secure all future advances and future obligations that are given to or incurred by any one or more Mortgagor, or any one or more Mortgagor and others. All future advances and other future obligations are secured by this Security Instrument even though all or part may not yet be advanced. All future advances and other future obligations are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment must be agreed to in a separate writing.
- C. All other obligations Mortgagor owes to Lender, which may later arise, to the extent not prohibited by law, including but not limited to, liabilities for overdrafts relating to any deposit account agreement between Mortgagor and Lende..
- D. All additional turns advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

In the event that Lender fails to provide any necessary notice of the right of rescission with respect to any additional indebtedness secured under paragraph B of this Section, Lender waives any subsequent security interest in the Mortgagor's principal dwelling that is created by this Security Instrument (but does not waive the security interest for the debts referenced in paragraph A of this Secureal).

4. MORTGAGE COVENANTS. Mortgagor agrees the covenants in this section are material obligations under the Secured Debt and this Security Instrument. If Mortgagor, breaches any covenant in this section, Lender may refuse to make additional extensions of credit and reduce the credit limit. By not exercising either remedy on Mortgagor's breach, Lender does not waive Lender's right to later consider the event a breach if it happens again.

Payments. Mortgagor agrees that all payments under the Secured Debt will be paid when due and in accordance with the terms of the Secured Debt and this Security Instrument.

**Prior Security Interests.** With regard to any other mortgage, deed of trust, security agreement or other lien document that created a prior security interest or encumbrance on the Property, Mortgage, agrees to make all payments when due and to perform or comply with all covenants. Mortgagor also agrees not to allow any prodification or extension of, nor to request any future advances under any note or agreement secured by the lien document without Lender's prior written approval.

Claims Against Title. Mortgagor will pay all taxes, assessments, liens, encumbrances, leave payments, ground rents, utilities, and other charges relating to the Property when due. Lender may require Mortgagor to previde to Lender copies of all notices that such amounts are due and the receipts evidencing Mortgagor's payment. Mortgagor will defend title to the Property against any claims that would impair the lien of this Security Instrument. Mortgagor ag evento assign to Lender, as requested by Lender, any rights, claims or defenses Mortgagor may have against parties who supply labor or materials to maintain or improve the Property.

Property Condition, Alterations and Inspection. Mortgagor will keep the Property in good condition and make all repairs that are reasonably necessary. Mortgagor shall not commit or allow any waste, impairment, or deterioration of the Property. Mortgagor agrees that the nature of the occupancy and use will not substantially change without Lender's prior written consent. Mortgagor will not permit any change in any license, restrictive covenant or casement without Lender's prior written consent. Mortgagor will notify Lender of all demands, proceedings, claims and actions against Mortgagor, and of any loss or damage to the Property.

Lender or Lender's agents may, at Lender's option, enter the Property at any reasonable time for the purpose of inspecting the Property. Lender shall give Mortgagor notice at the time of or before an inspection specifying a reasonable purpose for the inspection. Any inspection of the Property shall be entirely for Lender's benefit and Mortgagor will in no way rely on Lender's inspection.

(page 2 of 6

\_ 1994 Bankers Systems, Inc., St. Cloud, MN\_Form OCP-REMTG-IL\_6/17/99

AR gir.

0404214191 Page: 3 of 9

### **UNOFFICIAL COPY**

Authority to Perform. If Mortgagor fails to perform any duty or any of the covenants contained in this Security Instrument, Lender may, without notice, perform or cause them to be performed. Mortgagor appoints Lender as attorney in fact to sign Mortgagor's name or pay any amount necessary for performance. Lender's right to perform for Mortgagor shall not create an obligation to perform, and Lender's failure to perform will not preclude Lender from exercising any of Lender's other rights under the law or this Security Instrument.

Leaseholds; Condominiums; Planned Unit Developments. Mortgagor agrees to comply with the provisions of any lease if this Security Instrument is on a leasehold. If the Property includes a unit in a condominium or a planned unit development, Mortgagor will perform all of Mortgagor's duties under the covenants, by-laws, or regulations of the condominium or planned unit development.

Condemnation. Mortgagor will give Lender prompt notice of any pending or threatened action, by private or public entities to purchase or take any or all of the Property through condemnation, eminent domain, or any other means. Mortgagor authorizes Lender to intervene in Mortgagor's name in any of the above described actions or claims. Mortgagor assigns to Lender the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the Property. Such proceeds shall be considered payments and will be applied as provided in this Security Instrument. It is assignment of proceeds is subject to the terms of any prior mortgage, deed of trust, security agreement or other lien document.

Insurance. Mortgagor shall keep Property insured against loss by fire, flood, theft and other hazards and risks reasonably associated with the Property due to its type and location. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Mortgagor subject to Lender's approval, which shall not be unreasonably withheld. If Mortgagor fails to maintain the coverage described above, Lender may, at Lender's option, obtain loverage to protect Lender's rights in the Property according to the terms of this Security Instrument.

All insurance policies and renewals shall be acceptable to I ender and shall include a standard "mortgage clause" and, where applicable, "loss payee clause." Mortgagor shall immediately notify Lender of cancellation or termination of the insurance. Lender shall have the right to hold the policies and renewals. If Lender requires, Mortgagor shall immediately give to Lender all receipts of paid premiums and renewal notices. Upon loss, Mortgagor shall give immediate notice to the insurance carrier and Lender. Lender may make proof of loss if not made immediately by Mortgagor.

Unless otherwise agreed in writing, all insurance proceeds shall be applied to the restoration or repair of the Property or to the Secured Debt, whether or not then due, at Lender's option. Any application of proceeds to principal shall not extend or postpone the due date of the scheduled payment nor change the amount of any payment. Any excess will be paid to the Mortgagor. If the Property is acquired by Lender, Mortgagor's right to any insurance policies and proceeds resulting from damage to the Property before the acquisition shall pass to Lender to the extent of the Secured Debt immediately before the acquisition.

Financial Reports and Additional Documents. Mortgagor will provide to Lender upon request, any financial statement or information Lender may deem reasonably necessary. Mortgagor agrees to sign, deliver, and fire any additional documents or certifications that Lender may consider necessary to perfect, continue, and preserve Mortgagor's obligations under this Security Instrument and Lender's lien status on the Property.

- 5. DUE ON SALE. Lender may, at its option, declare the entire balance of the Secured Debt to be immediately due and payable upon the creation of, or contract for the creation of, a transfer or sale of the Property. This right is subject to the restrictions imposed by federal law (12 C.F.R. 591), as applicable.
- 6. DEFAULT. Mortgagor will be in default if any of the following occur:

Fraud. Any Consumer Borrower engages in fraud or material misrepresentation in connection with the Secured Debt that is an open end home equity plan.

Payments. Any Consumer Borrower on any Secured Debt that is an open end home equity plan fails to make a payment when due.

(page 3 of 6)

1994 Bankers Systems, Inc., St. Cloud, MN Form OCP-REMTG-IL 6/17/99

AR giR.

0404214191 Page: 4 of 9

## **UNOFFICIAL COPY**

Property. Any action or inaction occurs that adversely affects the Property or Lender's rights in the Property. This includes, but is not limited to, the following: (a) Mortgagor fails to maintain required insurance on the Property; (b) Mortgagor transfers the Property; (c) Mortgagor commits waste or otherwise destructively uses or fails to maintain the Property such that the action or inaction adversely affects Lender's security; (d) Mortgagor fails to pay taxes on the Property or otherwise fails to act and thereby causes a lien to be filed against the Property that is senior to the lien of this Security Instrument; (e) a sole Mortgagor dies; (f) if more than one Mortgagor, any Mortgagor dies and Lender's security is adversely affected; (g) the Property is taken through eminent domain; (h) a judgment is filed against Mortgagor and subjects Mortgagor and the Property to action that adversely affects Lender's interest; or (i) a prior lienholder forecloses on the Property and as a result, Lender's interest is adversely affected.

**Executive Officers.** Any Borrower is an executive officer of Lender or an affiliate and such Borrower becomes indebted to Lender or another lender in an aggregate amount greater than the amount permitted under federal laws and regulations.

7. REMEDIES ON DEF CULT. In addition to any other remedy available under the terms of this Security Instrument, Lender may accelerate the Secured Debt and foreclose this Security Instrument in a manner provided by law if Mortgagor is in default. In some instances, federal and state law will require Lender to provide Mortgagor with notice of the right to cure, or other notices and may establish time schedules for foreclosure actions. Upon default, Lender shall have the right, without declaring the whole indebteuress due and payable, to foreclose against all or part of the Property. This Security Instrument shall continue as a lien on any part of the Property not sold on foreclosure.

At the option of the Lender, all or any part of the agreed fees and charges, accrued interest and principal shall become immediately due and payable, after giving notice in required by law, upon the occurrence of a default or anytime thereafter. The acceptance by Lender of any sum in payment or partial payment on the Secured Debt after the balance is due or is accelerated or after foreclosure proceedings are first shall not constitute a waiver of Lender's right to require complete cure of any existing default. By not exercising any remedy on Mortgagor's default, Lender does not waive Lender's right to later consider the event a default if it happens again

- 8. EXPENSES; ADVANCES ON COVENANTS; ATTORNEYS' FEES, COLLECTION COSTS. If Mortgagor breaches any covenant in this Security Instrument, Mortgagor agrees to pay all expenses Lender incurs in performing such covenants or protecting its security interest in the Property. Such expenses include, but are not limited to, fees incurred for inspecting, preserving, or otherwise protecting the Property and Lender's security interest. These expenses are payable on demand and will bear interest from the date of payment until paid in full at the highest rate of interest in effect as provided in the terms of the Secured Debt. Mortgagor agrees to pay all costs and expenses incurred by Lender in collecting, enforcing or protecting Lender's rights and remedies under this Security Instrument. This amount may include, but is not limited to, attorneys' fees, court costs, and other legal expenses. To the extent permitted by the United States Bankruptcy Code, Mortgagor agrees to pay the reasonable attorneys' fees Lender incurs to collect the Secured Cert as awarded by any court exercising jurisdiction under the Bankruptcy Code. This Security Instrument shall remain in effect and in effect and incurs incurs in effect and incurs incurs in effect and incurs in effect and incurs in effect and incurs incurs in effect and incurs in effect and incurs includes in
- 9. ENVIRONMENTAL LAWS AND HAZARDOUS SUBSTANCES. As used in this section, (1) Environmental Law means, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA, 42 U.S.C. 9601 et seq.), and all other federal, state and local laws, regulations, ordinances, court orders, attorney general opinions or interpretive letters concerning the public health, safety, welfare, environment or a hazardous substance; and (2) Hazardous Substance means any toxic, radioactive or hazardous material, waste, pollutant or contaminant which has characteristics which render the substance dangerous or potentially dangerous to the public health, safety, welfare or environment. The term includes, without limitation, any substances defined as "hazardous material," "toxic substances," "hazardous waste," "hazardous substance," or "regulated substance" under any Environmental Law.

(page 4 of 6)

Ap-J.K.

0404214191 Page: 5 of 9

## **UNOFFICIAL COPY**

Mortgagor represents, warrants and agrees that:

- A. Except as previously disclosed and acknowledged in writing to Lender, no Hazardous Substance is or will be located, stored or released on or in the Property. This restriction does not apply to small quantities of Hazardous Substances that are generally recognized to be appropriate for the normal use and maintenance of the Property.
- B. Except as previously disclosed and acknowledged in writing to Lender, Mortgagor and every tenant have been, are, and shall remain in full compliance with any applicable Environmental Law.
- C. Mortgar or shall immediately notify Lender if a release or threatened release of a Hazardous Substance occurs on, under or about the Property or there is a violation of any Environmental Law concerning the Property. In such an event, Mortgag or shall take all necessary remedial action in accordance with any Environmental Law.
- D. Mortgagor shall immediately notify Lender in writing as soon as Mortgagor has reason to believe there is any pending or threatened investigation, claim, or proceeding relating to the release or threatened release of any Hazardous Substance or the violation of any Environmental Law.
- 10. ESCROW FOR TAXES AND INSUPANCE. If otherwise provided in a separate agreement, Mortgagor may be required to pay to Lender funds for taxes and incurance in escrow.
- 11. JOINT AND INDIVIDUAL LIABILITY; CO-S/CNERS; SUCCESSORS AND ASSIGNS BOUND. All duties under this Security Instrument are joint and individual. If Mortgager signs this Security Instrument but does not sign an evidence of debt, Mortgagor does so only to mortgage Mortgagor's interest in the Property to secure payment of the Secured Debt and Mortgagor does not agree to be personally liable on the Secured Debt. If this Security Instrument secures a guaranty between Lender and Mortgagor, Mortgagor agrees to waive any rights that may prevent Lender from bringing any action or claim against Mortgagor or any party indebted under the obligation. These rights may include, but are not limited to, any anti-deficiency or one-action laws. The duties and benefits of this Security Instrument shall bind and benefit the successors and assigns of Mortgagor and Lender.
- 12. SEVERABILITY; INTERPRETATION. This Security Instrument is complete and fully integrated. This Security Instrument may not be amended or modified by oral agreement. Any section in this Security Instrument, attachments, or any agreement related to the Secured Debt that conflicts with applicable law will not be effective, unless that law expressly or impliedly permits the variations by written agreement. If any section of this Security Instrument cannot be enforced according to its terms, that section will be severed and will not affect the enforceability of the remainder of this Security Instrument. Whenever used, the singular shall include the plural and the plural the singular. The captions and headings of the sections of this Security Instrument are for convenience only and are not to be used to interpret or define the terms of this Security Instrument. Time is of the essence in this Security Instrument.
- 13. NOTICE. Unless otherwise required by law, any notice shall be given by delivering it or by mailing it by first class mail to the appropriate party's address on page 1 of this Security Instrument, or to any other address designated in writing. Notice to one mortgagor will be deemed to be notice to all mortgagors.
- 14. WAIVERS. Except to the extent prohibited by law, Mortgagor waives all appraisement and homestead exemption rights relating to the Property.

(page 5 of 6)

1994 Bankers Systems, Inc., St. Cloud, MN Form OCP-REMTG-IL 6/17/99

12- g.R.

0404214191 Page: 6 of 9

# **UNOFFICIAL COPY**

15. MAXIMUM OBLIGATION LIMIT. The total principal amount secured by this Security Instrument at any one time
shall not exceed
16. LINE OF CREDIT. The Secured Debt includes a revolving line of credit. Although the Secured Debt may be reduced to a zero balance, this Security Instrument will remain in effect until released.
17. APPLICABLE LAW. This Security Instrument is governed by the laws as agreed to in the Secured Debt, except to the extent required by the laws of the jurisdiction where the Property is located, and applicable federal laws and regulations.
18. RIDERS. The covenants and agreements of each of the riders checked below are incorporated into and supplement and amend the terms of this Security Instrument.  [Check all applicable bexes]
X Assignment of Leases and Rents Other  19. ADDITIONAL TERMS.
O <sub>j</sub> c
SIGNATURES: By signing below, Mortgagor agrees to the terms and covenants contained in this Security Instrument and in any attachments. Mortgagor also acknowledges rece of of a copy of this Security Instrument on the date stated on page 1.
If checked, refer to the attached Addendum incorporated herein, for additional Mortgagors, their signatures and acknowledgments.
Christina Retelshy
Senature)  CHRISTINA DELESIO  (Date) (Signature)  JERRY RELECTION  (Date) (Signature)  JERRY RELECTION  (Date) (Signature)  JERRY RELECTION  (Date) (Date) (Date)
Signature) (Date) (Signature) (Date)
ACIVIONI EDOMENT.
ACKNOWLEDGMENT:  STATE OF COUNTY OF COUNTY OF SS.  This instrument was acknowledged before me this by CHRISTINA DELESIO, ANNA RETELSKYJ, AND JERRY RETELSKYJ
4.1.
"OFFICIAL SEAL"  JOSE BELTRAN
NOTARY PUBLIC, STATE OF ILLINOIS  My Commission Expires Apr. 24, 2007 (Notary Public)  1994 Ballon System from the Public Resilient 6/17/99 (page 6 of 6)
,

## **UNOFFICIAL COPY**

#### ASSIGNMENT OF LEASES AND RENTS RIDER

THIS	ASSIGNMENT	OF LEASES	AND	RENTS	RIDER	is	made	this	30th	day of
	January ,	, <u>2004                                   </u>	and is i	ncorpora	ated into	ano	shall	be dee	emed to a	- mend and
supplement	the Mortgage,	Deed of Tr	ust, or	Security	Deed	(the	"Secu	rity I	nstrument	t") of the
same date g	iven by the und	ersigned (the	"Borre	ower") to	o secure	Bo	rrower'	's Cre	dit line A	greement
to <u>CHA</u>	RTER ONE BAN	JK, N.A.							(the "Lea	nder") of
the same dat	te and covering N MARION CT	the Property, CHICAGO, I	descril L 60622	bed in th	e Securi	ty I	nstrum	ent an	d located	at:

[Property Address]

COVENANTS In addition to the covenants and agreements made in the Security Instrument,

COVENANTS In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. ADDITIONAL PROPERTY SUBJECT TO THE SECURITY INSTRUMENT. In addition to the Property described in Security Instrument, the following items now or hereafter attached to the Property to the extent they are fixtures are added to the Property description, and shall also constitute the Property covered by the Security Instrument: building materials, appliances and goods of every nature whatsoever now or hereafter located in, on, or used, or intended to be used in connection with the Property, including, but not limited to, those for the purposes of supplying or distributing heating, cooling, electricity, gas, water, air and light, fire prevention and extinguishing apparatus, security and access control apparatus, plumbing, bath tubs, water heaters, water closets, sinks, ranges, stoves, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods, attached mirrors, cabinets, paneling and attached floor coverings, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the Property covered by the Security Instrument. All of the foregoing together with the Property described in the Security Instrument (or the leasehold) are referred to in this Assignment of Leases and Rents Rider and the Security Instrument as the "Property".

B. USE OF PROPERTY; COMPLIANCE WITH LAW. Borrower shall not seek, agree to

B. USE OF PROPERTY; COMPLIANCE WITH LAW. Borrower shall not seek, agree to or make a change in the use of the Property or its zoning classification, unless Lender has agreed in writing to the change. Borrower shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.

C. SUBORDINATE LIENS. Except as permitted by federal law, Borrower shall not allow any lien inferior to the Security Instrument to be perfected against the Property without Lender's

any lien inferior to the Security Instrument to be perfected against the Property without Lender's prior written permission.

D. RENT LOSS INSURANCE. Borrower shall maintain insurance against rent loss in addition to the other hazards for which insurance is required.

E. ASSIGNMENT OF LEASES. Upon Lender's request after default, Borrower shall assign to Lender all leases of the Property and all security deposits made in connection with eases of the Property. Upon the assignment, Lender shall have the right to modify, extend or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph E, the word "lease" shall mean "sublease" if the Security Instrument is on a leasehold.

F. ASSIGNMENT OF RENTS; APPOINTMENT OF RECEIVER; LENDER IN POSSESSION. Borrower absolutely and unconditionally assigns and transfers to Lender all the rents and revenues ("Rents") of the Property, regardless of to whom the Rents of the Property are payable. Borrower authorizes Lender or Lender's agents to collect the Rents, and agrees that each tenant of the Property shall pay the Rents to Lender or Lender's agents. However, Borrower shall receive the Rents until (i) Lender has given Borrower notice of default and (ii) Lender has given notice to the tenant(s) that the Rents are to be paid to Lender or Lender's agent. This assignment of Rents constitutes an absolute assignment and not an assignment for additional security only. security only.

If Lender gives notice of default to Borrower: (i) all Rents received by Borrower shall be held by Borrower as trustee for the benefit of Lender only, to be applied to the sums secured by the Security Instrument; (ii) Lender shall be entitled to collect and receive all of the Rents of the Property; (iii) Borrower agrees that each tenant of the Property shall pay all Rents due and unpaid to Lender or Lender's agents upon Lender's written demand to the tenant; (iv) unless applicable law provides otherwise, all Rents collected by Lender or Lender's agents shall be applied first to the costs of taking control of and managing the Property and collecting the Rents, including, but

AppNo 538551 LRE-RDRLEAS Page 1 of 2

0404214191 Page: 8 of 9

## UNOFFICIAL COP'

not limited to, attorney's fees, receiver's fees, premiums on receiver's bonds, repair and not limited to, attorney's fees, receiver's fees, premiums on receiver's bonds, repair and maintenance costs, insurance premiums, taxes, assessments and other charges on the Property, and then to the sums secured by the Security Instrument; (v) Lender, Lender's agents or any judicially appointed receiver shall be liable to account for only those Rents actually received; and (vi) Lender shall be entitled to have a receiver appointed to take possession of and manage the Property and collect the Rents and profits derived from the Property without any showing as to the inadequacy of the Property are not sufficient to cover the costs of taking control of and managing the Property and of collecting the Rents any funds expended by Lender for such purposes shall become indebtedness of Borrower to Lender secured by the Security Instrument pursuant to the provision entitled "Expenses; Advances on Covenants; Attorneys' Fees; Collection Costs."

Costs."

Borrowe represents and warrants that Borrower has not executed any prior assignment of the Rents and has not performed, and will not perform, any act that would prevent Lender from

exercising its rights inder this paragraph.

Lender, or Lender's agents or a judicially appointed receiver, shall not be required to enter upon, take control of or maintain the Property before or after giving notice of default to Borrower. However, Lender, or Lender's agents or a judicially appointed receiver, may do so at the property before or after giving notice of default to Borrower. However, Lender, or Lender's agents or a judicially appointed receiver, may do so at the property before the property before or after giving notice of default to Borrower. any time when a default occurs. Any application of Rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This Assignment of Leases and Rents of the Property shall terminate when all the sums secured by the Security Instrument are paid in full.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this Assignment of Leases and Rents Rider

> (Seal) 750/1/Ca (Scal)

0404214191 Page: 9 of 9



## **UNOFFICIAL COPY**

### CHICAGO TITLE INSURANCE COMPANY

**EQUITY SEARCH PRODUCT** 

CTIC ORDER NO.: 1408 H24000174 HE

#### D. LEGAL DESCRIPTION:

LOT 2 IN CHRISTIAN PAASCH'S SUBDIVISION OF LOTS 11 TO 16 INCLUSIVE IN J. W. COCHRAN'S SUBDIVISION OF LOTS 5 TO 24 INCLUSIVE IN THE WEST 1/2 OF HAMILTON'S SUBDIVISION OF 5 ACRES IN THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ON COUNT.

Proberty of Cook County Clark's Office

PERMANENT INDEX NUMBER: 17-06-227-032

BORROWER'S NAME: ANNA RETELSKYJ AND JERRY

TEQLEGAL 1/00 DGG CK1