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[Doc#: 0418412032
Eugene "Gene" Moore Fee: \$36.00
Cook County Recorder of Deeds
Date: 07/02/2004 09:47 AM Pg: 1 of 7

This document was prepared by: Matt Heller

When recorded mail to:
FIRST AMERICAN ELS, INC.
1228 EUCLID AVENUE, SUITE 400
CLEVELAND, OHIO 44115
ATTN: FACT DEPARTMENT

Space Above This Line for Recording Data

MORTGAGE (With Future Advance Clause)

First American Equity Loan Services, Inc.
572 0112

1. **DATE AND PARTIES.** The date of this Mortgage (Security Instrument) is June 2, 2004 and the parties, their addresses and tax identification numbers, if required, are as follows:
MORTGAGOR: BEVERLY J MORRIS and STEPHEN R MORRIS, HUSBAND AND WIFE

715 LAKESIDE CIRCLE DR, WHEELING, IL 60090

LENDER: Navy Federal Credit Union, which is organized and existing under the laws of the U.S. Government (12USC1751), and whose address is P.O. Box 3327, Merrifield, Virginia 22119-3327.

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Mortgagor's performance under this Security Instrument, Mortgagor grants, bargains, sells, conveys, mortgages and warrants to Lender the following described property:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Parcel ID#:

The property is located in Cook

at

[County]

715 LAKESIDE CIRCLE DR

, WHEELING

, Illinois 60090

[Address]

[City]

[Zip Code]

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

ILLINOIS HOME EQUITY LINE OF CREDIT - MORTGAGE

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Handwritten signature/initials

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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 Mortgagee 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 Mortgagee will in no way rely on Lender's inspection.

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

Claims Against Title. Mortgagee will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, utilities, and other charges relating to the Property when due. Lender may require Mortgagee to provide to Lender copies of all notices that such amounts are due and the receipts evidencing Mortgagee's payment. Mortgagee agrees to assign to Lender, as requested by Lender, any rights, claims or defenses Mortgagee may have against parties who supply labor or materials to maintain or improve the Property.

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, Mortgagee agrees to make all payments when due and to perform or comply with all covenants. Mortgagee also agrees not to allow any modification 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.

Payments. Mortgagee 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. Mortgagee does not waive Lender's right to later consider the event a breach if it happens again.

4. MORTGAGE COVENANTS. Mortgagee agrees that the covenants in this section are material obligations under the Secured Debt and this Security Instrument. If Mortgagee 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 Mortgagee's breach, Lender does not waive Lender's right to later consider the event a breach if it happens again.

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 3 of this Section, Lender waives any subsequent security interest in the Mortgagee'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 Section).

C. All additional sums 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.

B. All future advances from Lender to Mortgagee executed after this Security Instrument whether or not this Security Instrument is specifically referenced. If more than one person signs this Security Instrument, each Mortgagee agrees that this Security Instrument will secure all future advances that are given to or incurred by any one or more Mortgagee, or any one or more Mortgagee and others. All future advances are secured by this Security Instrument even though all or part may not yet be advanced. All future advances 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.

HOME EQUITY LINE TRUTH IN LENDING AND AGREEMENT DATED 06/02/2004
IN THE AMOUNT OF \$25,000.00 PAYABLE TO NAVY FEDERAL CREDIT UNION.

A. Debt incurred under the terms of all promissory note(s), contract(s), guaranty(s) or other evidence of debt described below and all their extensions, renewals, modifications, or substitutions. (When referencing the debts below it is suggested that you include items such as borrowers' names, note amounts, interest rates, maturity dates, etc.)

3. SECURED DEBT AND FUTURE ADVANCES. The term "Secured Debt" is defined as follows:

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Mortgagee agrees that this assignment is immediately effective after default between the parties to this Security Instrument and effective as to third parties on the recording of the Security Instrument, and this assignment will remain effective during any period of redemption by the Mortgagee until the Secured Debt is satisfied. Mortgagee agrees that Lender may take actual possession of the property without the necessity of commencing legal action and that actual possession is deemed to occur when Lender, or its agent, notifies Mortgagee of default and demands that any tenant pay all future Rents directly to Lender. On receiving notice of default, Mortgagee will endorse and deliver to Lender any payment of Rents in Mortgagee's possession and will receive any Rents in trust for Lender and will not commingle the Rents with any other funds. Any amounts collected will be applied as provided in this Security Instrument. Mortgagee warrants that no default

this Security Instrument. Leases. Mortgagee may collect, receive, enjoy and use the Rents so long as Mortgagee is not in default under the terms of referred to as "Rents"). Mortgagee will promptly provide Lender with true and correct copies of all existing and future renewals, modifications or substitutions of such agreements (all referred to as "Leases") and rents, issues and profits (all any other written or verbal agreements for the use and occupancy of any portion of the Property, including any extensions, Lender as additional security all the right, title and interest in and to any and all existing or future leases, subleases, and Mortgagee irrevocably grants, bargains, sells, conveys and warrants to

6.

restrictions imposed by federal law (12 C.F.R. 591), as applicable. **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

5.

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

acquisition. damage to the Property before the acquisition shall pass to Lender to the extent of the Secured Debt immediately before the Mortgagee. If the Property is acquired by Lender, Mortgagee's right to any insurance policies and proceeds resulting from postpone the due date of the scheduled payment not change the amount of any payment. Any excess will be paid to the Secured Debt, whether or not then due, at Lender's option. Any application of proceeds to principal shall not extend or Unless otherwise agreed in writing, all insurance proceeds shall be applied to the restoration or repair of the Property or to insurance carrier and Lender. Lender may make proof of loss if not made immediately by Mortgagee. All insurance policies and renewals shall be acceptable to Lender and shall include a standard "mortgage clause" and, where applicable, "loss payee clause." Mortgagee shall immediately notify Lender of cancellation or termination of all or insurance. Lender shall have the right to hold the policies and renewals. If Lender requires, Mortgagee shall immediately give to Lender all receipts of paid premiums and renewal notices. Upon loss, Mortgagee shall give immediate notice to the insurance carrier and Lender. Lender may make proof of loss if not made immediately by Mortgagee.

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

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

condominium or planned unit development. **Leaseholds; Condominiums; Planned Unit Developments.** Mortgagee 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, Mortgagee will perform all of Mortgagee's duties under the covenants, by-laws, or regulations of the

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

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- 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.
- 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.

Mortgagor represents, warrants and agrees that:

10. 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 terms includes, without limitation, any substances defined as "hazardous material," "toxic substances," "hazardous waste" or "hazardous substance" or "regulated substance" under any Environmental Law.

9. 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 Debt as awarded by any court exercising jurisdiction under the Bankruptcy Code. This Security Instrument shall remain in effect until released.

At the option of Lender, all or any part of the agreed fees and charges, accrued interest and principal shall become immediately due and payable, after giving notice if 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 filed 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. REMEDIES ON DEFAULT. 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 indebtedness 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.

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.

7. 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.

exists under the Leases or any applicable landlord/tenant law. Mortgagor also agrees to maintain and require any tenant to comply with the terms of the Leases and applicable law.

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- Other
- amend the terms of this Security Instrument. [Check applicable box.]
19. **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 applicable box.]
 18. **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.
 17. **LINE OF CREDIT.** The Secured Debt includes a revolving line of credit provision. Although the Secured Debt may be reduced to a zero balance, this Security Instrument will remain in effect until released.
 16. **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by this Security Instrument at any one time shall not exceed \$ 25,000.00. This limitation of amount does not include interest, attorneys' fees, and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.
 15. **WAIVERS.** Except to the extent prohibited by law, Mortgagor waives all appraisal and homestead exemption rights relating to the Property.
 14. **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.
 13. **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.
 12. **JOINT AND INDIVIDUAL LIABILITY; CO-SIGNERS; SUCCESSORS AND ASSIGNS BOUND.** All duties under this Security Instrument are joint and individual. If Mortgagor 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.
 11. **ESCROW FOR TAXES AND INSURANCE.** If otherwise provided in a separate agreement, Mortgagor may be required to pay to Lender funds for taxes and insurance in escrow.
 - 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.
 - C. Mortgagor 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, Mortgagor shall take all necessary remedial action in accordance with any Environmental Law.

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LOAN #: 8011614685

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[Notary Public]

[Seal]

My Commission Expires:

by

This instrument was acknowledged before me this

, COUNTY OF
day of

}ss.

ACKNOWLEDGEMENT:

STATE OF

Property of Cook County Clerk's Office

[Notary Public]

[Seal]

My Commission Expires: 9-19-06

by

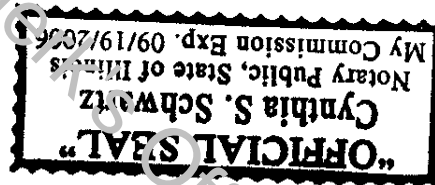
This instrument was acknowledged before me this

, COUNTY OF COOK
day of June

}ss.

ACKNOWLEDGEMENT:

STATE OF Illinois



STEPHEN R MORRIS

BEVERLY MORRIS

If checked, refer to the attached Addendum incorporated herein, for additional Mortgages, their signatures and acknowledgements.

SIGNATURES: By signing below, Mortgagor agrees to the terms and covenants contained in this Security Instrument and in any attachments. Mortgagor also acknowledges receipt of a copy of this Security Instrument on the date stated on page 1.

20. ADDITIONAL TERMS.

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Property of Cook County Clerk's Office

The use of this Legal Description is limited by the terms and conditions of the FACT Title Report, the FACT Service Level Agreement, and the FACT Master Loan Policy.

14268033/E

5720112

715 LAKE SIDE CIRCLE DR, WHEELING, IL 60090-5334

03-09-404-111-0000

A PARCEL OF LAND SITUATED IN THE STATE OF ILLINOIS, COUNTY OF COOK, WITH A STREET LOCATION ADDRESS OF 715 LAKE SIDE CIRCLE DR, WHEELING, IL 60090-5334 CURRENTLY OWNED BY MORRIS STEPHEN R / BEVERLY J HAVING A TAX IDENTIFICATION NUMBER OF 03-09-404-111-0000 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED IN BOOK/PAGE OR DOCUMENT NUMBER 20689259 DATED 5/24/2002 AND FURTHER DESCRIBED AS U2 B24 LAKE SIDE VILLAS UNIT 2 RESUB D SW1/4 SE1/4 S9 T42N R11E.

LEGAL DESCRIPTION

EXHIBIT "A"