UNOFFICIAL COPY

*,	Parvina Esanbaeva	**************************************			
	Equity Department 13220 Fort Street	Doc#: 0501049206 Eugene "Gene" Moore Fee: \$38.50			
	Omaha, NE 68164	Cook County Hegorder of Deade			
		Date: 01/10/2005 10:40 AM Pg: 1 of 7			
	When recorded mail to: Carol Grant American Docs				
	14211 Yorba Street				
	Tustin, Ca. 92780 714-481-9247				
	714-481-9247 3/2375				
	State of Illinois	Space Above This Line For Recording Data			
		MORTGAGE ·			
	(W	ith Future Advance Clause)			
1.	DATE AND PARTIES. The date of this Mortg	age (Security Instrument) is November 2, 2004 and	l the		
	parties, their addresses and a identification num MORTGAGOR: Michael Lembert Br	ost, ***See legal for vesting text, a single man			
	5127 N Moncercy Dr	ost, """see legal for vesting text, a single man			
	Norridge, IL 6070				
	LENDER: Pentagon Federal C. U				
	1001 N. Fairfax Street				
	Alexandria, VA 22314	0,			
	Organized and existing under the laws of The United States of America				
2.	CONVEYANCE. For good and valuable consi	deration the receipt and sufficiency of which is commonledged and to an			
	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	r the following described property:	ш,		
	"The legal description a	ttached hereto is a rary of the Mortgage"			
	The regal description a	trached hereto is a part of the Mortgage"			
	Parcel ID#: 12-12-305-010				
	The property is located in Cook	at 51°7 N Monterey Dr			
		(County)			
	(Address)		٠		
	Together with all rights, easements, appurtenance	(City) (ZIP Code) ces, royalties, mineral rights, oil and gas rights, all wher and riparian rig	hte		
	any time in the future, be part of the real estate described above (all referred to as "Property").				
3.	A. Debt incurred under the terms of all pro	CS. The term "Secured Debt" is defined as follows: missory note(s), contract(s), guaranty(s) or other evidence of debt describ	hed		
	below and all their extensions, renewals, modifications or substitutions. (You must specifically identify the debt(s)				
	secured and you should include the final m	naturity date of such debt(s).)			
	nome adulty Line of Credit F	or:\$200,000.00 Maturity Date:11/02/2019			
	DOC #:313331 APPL #:000	15322300 LOAN #:0005322300			
	ILLINOIS - HOME EQUITY LINE OF CREDIT MOR	RTGAGE (NOT FOR FNMA, FHLMC, FHA OR VA USE) (page 1 of	6)		
_	(1994 Bankers Systems, Inc., St. Cloud, MN Form OCP-REMTG-IL 6/	17/99	,		

C465(IL) (9909).02 UM50 9909.09

VMP MORTGAGE FORMS - (800)521-7291



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- 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 Lender.
- D. 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

In the event that Length 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 Section).

4. MORTGAGE COVENANTS. Mortgag or a grees that 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 of the 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, Mortgagor agrees to make all payments when due and to perform or comply with all covenants. Mortgagor 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.

Claims Against Title. Mortgagor will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, utilities, and other charges relating to the Property when due. Lender may require Mortgagor to provide 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 agrees to assign to Jender, 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 easement 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.

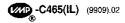
Lender's agents may, at Lender's option, enter the Property at any reasonable time for the purpose of inspecting the Property. Lender shall give Mortgagor notice at the time of or before an inspection specifying a reasonable purpose for the inspection. Any inspection of the Property shall be entirely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

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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 avaid or claim for damages connected with a condemnation or other taking of all or any part of the Property. Such proceeds snall or considered payments and will be applied as provided in this Security Instrument. This assignment of proceeds is subject to the 'erms of any prior mortgage, deed of trust, security agreement or other lien document.

Insurance. Mortgagor shair 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 withhold. If Mortgagor fails to maintain the coverage described above, Lender may, at Lender's option, obtain coverage 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 Lender and shall include a standard "mortgage clause" and, where applicable, "loss payee clause." Mortgagor shall in mediately 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 2pp lication 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 file 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.

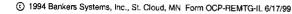
Payments. Any Consumer Borrower on any Secured Debt that is an open end home equity plan fails to make a payment when due.

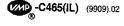
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Property. Any action or inaction occurs that adversely affects the Property or Lender's rights in the Property. This includes, but is not limited to, the following: (a) Mortgagor fails to maintain required insurance on the Property; (b) Mortgagor transfers 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.

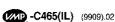
**Executive Officers.** Any Borrower is an executive officer of Lender or an affiliate and such Borrower becomes indebted to Lender or another lender in an aggregate amount greater than the amount permitted under federal laws and regulations.

7. REMEDIES ON 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 instance, 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 indebtednes, 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 grang 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 proceediess 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. 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 oy any court exercising jurisdiction under the Bankruptcy Code. This Security Instrument shall remain in effect until released.
- 9. ENVIRONMENTAL LAWS AND HAZARDOUS SUBSTANCES. As used in this sec ion, (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, at oney 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.

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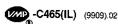
- Mortgagor represents, warrants and agrees that:
  - A. Except as previously disclosed and acknowledged in writing to Lender, no Hazardous Substance is or will be located, stored or released on or in the Property. This restriction does not apply to small quantities of Hazardous Substances that are generally 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. 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.
  - 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 INSURANCE. If otherwise provided in a separate agreement, Mortgagor may be required to pay to Lender funds for taxes and insurance in escrow.
- 11. 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 Mor gagor's interest in the Property to secure payment of the Secured Debt and Mortgagor does not agree to be personally liable or 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 cartions and headings of the sections of this Security Instrument are for convenience only and are not to be used to interpret or defire 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.

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not exceed \$ 200,000.00 other fees and charges validly	LIMIT. The total principal amount of the control of	tation of amount does not include in rument. Also, this limitation does no	terest, attorneys fees, and at apply to advances made		
5. 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.					
	Security Instrument is governed by the risdiction where the Property is located				
the terms of the Security Inst [Check all applicable boxes] Assignment (C) eases an	d Rents Other				
SIGNATURES: By signing belo attachments. Mortgagor also ackn	w, Mortgagor agrees to the terms an owledges receipt of a copy of this Sec	v! covenants contained in this Secur cariv Instrument on the date stated			
acknowledgments.		ated herein, for additional Mortga	gors, their signatures and		
Muhaufamber (Signature) Michael Lambert	But, Multiple (Signature) (Signature) (Signature)	nature)	(Date)		
This instrument was acleby Michael Lamber My commission explose (Seal)	, COUNT mowledged before me this 2nd ert Brost, ***See legal for the country of the country of the country public state of illinois commission Expires 05/08/2008	day of November, 20	e man .		
DOC #:313336	APPL #:0005322300	LOAN #:0005322300	,		
@ 1994 Bankers Systems, Inc., St. Cloud, MN, E.	orm OCP-REMTG-II 6/17/99		(nage 6 of 6)		

① 1994 Bankers Systems, Inc., St. Cloud, MN Form OCP-REMTG-IL 6/17/99 -C465(IL) (9909) 02

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# UNOFFICIAL COPY Legal Description Continued

Borrowers:

Michael Lambert Brost

Property Address: 5127 N Monterey Dr

Norridge, IL 60706

\*\*\*Michael L Brost, Trustee under Trust Agreement dated January 31, 2001.

The following described property:

Lot 36 in William J. Moreland's Monterey Villa, being a Subdivision of the West 1/2 of the Northwest 1/4 of the

Southwest 1/1 of Section 12, Township 40 North, Range 12, East of the Third Principal Meridian (except therefrom a

Tract of 6 square Fods in the Northeast Corner of said West 1/2 taken for Highway purposes and recorded in

Document #13147874 September 27, 1963 in Cook County, Illinois.

Subject to restrictions, covenants and easements, etc., of record, if any. BEING the same property conveyed to Michael L. Brost, Trustee under Trust Agreement dated January 31, 2001 from

Michael L. Brost by virtue of a Deed dated January 31, 2001, recorded February 5, 2001 in Instrument No. 0010096310 in Cook County, Illinois.

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