

UNOFFICIAL COPY

Prepared by:
Wells Fargo Bank N.A.
Andrea L Langford
Wells Fargo Equity Direct
7185 Vista Drive, Augusta Building
West Des Moines, IA 50266



Doc#: 0613135137 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/11/2006 09:56 AM Pg: 1 of 9

After recording mail to:
Wells Fargo Bank N.A.
Wells Fargo Services
Consumer Loan Servicing
P.O. Box 31557
Billings, MT 59107

4004

State of Illinois _____ Space Above This Line For Recording Data _____

JSA 3817010/26074238

MORTGAGE

6501581552000

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Deed of Trust ("Security Instrument")
5 May 2006 and the parties, their addresses and tax identification numbers
required, are as follows.

MORTGAGOR (Include Marital Status):

ROBERT J STRYKER, AND WENDY J STRYKER, HUSBAND AND WIFE

whose address is 1032 TERRACE LANE, GLENVIEW, IL 60025-0000

LENDER: Wells Fargo Bank N.A.
420 Montgomery Street
San Francisco, CA 94104

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

Permanent Tax ID Number: Tax ID PLEASE INSERT

The property is located in COOK

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

ILLINOIS - MORTGAGE

LE11 (0403)

Page 1 of 8

VMP Mortgage Solutions

200603878002

gnc

REC-333 X100

UNOFFICIAL COPY

3. **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by this Security Instrument at any one time shall not exceed \$ 50,000.00 . This limitation of amount does include interest, attorney 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.
4. **SECURED DEBT AND FUTURE ADVANCES.** The term "Secured Debt" is defined as follows:
- A. Debt incurred under the terms of the promissory note, revolving line of credit agreement, contract, guaranty or other evidence of debt dated 5/5/2006 , together with all amendments, extensions, modifications or renewals. The maturity date of the Secured Debt is 5/1/2016.
 - B. All future advances from Lender to Mortgagor under such evidence of debt, whether obligatory or discretionary. 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 which exceed the amount shown in Section 3. Any such commitment must be agreed to in a separate writing.
 - C. All sums advanced and expenses incurred by Lender for insuring, preserving or otherwise under the terms of this Security Instrument.
5. **PAYMENTS.** Mortgagor agrees that all payments under the Secured Debt will be paid when due in accordance with the terms of the Secured Debt and this Security Instrument.
6. **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 Property, Mortgagor agrees:
- A. To make all payments when due and to perform or comply with all covenants.
 - B. To promptly deliver to Lender any notices that Mortgagor receives from the holder.
 - C. Not to allow any modification or extension of, nor to request any future advances under note or agreement secured by the lien document without Lender's prior written consent.
7. **CLAIMS AGAINST TITLE.** Mortgagor will pay all taxes, assessments, liens, encumbrances, late payments, ground rents, utilities, and other charges relating to the Property when due. Lender requires 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 Lender, as requested by Lender, any rights, claims or defenses Mortgagor may have against parties who supply labor materials to maintain or improve the Property.
8. **DUE ON SALE OR ENCUMBRANCE.** Lender may, at its option, declare the entire balance of Secured Debt to be immediately due and payable upon the creation of, or contract for the creation of, any lien or encumbrance, transfer or sale of the Property. This right is subject to the restrictions imposed by federal law (12 C.F.R. 591), as applicable. This covenant shall run with the Property and shall remain in effect until the Secured Debt is paid in full and this Security Instrument is released.
9. **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 will keep the Property free of noxious weeds and grasses. Mortgagor agrees that the nature of the occupancy and use will not substantially change without Lender's prior written consent. Mortgagor will not permit 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, or of any loss or damage to the Property.
10. 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 the 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.

UNOFFICIAL COPY

- 11. 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 any 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. If any construction on the Property is discontinued or not carried on in a reasonable manner, Lender may take all steps necessary to protect Lender's security interest in the Property, including completion of the construction.
- 12. ASSIGNMENT OF LEASES AND RENTS.** Mortgagor irrevocably grants, bargains, sells, conveys and warrants to Lender as additional security all right, title and interest in and to any and all existing or future leases, subleases, extensions, renewals, modifications, or substitutions of such agreements (all referred to as "Leases") and rents, issues and profits (all referred to as "Rents"). Mortgagor shall promptly provide Lender with true and correct copies of all existing and future Leases. Mortgagor may collect, receive, enjoy and use the Rents so long as Mortgagor is not in default under the terms of this Security Instrument.
- 13. 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 is a unit in a Condominium Project or is part of a Planned Unit Development ("PUD"), Mortgagor agrees to the following:
- A. **Obligations.** Mortgagor shall perform all of Mortgagor's obligations under the Constituent Documents. The "Constituent Documents" are the: (i) Declaration or any other document which creates the Condominium Project or PUD and any homeowners association or equivalent entity ("Owners Association"); (ii) by-laws; (iii) code of regulations; and (iv) other equivalent documents. Mortgagor shall promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.
 - B. **Hazard Insurance.** So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy on the Condominium Project or PUD which is satisfactory to Lender and which provides insurance coverage in the amounts, for the periods and against the hazards Lender requires, including fire and hazards included within the term "extended coverage," then Mortgagor's obligation under Section 18 to maintain hazard insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owner's Association policy. Mortgagor shall give Lender prompt notice of any lapse of required hazard insurance coverage. In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to Property, whether to the unit or to common elements, any proceeds payable to Mortgagor are hereby assigned and shall be paid to Lender for application to the sums secured by this Security Instrument, with any excess paid to Mortgagor.
 - C. **Flood Insurance.** Mortgagor agrees to maintain flood insurance for the life of the Secured Property which is acceptable, as to form, amount and extent of coverage to Lender.
 - D. **Public Liability Insurance.** Mortgagor shall take such actions as may be reasonable to ensure that the Owners Association maintains a public liability insurance policy acceptable in form, amount and extent of coverage to Lender.
 - E. **Condemnation.** The proceeds of any award or claim for damages, direct or consequential, payable to Mortgagor in connection with any condemnation or other taking of all or any part of the Property, whether of the unit or of the common elements, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument as provided in Section 16.

UNOFFICIAL COPY

- F. Lender's Prior Consent. Mortgagor shall not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to: (i) abandonment or termination of the Condominium Project or PUD, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or the case of a taking by condemnation or eminent domain; (ii) any amendment to any provision of the Constituent Documents if the provision is for the express benefit of Lender; (iii) termination of professional management and assumption of self-management by the Owners Association; (iv) any action which would have the effect of rendering the public liability insurance cover maintained by the Owners Association unacceptable to Lender.
- G. Remedies. If Mortgagor does not pay condominium or PUD dues and assessments when due, then Lender may pay them. Any amount disbursed by Lender under this section shall become an additional debt of Mortgagor secured by this Security Instrument. Unless Mortgagor and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Secured Debt rate and shall be payable, with interest, upon notice from Lender to Mortgagor requesting payment.
14. **DEFAULT.** Mortgagor will be in default if any party obligated on the Secured Debt fails to make payment when due. Mortgagor will be in default if a breach occurs under the terms of this Security Instrument or any other document executed for the purpose of creating, securing or guarantying the Secured Debt. A good faith belief by Lender that Lender at any time is insecure with respect to the person or entity obligated on the Secured Debt or that the prospect of any payment or the value of the Property is impaired shall also constitute an event of default.
15. **REMEDIES ON 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. Subject to these limitations, if any, Lender may accelerate the Secured Debt and foreclose this Security Instrument in a manner provided by law if Mortgagor is in default. 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 Mortgage shall continue as a lien on any part of the Property not sold on foreclosure.
16. 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. In addition, Lender shall be entitled to all the remedies provided by law, the terms of the Secured Debt, this Security Instrument and any related documents. All remedies are distinct, cumulative and not exclusive, and the Lender is entitled to all remedies provided at law or in equity, whether or not expressly set forth. 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 continues or happens again.
17. **EXPENSES; ADVANCES ON COVENANTS; ATTORNEYS' FEES; COLLECTION COSTS.** Except when prohibited by law, Mortgagor agrees to pay all of Lender's expenses if Mortgagor breaches any covenant in this Security Instrument. Mortgagor will also pay on demand any amount incurred by Lender for insuring, inspecting, preserving or otherwise protecting the Property to protect Lender's security interest. These expenses will bear interest from the date of the payment until paid in full at the highest interest rate 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. This Security Instrument shall remain in effect until released.

UNOFFICIAL COPY

18. ENVIRONMENTAL LAWS AND HAZARDOUS SUBSTANCES. As used in this section, 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 local laws, regulations, ordinances, court orders, attorney general opinions or interpretive let concerning the public health, safety, welfare, environment or a hazardous substance; and Hazardous Substance means any toxic, radioactive or hazardous material, waste, pollutant contaminant which has characteristics which render the substance dangerous or potentially danger to the public health, safety, welfare or environment. The term includes, without limitation, substances defined as "hazardous material," "toxic substances," "hazardous waste," "hazard substance," or "regulated substance" under any Environmental Law.

Mortgagor represents, warrants and agrees that:

- A. Except as previously disclosed and acknowledged in writing to Lender, no Hazardous Substa is or will be located, stored or released on or in the Property. This restriction does not apply small quantities of Hazardous Substances that are generally recognized to be appropriate for normal use and maintenance of the Property.
- B. Except as previously disclosed and acknowledged in writing to Lender, Mortgagor and ev tenant have been, are, and shall remain in full compliance with any applicable Environme Law.
- C. Mortgagor shall immediately notify Lender if a release or threatened release of a Hazard Substance occurs on, under or about the Property or there is a violation of any Environme Law concerning the Property. In such an event, Mortgagor shall take all necessary reme action in accordance with any Environmental Law.
- D. Mortgagor shall immediately notify Lender in writing as soon as Mortgagor has reasor believe there is any pending or threatened investigation, claim, or proceeding relating to release or threatened release of any Hazardous Substance or the violation of any Environme Law.

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

20. INSURANCE. Mortgagor shall keep Property insured against loss by fire, flood, theft and ot hazards and risks reasonably associated with the Property due to its type and location. This insura shall be maintained in the amounts and for the periods that Lender requires. The insurance car providing the insurance shall be chosen by Mortgagor subject to Lender's approval, which shall no unreasonably withheld. If Mortgagor fails to maintain the coverage described above, Lender may Lender's option, obtain coverage to protect Lender's rights in the Property according to the term: this Security Instrument.

21. All insurance policies and renewals shall be acceptable to Lender and shall include a stand "mortgage clause" and, where applicable, "loss payee clause." Mortgagor shall immediately no Lender of cancellation or termination of the insurance. Lender shall have the right to hold the poli and renewals. If Lender requires, Mortgagor shall immediately give to Lender all receipts of p premiums and renewal notices. Upon loss, Mortgagor shall give immediate notice to the insura carrier and Lender. Lender may make proof of loss if not made immediately by Mortgagor.

UNOFFICIAL COPY

22. 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.
23. **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.
24. **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.
25. **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 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. Mortgagor agrees that Lender and any party to this Security Instrument may extend, modify or make any change in terms of this Security Instrument or any evidence of debt without Mortgagor's consent. Such a change will not release Mortgagor from the terms of this Security Instrument. The duties and benefits of this Security Instrument shall bind and benefit the successors and assigns of Mortgagor and Lender.
26. **APPLICABLE LAW; SEVERABILITY; INTERPRETATION.** This Security Instrument shall be governed by the laws of the jurisdiction in which Lender is located, except to the extent otherwise required by the laws of the jurisdiction where the Property is located. This Security Instrument is complete and fully integrated. This Security Instrument may not be amended or modified by any 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 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. In the event any section of this Security Instrument directly conflicts with any section of the revolving line of credit agreement or promissory note referenced in Section 4, the terms and conditions of said revolving line of credit agreement or promissory note (as applicable), the arbitration agreement, and the agreement to provide flood/property insurance, all of which Mortgagor agrees to by signing this Security Instrument, the terms of said documents and not the Security Instrument shall control.
27. **NOTICE.** Unless otherwise required by law, any notice shall be given by delivering it or by mail to 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.
28. **WAIVERS.** Except to the extent prohibited by law, Mortgagor waives and releases all rights regarding marshalling of liens and assets, and hereby releasing and waives all rights under and by virtue of homestead exemption laws of this state.

ILLINOIS - MORTGAGE

LEIL6 (0403)

Page 6 of 8

200603878002

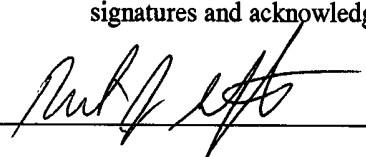
UNOFFICIAL COPY

28. **OTHER TERMS.** If checked, the following are applicable to this Security Instrument:

- 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.
- Construction Loan.** This Security Instrument secures an obligation incurred for construction of an improvement on the Property.
- Fixture Filing.** Mortgagor grants to Lender a security interest in all goods that Mortgagor owns now or in the future and that are or will become fixtures related to the Property. This Security Instrument suffices as a financing statement and any carbon, photographic or other reproduction may be filed of record for purposes of Article 9 of the Uniform Commercial Code.
- Additional Terms.**

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.

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



 Borrower
 ROBERT J STRYKER

Wendy J Stryker by
Robert J Stryker Attorney in Fact

 Borrower
 WENDY J STRYKER by ROBERT J.
 STRYKER, Attorney In Fact

 Borrower

 Borrower

 Borrower

 Borrower

 Borrower

 Borrower

UNOFFICIAL COPY

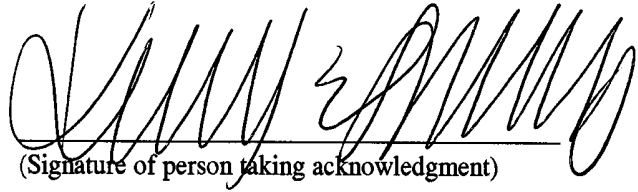
ACKNOWLEDGMENT:
(Individual)

State of IL

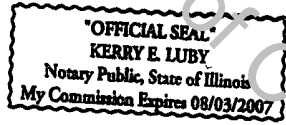
County of COOK

The foregoing instrument was acknowledged before me this May 5 2007 (date)
ROBERT J STRYKER, WENDY J STRYKER

(Name of person who acknowledged).


(Signature of person taking acknowledgment)

(Seal)



(Title or Rank)

My commission expires: _____

Property of Cook County Clerk's Office

UNOFFICIAL COPY



CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 SA3847010 F1
STREET ADDRESS: 1032 TERRACE LANE
CITY: GLENVIEW COUNTY: COOK
TAX NUMBER: 04-34-103-027-0000

LEGAL DESCRIPTION:

LOT 1 IN PARK TERRACE SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 20, 1955 AS DOCUMENT NUMBER 16127930 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office