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Illinois Anti-Predatory Lending Database Program

Certificate of Exemption



Doc#: 0916605018 Fee: \$56.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/15/2009 09:30 AM Pg: 1 of 11

sk 9/10/2009
CT 8/7/2009
2002

Report Mortgage Fraud
800-532-8785

The property identified as: PIN: 04-36-200-052-0000

Address:

Street: 800 TIMBERLINE DRIVE

Street line 2:

City: GLENVIEW

State: IL

ZIP Code: 60025

Lender: BANK OF AMERICA

Borrower: GEORGE P COLIS

Loan / Mortgage Amount: \$240,000.00

This property is located within Cook County and the transaction is exempt from the requirements of 765 ILCS 77/70 et seq. because the application was taken by an exempt entity.

11/2009

Certificate number: 3255877B-B339-4B15-8DD5-EE10970DED54

Execution date: 06/04/2009

BOX 333-CT

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After Recording Return To:
 BANK OF AMERICA, N.A.
 CA6-914-01-42 DOC PROCESSING
 P.O.Box 10423
 Van Nuys, CA 91410-0423
 Prepared By:
 MARILENE DICHOSO
 BANK OF AMERICA, N.A.

1600 GOLF ROAD, SUITE 600
 ROLLING MEADOWS, IL 60008

[Space Above This Line For Recording Data]

8472250 [Escrow/Closing #] 00020879392806009 [Doc ID #]
 CHICAGO TITLE LAND TRUST COMPANY is successor
 Land Trustee to LaSalle Bank National Association and
 all references within this ~~MORTGAGE~~ **MORTGAGE**
 document to LaSalle Bank National Association shall
 be deemed to mean CHICAGO TITLE LAND
 TRUST COMPANY as Successor Trustee
 (Line of Credit)
 MIN 1000255-0000123411-9

THIS MORTGAGE, dated JUNE 4, 2009, is between
 CHICAGO TITLE LAND TRUST COMPANY, AS SUCCESSOR OF AMERICAN
 NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST
 AGREEMENT DATED 10/5/1994 AND KNOWN AS TRUST NUMBER 118862-07 and not personally

residing at
 800 TIMBERLINE DRIVE, GLENVIEW, IL 60025
 the person or persons signing as "Mortgagor(s)" below and hereinafter referred to as "we," "our," or "us" and
 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") a Delaware corporation, with
 an address of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS acting solely as nominee for
 BANK OF AMERICA, N.A.
 ("Lender" or "you") and its successors and assigns. MERS is the "Mortgagee" under this Mortgage.

● MERS HELOC - IL Mortgage
 1D999-IL (10/06)(d/i)

Page 1 of 7



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* 2 0 8 7 9 3 9 2 8 0 0 0 0 1 D 9 9 9 *

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DOC ID #: 00020879392806009

MORTGAGED PREMISES: In consideration of the loan hereinafter described, we hereby mortgage, grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, the premises located at:

800 TIMBERLINE DR, GLENVIEW

Street, Municipality

COOK

Illinois 60025-3216 (the "Premises").

County

ZIP

and further described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Parcel ID #: 0436200062 & 052

The Premises includes all buildings, fixtures and other improvements now or in the future on the Premises and all rights and interests which derive from our ownership, use or possession of the Premises and all appurtenances thereto.

WE UNDERSTAND and agree that MERS is a separate corporation acting solely as nominee for Lender and Lender's successors and assigns, and holds only legal title to the interests granted by us in this Mortgage, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property, and to take any action required of Lender including, but not limited to, releasing or canceling this Mortgage.

LOAN: This Mortgage will secure your loan to us in the principal amount of \$ 240,000.00 or so much thereof as may be advanced and readvanced from time to time to

GEORGE P. COLIS

MINOU W. COLIS

the Borrower(s) under the Home Equity Credit Line Agreement and Disclosure Statement (the "Note") dated JUNE 4, 2009, plus interest and costs, late charges and all other charges related to the loan, all of which sums are repayable according to the Note. This Mortgage will also secure the performance of all of the promises and agreements made by us and each Borrower and Co-Signer in the Note, all of our promises and agreements in this Mortgage, any extensions, renewals, amendments, supplements and other modifications of the Note, and any amounts advanced by you under the terms of the section of this Mortgage entitled "Our Authority To You." Loans under the Note may be made, repaid and remade from time to time in accordance with the terms of the Note and subject to the Credit Limit set forth in the Note.

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OWNERSHIP: We are the sole owner(s) of the Premises. We have the legal right to mortgage the Premises to you.

OUR IMPORTANT OBLIGATIONS:

(a) **TAXES:** We will pay all real estate taxes, assessments, water charges and sewer rents relating to the Premises when they become due. We will not claim any credit on, or make deduction from, the loan under the Note because we pay these taxes and charges. We will provide you with proof of payment upon request.

(b) **MAINTENANCE:** We will maintain the building(s) on the Premises in good condition. We will not make major changes in the building(s) except for normal repairs. We will not tear down any of the building(s) on the Premises without first getting your consent. We will not use the Premises illegally. If this Mortgage is on a unit in a condominium or a planned unit development, we shall perform all of our obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development and constituent documents.

(c) **INSURANCE:** We will keep the building(s) on the Premises insured at all times against loss by fire, flood and any other hazards you may specify. We may choose the insurance company, but our choice is subject to your reasonable approval. The policies must be for at least the amounts and the time periods that you specify. We will deliver to you upon your request the policies or other proof of the insurance. The policies must name you as "mortgagee" and "loss-payee" so that you will receive payment on all insurance claims, to the extent of your interest under this Mortgage, before we do. The insurance policies must also provide that you be given not less than 10 days prior written notice of any cancellation or reduction in coverage, for any reason. Upon request, we shall deliver the policies, certificates or other evidence of insurance to you. In the event of loss or damage to the Premises, we will immediately notify you in writing and file a proof of loss with the insurer. You may file a proof of loss on our behalf if we fail or refuse to do so. You may also sign our name to any check, draft or other order for the payment of insurance proceeds in the event of loss or damage to the Premises. If you receive payment of a claim, you will have the right to choose to use the money either to repair the Premises or to reduce the amount owing on the Note.

(d) **CONDEMNATION:** We assign to you the proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Premises, or part thereof, or for conveyance in lieu of condemnation, all of which shall be paid to you, subject to the terms of any Prior Mortgage.

(e) **SECURITY INTEREST:** We will join with you in signing and filing documents and, at our expense, in doing whatever you believe is necessary to perfect and continue the perfection of your lien and security interest in the Premises. It is agreed that the Lender shall be subrogated to the claims and liens of all parties whose claims or liens are discharged or paid with the proceeds of the Agreement secured hereby.

(f) **OUR AUTHORITY TO YOU:** If we fail to perform our obligations under this Mortgage, you may, if you choose, perform our obligations and pay such costs and expenses. You will add the amounts you advance to the sums owing on the Note, on which you will charge interest at the interest rate set forth in the Note. If, for example, we fail to honor our promises to maintain insurance in effect, or to pay filing fees, taxes or the costs necessary to keep the Premises in good condition and repair or to perform any of our other agreements with you, you may, if you choose, advance any sums to satisfy any of our agreements with you and charge us interest on such advances at the interest rate set forth in the Note. This Mortgage secures all such advances. Your payments on our behalf will not cure our failure to perform our promises in this Mortgage. Any replacement insurance that you obtain to cover loss or damages to the Premises may be limited to the amount owing on the Note plus the amount of any Prior Mortgages.

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(g) **PRIOR MORTGAGE:** If the provisions of this paragraph are completed, this Mortgage is subject and subordinate to a prior mortgage dated CHASE MANHATTAN MTGE

as mortgagee, in the original amount of \$ 975,000.00 (the "Prior Mortgage"). We shall not increase, amend or modify the Prior Mortgage without your prior written consent and shall upon receipt of any written notice from the holder of the Prior Mortgage promptly deliver a copy of such notice to you. We shall pay and perform all of our obligations under the Prior Mortgage as and when required under the Prior Mortgage.

(h) **HAZARDOUS SUBSTANCES:** We shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Premises. We shall not do, nor allow anyone else to do, anything affecting the Premises that is in violation of any Environmental Law. The first sentence of this paragraph shall not apply to the presence, use, or storage on the Premises of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Premises. As used in this paragraph, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph, "Environmental Law" means federal laws and laws of the jurisdiction where the Premises are located that relate to health, safety or environmental protection.

(i) **SALE OF PREMISES:** We will not sell, transfer ownership of, mortgage or otherwise dispose of our interest in the Premises, in whole or in part, or permit any other lien or claim against the Premises without your prior written consent.

(j) **INSPECTION:** We will permit you to inspect the Premises at any reasonable time.

NO LOSS OF RIGHTS: The Note and this Mortgage may be negotiated or assigned by you without releasing us or the Premises. You may add or release any person or property obligated under the Note and this Mortgage without losing your rights in the Premises.

DEFAULT: Except as may be prohibited by applicable law, and subject to any advance notice and cure period if required by applicable law, if any event or condition of default as described in the Note occurs, you may foreclose upon this Mortgage. This means that you may arrange for the Premises to be sold as provided by law, in order to pay off what we owe on the Note and under this Mortgage. If the money you receive from the sale is not enough to pay off what we owe you, we will still owe you the difference which you may seek to collect from us in accordance with applicable law. In addition, you may, in accordance with applicable law, (i) enter on and take possession of the Premises; (ii) collect the rental payments, including overdue rental payments, directly from tenants; (iii) manage the Premises; and (iv) sign, cancel and change leases. We agree that the interest rate set forth in the Note will continue before and after a default, entry of a judgment and foreclosure. In addition, you shall be entitled to collect all reasonable fees and costs actually incurred by you in proceeding to foreclosure, including, but not limited to, reasonable attorneys' fees and costs of documentary evidence, abstracts and title reports.

ASSIGNMENT OF RENTS; APPOINTMENT OF RECEIVER: As additional security, we assign to you the rents of the Premises. You or a receiver appointed by the courts shall be entitled to enter upon, take possession of and manage the Premises and collect the rents of the Premises including those past due.

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WAIVERS: To the extent permitted by applicable law, we waive and release any error or defects in proceedings to enforce this Mortgage and hereby waive the benefit of any present or future laws providing for stay of execution, extension of time, exemption from attachment, levy and sale and homestead exemption.

BINDING EFFECT: Each of us shall be fully responsible for all of the promises and agreements in this Mortgage. Until the Note has been paid in full and your obligation to make further advances under the Note has been terminated, the provisions of this Mortgage will be binding on us, our legal representatives, our heirs and all future owners of the Premises. This Mortgage is for your benefit and for the benefit of anyone to whom you may assign it. Upon payment in full of all amounts owing to you under the Note and this Mortgage, and provided any obligation to make further advances under the Note has terminated, this Mortgage and your rights in the Premises shall end.

NOTICE: Except for any notice required under applicable law to be given in another manner, (a) any notice to us provided for in this Mortgage shall be given by delivering it or by mailing such notice by regular first class mail addressed to us at the last address appearing in your records or at such other address as we may designate by notice to you as provided herein, and (b) any notice to you shall be given by certified mail, return receipt requested, to your address at

For MERS:

P.O. Box 2026, Flint, MI 48501-2026

For Lender:

101 South Tryon Street, Charlotte, NC 28255

or to such other address as you may designate by notice to us. Any notice provided for in this Mortgage shall be deemed to have been given to us or you when given in the manner designated herein.

RELEASE: Upon payment of all sums secured by this Mortgage and provided your obligation to make further advances under the Note has terminated, you shall discharge this Mortgage without charge to us and shall pay any fees for recording of a satisfaction of this Mortgage.

GENERAL: You can waive or delay enforcing any of your rights under this Mortgage without losing them. Any waiver by you of any provisions of this Mortgage will not be a waiver of that or any other provision on any other occasion.

SECURITY AGREEMENT AND FIXTURE FILING: This Mortgage constitutes a security agreement with respect to all fixtures and other personal property in which you are granted a security interest hereunder, and you shall have all of the rights and remedies of a secured party under the Uniform Commercial Code as enacted in the state where the property is situated (the "Uniform Commercial Code"). The recording of this Mortgage in the real estate records of the county where the property is located shall also operate from the time of recording as a fixture filing in accordance with the Uniform Commercial Code.

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DOC ID #: 00020879392806009

THIS MORTGAGE has been signed by each of us under seal on the date first above written.

Sealed and delivered in the presence of:

It is expressly understood and agreed by and between the parties hereto, anything to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the undersigned land trustee, on account of this instrument or on account of any warranty, indemnity, representation, covenant or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

Chicago title land trust company, as successor to American national bank & trust company of Chicago as trustee under trust agreement dated 10/5/1994 and known as trust number 118862-07: and not personally

By: Joseph F. Sochacki
 Mortgagor: JOSEPH F. SOCHACKI
 TRUST OFFICER

Mortgagor:

CHICAGO TITLE LAND TRUST COMPANY is successor Land Trustee to LaSalle Bank National Association and all references within this MORTGAGE document to LaSalle Bank National Association shall be deemed to mean CHICAGO TITLE LAND TRUST COMPANY as Successor Trustee X

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DOC ID #: 00020879392806009

STATE OF ILLINOIS,

~~Cook~~ County ss:

I, CHRISTINE YOUNG, a Notary Public in and for said county and state do hereby certify that

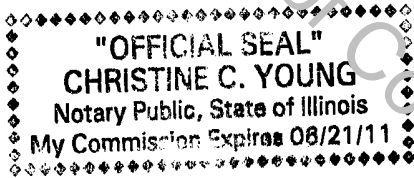
JOSEPH F. SOCHACKI, an officer of CHICAGO TITLE LAND TRUST COMPANY

, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as free and voluntary act, for the uses and purposes the rein set forth.

Given under my hand and official seal, this 4 day of June, 2009

My Commission Expires:

This Instrument was prepared by:



Christine Young
 Notary Public

5/29

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LAND TRUST RIDER TO THE MORTGAGE/DEED OF TRUST

This rider is dated June 4, 2009 and is part of and amends and supplements the Mortgage/Deed of Trust ("Security Instrument") of the same date executed by the undersigned ("Trustee") to secure a Note of the same date to Bank of America, N. A ("Note Holder"). The Security Instrument covers the property described in the Security Instrument and located at:


800 Timberline Dr Glenview, Illinois 60025

The Trustee agrees that the Security Instrument is amended and supplemented to read as follows:

- A. The property covered by the Security Instrument (referred to as "Property" in the Security Instrument) includes, but is not limited to, the right of the Trustee or of any beneficiary of the Trust Agreement executed by the Trustee and covering the property to manage, control, or possess the Property or to receive the net proceeds from the rental, sale, hypothecation or other disposition thereof, whether such right is classified as real or personal property.
- B. The entire principal sum remaining unpaid together with accrued interest thereon shall, at the Note Holder's election and without notice, be immediately due and payable if all or any part of the Property or any right in the Property is sold or transferred without the Lender's prior written permission. Sale or transfer means the conveyance of the Property or any right, title or interest therein, whether legal or equitable, whether voluntary or involuntary, by outright sale, deed, installment sale contract, land contract, contract for deed, leasehold interest with a term greater than three years, lease-option contract, assignment of beneficial interest in a land trust or any other method of conveyance of real or personal property interests.
- C. The Trustee warrants that it possesses full power and authority to execute this Security Instrument.
- D. This Security Instrument is executed by the Trustee, not personally, but as Trustee in the exercise of the authority conferred upon it as Trustee under Trust No. 118862-07. The Trustee is not personally liable on the Note secured by this Security Instrument.

By signing this Rider, I agree to all of the above.

Chicago Title land trust company as successor of American National bank & trust company of Chicago as trustee under Trust agreement dated 10/5/1994 and known as trust number 118862-07 and not personally

By: 
 JOSEPH F. SOCHACKI
 TRUST OFFICER

CHICAGO TITLE LAND TRUST COMPANY is successor
 Land Trustee to LaSalle Bank National Association and
 all references within this RIDER
 document to LaSalle Bank National Association shall
 be deemed to mean CHICAGO TITLE LAND
 TRUST COMPANY as Successor Trustee

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LAND TRUST RIDER TO THE HOME EQUITY AGREEMENT AND DISCLOSURE STATEMENT

This rider is dated June 4, 2009 and is part of and amends and supplements the Note of the same date executed by the undersigned ("Borrowers") and secured by a Mortgage/Deed of Trust ("Security Instrument") of the same date to Bank of America, N.A ("Note Holder"). The Security Instrument covers the property described in the Security Instrument and Land Trust Rider to the Mortgage/Deed of Trust ("Mortgage Rider") and located at:

800 Timberline Dr Glenview, Illinois 60025

The Borrowers agree that the Note is amended to read as follows:

- A. The Note is secured by the property described as the "Property" in the Mortgage Rider, which property specifically includes, but is not limited to, the right of the Borrowers to manage, control, or possess the Property or to receive the net proceeds from the rental, sale, hypothecation or other disposition thereof, whether such right is classified as real or personal property.
- B. The entire principal sum remaining unpaid together with accrued interest thereon shall, at the Note Holder's election and without notice, be immediately due and payable if all or any part of the Property or any right in the Property is sold or transferred without the Note Holder's prior written permission. "Sale or transfer" means the conveyance of property or any right, title or interest therein, whether legal or equitable, whether voluntary or involuntary, by outright sale, deed, installment sale contract, land contract, contract for deed, leasehold interest with a term greater than three years, lease-option contract, assignment of beneficial interest in a land trust or any other method of conveyance of real or personal property interests.
- C. This Note is executed by Chicago Title land trust company, as successor of American National Bank & trust company of Chicago as trustee under trust agreement dated 10/5/1994 & known as trust #118862-07 in the exercise of the authority conferred upon it as such Trustee. The Trustee is not personally liable on this Note. The undersigned beneficiaries of the above described Trust who sign the Note expressly assume personal liability on the Note.

By signing this Rider, I agree to all of the above.

CHICAGO TITLE LAND TRUST COMPANY is successor
Land Trustee to LaSalle Bank National Association and
all references within this RIDER
document to LaSalle Bank National Association shall
be deemed to mean CHICAGO TITLE LAND
TRUST COMPANY as Successor Trustee X

Chicago title land trust company, as
successor of American National Bank &
trust company of Chicago as trustee under
trust agreement dated 10/5/1994 & known as
trust # 118862-07 and not personally

By: Joseph F. Sochacki
JOSEPH F. SOCHACKI TRUST OFFICER

George P. Colis
George P. Colis (beneficiary)

Minou W. Colis
Minou W. Colis (beneficiary)

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STREET ADDRESS: 800 TIMBERLINE DRIVE
CITY: GLENVIEW COUNTY: COOK
TAX NUMBER: 04-36-200-052-0000

LEGAL DESCRIPTION:

PARCEL 1: LOT 3 IN WYATT AND COON'S TIMBERLINE, BEING A RESUBDIVISION OF LOT 4 (EXCEPT THE NORTH 30 FEET OF THE WEST 260 FEET THEREOF) IN GEORGE D. WOLF SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ALSO BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SAID SECTION 36 ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 4, 1954 AS DOCUMENT NO. 15803907 IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 1 IN ANDERSON'S RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 4 AND 5 IN WYATT AND COON'S TIMBERLINE, BEING A RESUBDIVISION OF LOT 4 (EXCEPT THE NORTH 30 FEET OF THE WEST 260 FEET THEREOF) IN GEORGE D. WOLF SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ALSO BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SAID SECTION 36 ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 4, 1954 AS DOCUMENT NO. 15803907 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office