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86419554



MORTGAGE

86419554

THIS MORTGAGE ("Security Instrument") is given on August 29, 1986. The mortgagor is
Margaret E. Hillis

("Borrower"). This Security Instrument is given to Bank of Northfield which is organized and existing under the laws of Northfield Illinois and whose address is 400 Central Avenue, Northfield, Illinois 60093 ("Lender"). Borrower owes Lender the principal sum of Thirty-five thousand and 00/100 Dollars (U.S. \$ 35,000.00).

This debt is evidenced by Borrower's Note dated the same date as this Security Instrument ("Note"), which provides that Borrower has opened a credit line with Lender obligating Borrower to make monthly payments of interest, with the full debt, if not paid earlier, due and payable on October 15, 1991.

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note and future advances made pursuant to the Note to the same extent as if such future advances were made on the date hereof and regardless of whether or not any advance has been made as of the date of this Security Instrument or whether there is any outstanding indebtedness at the time of any future advances; interest in accordance with the terms of the Note, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 5 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in Cook County, Illinois:

Lot 5 in Sheridan Road Subdivision of Block 9 in Dingee Addition to Wilmette, in Cook County, Illinois, IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN.

COOK COUNTY, ILLINOIS

PREDICTOR RECORD

1986 SEP 17 AM 10:35

86419554

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PERM TAX ID #05-26-100-003-0000

Address: 929 Sheridan Road, Wilmette, Illinois 60091

which has the address of 929 Sheridan Road, ("Property Address")
Wilmette, Illinois 60091

Together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, and all charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

2. **Taxes; Insurance; Charges; Liens.** Borrower shall pay all taxes, hazard insurance, assessments and other charges, fines and impositions attributable to the Property. Borrower shall promptly furnish to Lender receipts evidencing such payments. Borrower shall promptly discharge any lien which has priority over his Mortgage; provided, that Borrower shall not be required to discharge any such lien so long as Borrower shall agree in writing to the payment of the obligation secured by such lien in a manner acceptable to Lender, or shall in good faith contest such lien by, or defend enforcement of such lien in legal proceedings which operate to prevent the enforcement of the lien or forfeiture of the Property or any part thereof.

3. **Hazard Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards as Lender may require and in such amounts and for such periods as Lender may require; provided, that Lender shall not require that the amount of such coverage exceed that amount of coverage required to pay the sums secured by this Mortgage.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided that such approval shall not be unreasonably withheld. All premiums on insurance policies shall be paid by Borrower making payment, when due, directly to the insurance carrier.

All insurance policies and renewals thereof shall be in form acceptable to Lender and shall include a standard mortgage clause in favor of and in form acceptable to Lender. Lender shall have the right to hold copies of the policies and renewals thereof, and Borrower shall promptly furnish to Lender all renewal notices and all receipts of paid premiums. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided such restoration or repair is economically feasible and the security of this Mortgage is not thereby impaired. If such restoration or repair is not economically feasible or if the security of this Mortgage would be impaired, the insurance proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Borrower. If the property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

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18. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

19. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Margaret E. Hillis

STATE OF ILLINOIS)
COUNTY OF (Cook) SS

I, the undersigned, a Notary Public in and for the said County and State aforesaid, do hereby certify that Margaret E. Hillis personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that SHE signed, sealed and delivered the said instrument as HER free and voluntary act, for the uses and purposes therein set forth; including the release and waiver of the right of homestead.

Given under my hand and Notarial seal, this 3rd day of

September, 1986

Frank W. Pealridge
Notary Public

My commission expires: 12/23/87.

STATE OF ILLINOIS)
COUNTY OF (Cook) SS

I, the undersigned, a Notary Public in and for the said County and State aforesaid, do hereby certify that _____ personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that _____ signed, sealed and delivered the said instrument as _____ free and voluntary act, for the uses and purposes therein set forth; including the release and waiver of the right of homestead.

Given under my hand and Notarial seal, this _____ day of _____, 19 _____.
Frank W. Pealridge
Notary Public

My commission expires: _____, 19 _____.
Frank W. Pealridge

This document prepared by:
Susan J. Schlobohm
400 Central Avenue
Northfield, IL 60093

Box 333
BOX 333-CA - g

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13. Governing law; Severability. This Masteragreement shall be governed by the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Masteragreement conflicts with applicable law, such conflict shall not affect other provisions of this Masteragreement. In the event that any provision or clause of this Masteragreement provides for arbitration, the parties shall submit to arbitration in accordance with the rules of the American Arbitration Association.

14. Borrower's Copy. Borrower shall be furnished a carbonized copy of the note and of this Masteragreement at the time of recording or after recording thereof.

15. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred) without lender's prior written consent, lender may, at its option, require immediate payment in full of all sums secured by this Masteragreement. However, this option shall not be exercised by lender if exercise is prohibited by federal law as of the date of this Masteragreement.

16. Assignment of this Masteragreement. However, this option shall not be exercised by lender if exercise is prohibited by federal law as of the date of this Masteragreement or if lender exercises this option within one year of the date of this Masteragreement. The notice shall provide a period of not less than 30 days from the date of delivery of the notice to Borrower unless the notice is given to Borrower by registered mail, return receipt requested, or by personal delivery to Borrower at his principal place of business or residence or at his address as set forth in the Masteragreement.

17. Lender in Possession. Upon acceleration under paragraph 16 or an abandonment of the Property and at any time prior to the expiration of any period of redemption following judicial sale, Lender (in person, by agent or by attorney) may collect all collection of rents, including, but not limited to, receiver's fees, premises on receiver's bonds and reasonable attorney's fees, and then to the sum secured by this Masteragreement.

18. Costs of Management of the Property and collection of rents, including those past due. Any rents collected by Lender or the receiver shall be applied first to payment of the Property taxes, including those taxes which have accrued but not yet been paid, and then to the sum secured by this Masteragreement.

19. Security Interest in Personal Property. Lender shall be entitled to enter upon, take possession of any and manage the Property and to collect the rents of the Property including those past due. Any rents collected by Lender or the receiver shall be applied first to payment of the Property taxes, including those taxes which have accrued but not yet been paid, and then to the sum secured by this Masteragreement.

20. Security Interest in Equipment. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Masteragreement, but not limited to, reasonable attorney's fees and costs of litigation.