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THIS MORTGAGE is dated as of July 21st, 1987, and is between ROBERT P. FASH Sr. & DIXIE LEE FASH, his wife,
(Mortgagor) and the CITIZENS Bank & Trust Company (Mortgagee)

WITNESSETH

Mortgagor has executed a Revolving Credit Note dated the same date as this Mortgage payable to the order of Mortgagee (the "Note") in the principal amount of \$ 25,000.00 (the "Line of Credit") Payment of accrued interest on the Note shall be due and payable beginning August 25th, 1987, and continuing on the same day of each month thereafter, and the entire unpaid principal and interest shall be due and payable on July 25th, 1992 Interest on the Note shall be calculated on the daily unpaid principal balance of the Note at the per annum rate equal to one 1.00 percent per annum in excess of the Variable Rate Index. As used in the Note and this Mortgage, "Variable Rate Index" will be the rate of interest, or the highest rate if more than one, published in The Wall Street Journal in the "Money Rates" column as the "Prime Rate" on the last business day of each month for the preceding business day. As used in the Note and this Mortgage "business day" means any day other than a Saturday or Sunday or general legal holiday on which The Wall Street Journal is not published. Any change in the Variable Rate Index which results in the Variable Rate Index being more on the last business day of the month than it was on the first day of the billing cycle will become effective on the first day of the next billing cycle after the date of change in the Variable Rate Index. Any change in the Variable Rate Index which results in the Variable Rate Index being less on the last business day of the month than it was on the first day of the billing cycle will become effective on the first day of the billing cycle during which the change in the Variable Rate Index occurred. The Variable Rate Index may fluctuate under the Note from month to month with or without notice by the Bank to the undersigned. Any change in the Variable Rate Index will be applicable to all the outstanding indebtedness under the Note whether from any past or future principal advances thereunder. In the event The Wall Street Journal discontinues the publication of the "Prime Rate" in the "Money Rates" column, the Variable Rate Index shall be the interest rate published in the Federal Reserve Statistical Release H-15 for the last business day of each month, interest after 11:00 a.m. (Eastern time), of maturity of the Note, whether by acceleration or otherwise, shall be calculated at the per annum rate equal to two 2.00 percent per annum in excess of the Variable Rate Index. Mortgagee has the right to prepay all or any part of the aggregate unpaid principal balance of the Note at any time, without penalty.

To secure payment of the indebtedness evidenced by the Note and the liabilities (defined below), including any and all renewals and extensions of the Note, Mortgagee does by these presents CONVEY, WARRANT and MORTGAGE unto Mortgagee, all of the present, vested, right, title and interest in the real estate situated, lying and being in the County of COOK and State of Illinois, legally described as follows:

SEE ATTACHED RIDER

which is referred to herein as the "Premises" together with all improvements, buildings, tenements, hereditaments, appurtenances, gas, oil, mineral, easement located in, on, over or under the Premises, and all pipes and conduits for water, including water, steam, gas, oil, mineral, telephone, electric, cable, television, and all other utility lines, and all other improvements, including but not limited to, air conditioning, water, light, power, refrigeration, ventilation (whether through single ducts or centrally controlled) and all screens, window shades, storm doors and windows, floor coverings, awnings, stoves and water heaters, whether now on or in the Premises or hereafter erected, installed or placed on or in the Premises. Nonpurchase money security interests and first and second mortgages are excluded from the security interest and here granted herein. The foregoing items are and shall be deemed a part of the Premises and a portion of the security for the liabilities.

The Note evidences a "revolving credit" as defined in Illinois Revised Statutes Chapter 17, Paragraph 6405. The lien of this Mortgage secures payment of any existing indebtedness and future advances made pursuant to the Note to the same extent as if such future advances were made on the date of the execution of this Mortgage, without regard to whether or not there is an advance made at the time the Mortgage is executed and without regard to whether or not there is any indebtedness outstanding at the time any advance is made.

Further, Mortgagee does hereby pledge and assign to Mortgagee, in law, written or verbal, real, personal and personal property of the Premises, including without limitation, all rents, issues, profits, revenues, royalties, bonuses, rights and benefits due, payable or accruing and all deposits of money as advance rent or for security, under any and all present and future leases of the Premises, together with the right, but not the obligation, to collect, receive, demand, sue for and recover the same when due or payable. Mortgagee by acceptance of this Mortgage agreement, as a personal covenant applicable to Mortgagee only, and not as a limitation or condition burial and not available to anyone other than Mortgagee, that until a Default shall occur or an event shall occur, which under the terms hereof shall give to Mortgagee the right to foreclose this Mortgage, Mortgagee may collect, receive and enjoy such rents.

Further, Mortgagee does hereby expressly waive and release all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Further, Mortgagee covenants and agrees as follows:

- Mortgagee shall (a) promptly repair, restore or rebuild any building or improvement, now or hereafter on the Premises which may become damaged or be destroyed, (b) keep the Premises in good condition and repair, without waste, and a credit for the Mortgage, free from any encumbrances, security interests, liens, mechanics' liens or claims for lien, (c) pay when due any indebtedness which may be secured by a lien or charge on the Premises and upon request exhibit satisfactory evidence of the discharge of such lien or charge to Mortgagee, (d) complete within a reasonable time any building or buildings now or at any time in process of construction upon the Premises, (e) comply with all requirements of all laws or municipal ordinances with respect to the Premises and the use of the Premises, (f) make no material alterations in the Premises, except as required by law or municipal ordinance, unless such alterations have been previously approved in writing by Mortgagee, (g) refrain from impairing or diminishing the value of the Premises.

THE UNDERSIGNED AGREE TO THE TERMS OF THIS NOTE SET FORTH ABOVE AND TO THE ADDITIONAL TERMS AND PROVISIONS SET FORTH ON THE REVERSE SIDE OF THIS DOCUMENT WHICH ARE INCORPORATED BY REFERENCE HEREIN.

WITNESS the hand of ROBERT P. FASH Sr. and DIXIE LEE FASH of Mortgagee on the day and year first above written.

Robert P. Fash Sr.
Dixie Lee Fash

STATE OF ILLINOIS)
COUNTY OF COOK) SS

GUSAN L. HUSTAD

Notary Public in and for said County and State, do hereby certify that Robert P. Fash, Sr. and Dixie Lee Fash, his wife, are personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes herein set forth.

Given under my hand and notarial seal this 21 day of July, 1987.

Gusan L. Hustad
Notary Public

My Commission Expires 5-14-90

THIS INSTRUMENT WAS PREPARED BY 20
CITIZENS BANK & TRUST COMPANY
BANK BUILDING, CHICAGO, ILL.

STATE OF ILLINOIS)
COUNTY OF COOK) SS

Notary Public in and for the County and State above, do hereby certify that

and personally known to me to be the same party (ies) whose names are set forth in the foregoing instrument, appeared before me in person and acknowledged to me that they are duly authorized, signed and delivered of said instrument as their free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 21 day of July, 1987.

Box 405

My Commission Expires

Notary Public

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2. Mortgagor shall pay, when due and in full, all taxes, assessments, charges, fees, and other taxes, including but not limited to property taxes, water taxes, sewer charges, drainage taxes or charges, taxes on fire, theft, burglary, and other risks, and other taxes, including but not limited to the following: Mortgagor shall, upon written request, furnish to Mortgagee duplicate bills, receipts, and other documents for such taxes, assessments, and charges. To prevent Default hereunder, Mortgagor shall pay in full under protest, in the manner provided by statute, any tax, assessment or charge which Mortgagee may demand or collect prior to a default, or in the event of a charge becoming delinquent.

3. Upon the request of Mortgagee, Mortgagor shall deliver to Mortgagee all original leases of all or any portion of the Premises, together with assignments of such leases from Mortgagee to Mortgagee, which assignments shall be in form and substance satisfactory to Mortgagee. Mortgagor shall not, without Mortgagee's prior written consent, procure, permit or accept any prepayment, discharge or compromise of any debt or obligation, or to suspend or discharge any obligation, at any time while the indebtedness secured hereby remains unpaid.

4. Any award of damages resulting from condemnation proceedings, exercise of the power of eminent domain, or the taking of the Premises for public use is hereby transferred, assigned and shall be paid to Mortgagee, and such awards of any part thereof may be applied by Mortgagee after the payment of all of Mortgagee's expenses, including costs and attorneys' and paralegal fees, to the satisfaction of the indebtedness secured hereby and Mortgagee is hereby authorized, on behalf and in the name of Mortgagor, to execute and deliver valid assignment and to assert from time to time such award.

5. No remedy or right of Mortgagee hereunder shall be exclusive. Each right or remedy of Mortgagee with respect to the subject of this Mortgage or the Premises shall be in addition to every other remedy or right now or hereafter existing at law or equity. No remedy by Mortgagee in this paragraph or in any other paragraph, or any remedy or right accruing on Default, shall impair any such remedy or right of third parties, or that it be a waiver of any right of Default, or acquiescence therein, or shall affect any subsequent Default of the same or of a different nature. Every such remedy or right may be exercised concurrently or independently, and when and as often as may be deemed expedient by Mortgagee.

6. Mortgagor shall keep the Premises and all buildings and improvements, now or hereafter situated on the Premises, in repair and free from damage by fire, lightning, windstorm, vandalism and malicious damage and such other hazards now or hereafter designated by Mortgagee. Mortgagor shall keep all buildings and improvements now or hereafter situated on the Premises insured against fire or damage by fire, of the fire insurance policy which is a fire hazard zone. Each insurance policy shall be for an amount sufficient to pay in full the cost of repair or replacement of the buildings and improvements on the Premises and, in no event less than the principal amount of the Note. Mortgagor shall obtain liability insurance with respect to the Premises in an amount which is acceptable to Mortgagee. All policies shall be issued by companies satisfactory to Mortgagee. Each insurance policy shall be payable to Mortgagee or damage, to Mortgagee. Each insurance policy shall contain a lender's loss payable clause or endorsement in form and substance satisfactory to Mortgagee. Mortgagor shall deliver all insurance policies, including additional and renewal policies, to Mortgagee. In case of insurance about to expire, Mortgagee shall deliver to Mortgagee renewal policies, not less than ten days prior to the respective dates of expiration. Each insurance policy shall not be cancellable by the insurance company without at least 30 days' prior written notice to Mortgagee.

7. Upon Default by Mortgagor hereunder, Mortgagee may, but need not, make any payment or perform any act in respect of the Note or Mortgage hereunder in any form and manner deemed expedient by Mortgagee, and Mortgagee may, but need not, make full or partial payment of or proceed to satisfy or effect any encumbrances, liens or security interests affecting the Premises, and Mortgagee may purchase, discharge, or otherwise satisfy or effect any such lien or claim thereof, or redeem, or any the sale of, or foreclose upon, the Premises, or conduct any law or other matter. All money paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' and paralegal fees, and any other fees advanced by Mortgagee to protect the Premises or the lien hereof, plus reasonable compensation to Mortgagee for such matters, as a charge which shall be a first lien in priority may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and payable with interest and with amortization thereon at a per annum rate equivalent to the post maturity rate of interest on the Note. Lien hereof of Mortgagee shall not be or be deemed to be a lien in priority accruing to Mortgagee on account of any Default hereunder on the part of Mortgagor.

8. If Mortgagor makes any payment authorized by this Mortgage relating to taxes, assessments, charges, fees, or security interests, or in satisfaction of Mortgagee may do so according to any bill, statement or estimate received from the appropriate party, and such bill, statement or estimate shall be a condition of the validity of such bill, statement or estimate or into the validity of the bill, statement or estimate, and such payment shall not constitute a claim thereof.

9. Upon Default, at the sole option of Mortgagee, the Note and/or any other liabilities shall be deemed due, and in satisfaction of Mortgagee shall pay all expenses of Mortgagee including attorneys' and paralegal fees and expenses incurred in connection with the Mortgage and all expenses incurred in the enforcement of Mortgagee's rights in the Premises and other costs incurred in connection with the discharge of the Premises. The term "Default" when used in this Mortgage, has the same meaning as provided in the Note and includes the failure of the Mortgagor to comply with any clause for Default and to deliver to the Mortgagee written notice of the complete cure of the Cause for Default within 30 days after the Mortgagee's written notice to the Mortgagor that a Cause for Default has occurred and a written Default under the Note shall be Default under this Mortgage. The term "Cause for Default" as used in this paragraph means any one or more of the events, conditions, facts defined as a Cause for Default in the Note or any amendments thereto limited to the failure of Mortgagor to pay the Note or Liabilities in accordance with their terms or failure of Mortgagor to comply with any provision in accordance with any representation, warranty, term, provision, condition or covenant or agreement contained in the Mortgage, the Note or any amendments, agreement or writing securing any liabilities.

10. Notwithstanding any other provisions of this Mortgage, no sale, lease, mortgage, trust deed, grant by Mortgagee, or any other form of any kind, conveyance, transfer of occupancy or possession, contract to sell, or transfer of the Premises, or any part thereof, or sale or transfer of ownership of any beneficial interest or power of direction in a trust which holds title to the Premises, shall be made without the prior written consent of Mortgagee.

11. "Liabilities" means any and all liabilities, obligations and indebtedness of Mortgagor or any other person or entity, including but not limited to Mortgagee's payment of any and all amounts due under the Note of this Mortgage, whether hereunder, now or hereafter, or any other obligation, including but not limited to any debt created, arising or evidenced hereunder or under the Note, whether direct or indirect, absolute or contingent, primary or secondary, joint or several, with a third party or arising, together with attorneys' and paralegal fees relating to the Mortgagee's rights, remedies and recovery, thereunder, or any other obligation of the Mortgagor or drafting any documents for the Mortgagee at any time. Notwithstanding the foregoing, any provision of the Note, the Lien hereof, or any other document secured by this Mortgage shall not exceed the principal amount of the Note, plus interest thereon, or any other amount made for the payment of taxes, special assessments, or insurance on the property subject to this Mortgage, with interest on such taxes, special assessments, and insurance to be paid by Mortgagee which are authorized hereunder and attorneys' fees, costs and expenses relating to the enforcement of the Mortgage, the Note or any amendments to the Mortgage, plus interest as provided herein.

12. When the indebtedness secured hereby shall become due whether by acceleration or otherwise, Mortgagee shall have the right to foreclose on the lien of this Mortgage. In any suit to foreclose the lien of this Mortgage, there shall be allowed and included as additional indebtedness in the judgment of foreclosure all expenditures and expenses which may be paid or incurred by or on behalf of Mortgagee for attorneys' and paralegal fees, appraisal fees, outlays for documentary and expert evidence, stenographic charges, publication costs and costs of preparing abstracts of title, title searches and examinations, title insurance policies, tax and lien certificates, and similar data and materials which are in the files of Mortgagee, and may be deemed to be reasonably necessary either to prosecute the foreclosure suit or to evidence to buyers at any foreclosure sale. All the foregoing expenses which may be expended after entry of the foreclosure judgment, may be estimated by Mortgagee. All expenditures and expenses so included in this paragraph, which are incurred or paid by Mortgagee shall become additional indebtedness secured hereby and shall be immediately due and payable with interest thereon at the rate equivalent to the post maturity interest rate set forth in the Note. This paragraph shall also apply to any other indebtedness or expense incurred or paid by Mortgagee or on behalf of Mortgagee in connection with (a) any proceeding, including with the foreclosure, probate and real estate proceedings, in which Mortgagee shall be a party, either as plaintiff, claimant or defendant, by reason of this Mortgage or any indebtedness secured hereby, or (b) any preparation for the commencement of any suit for the foreclosure of this Mortgage after actual of the right to foreclose whether or not actually commenced or preparation for the commencement of any suit to collect upon or enforce the provisions of the Note or any amendments thereto, or (c) any preparation for the defense of any threatened suit or proceeding which brought about the foreclosure of the security hereof, whether or not actually commenced.

13. The proceeds of any foreclosure sale shall be distributed and applied in the following order of priority: first, to all amounts due to Mortgagee incident to the foreclosure proceedings, including all the items that are mentioned in the immediately preceding paragraph; second, all other items which under the terms of this Mortgage constitute indebtedness secured by this Mortgage additional to that evidenced by the Note with interest thereon as herein provided; third, all principal and interest remaining unpaid on the Note and the Liabilities (but to interest and Liabilities payable by other parties to Mortgagee or Mortgagee's heirs, legal representatives, successors or assigns, as the right to the same appear.

14. Upon, or at any time after the filing of a complaint to foreclose this Mortgage, the court in which the suit is filed may appoint a receiver of the Premises. The receiver's appointment may be made either before or after sale, without notice, without regard to the priority of claims, and the Mortgagee at the time of application for the receiver and without regard to the lien value of the Premises, whether the Receiver shall be the Mortgagee or the Mortgagee may be appointed as the receiver. Such receiver shall have power to collect the rents, issues and profits of the Premises, including the proceeds of the foreclosure sale and, in case of a sale and a deficiency, during the full statutory period of redemption of a sale, whether there be redemption or not, as well as during any further time when Mortgagor, except for the intervention of the receiver, would be entitled to collect the rents, issues and profits of the Premises. The receiver shall also have all other powers which may be necessary or appropriate for the proper administration of the estate of the Premises. The court in which the foreclosure suit is filed may from time to time authorize the receiver to apply the rents, issues and profits of the Premises to the payment of any part of the indebtedness secured hereby, or secured by any judgment, foreclosure of this Mortgage, or any amendments thereto, or the proceeds of any mortgage which may be or become superior to the lien hereof or of the judgment, and the deficiency judgment against Mortgagor or any person or entity, in or out of a foreclosure sale and deficiency.

15. No action for the enforcement of the lien or any provision of this Mortgage shall be subject to any defense which would be barred and available to the party enforcing the same in an action at law upon the Note.

16. Mortgagor shall have the right to inspect the Premises at all reasonable times and all access thereto shall be permitted by that party.

17. Mortgagee agrees to release the lien of this Mortgage and pay all expenses, including attorneys' and paralegal fees and all other costs, to release the lien of this Mortgage, if the Mortgagor renders payment in full of all Liabilities secured by this Mortgage.

18. This Mortgage and all provisions hereof, shall extend to and be binding upon Mortgagee and all persons or parties who, in any manner, succeed to the Mortgage. The word "Mortgagee" when used herein shall also include all persons or parties having the possession of the mortgage, including the heirs, assigns, or any part thereof, whether or not such persons or parties shall have executed this Note of this Mortgage. Each Mortgagee shall be jointly and severally obligated hereunder. The singular shall include the plural, the plural shall mean the singular and the use of any term shall be applicable to both genders. The word "Mortgagee" includes the successors and assigns of Mortgagee.

19. This Mortgage has been made, executed and delivered to Mortgagee in accordance with the laws of the State of Illinois. Wherever possible, each provision of this Mortgage shall be interpreted in such manner as to give it the greatest effect and valid under applicable law. If any provision of this Mortgage is prohibited by or determined to be invalid under applicable law, such provision shall be ineffective to the extent of such prohibitions or invalidity, without invalidating the remainder. Each provision of the remaining provisions of this Mortgage,

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Property of Cook County

RIDEF.

That part of the South Half of the North Half of the North East Quarter of Section 20, Township 42 North, Range 12, East of the Third Principal Meridian, bounded and described as follows: beginning on the South line of the North half of the North East Quarter of said Section, at a point 1058.63 feet West of the East line of Said North East Quarter of said Section, thence running West 204.92 feet along the South line of the North Half of the North East Quarter of said Section, thence North 330 feet parallel to the East line of the North East Quarter of said Section, thence East 261.92 feet parallel to the South line of the North Half of the North East Quarter of said Section, thence South 330 feet parallel to the East line of the North East Quarter of said Section, being the point of the beginning.

Permanent Real Estate Index Number: 04-20-200-011
2960 Willow Road, Northbrook, IL. 60062.

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Property of Cook County Clerk's Office

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