

UNOFFICIAL COPY

REVOLVING LOAN REAL ESTATE MORTGAGE 87476875

NOTICE: THIS MORTGAGE SECURES REVOLVING LOAN AGREEMENT UNDER WHICH FUTURE ADVANCES MAY BE MADE FROM TIME TO TIME. THE CREDIT LIMIT IS \$ 17,000.00 THE INITIAL ADVANCE IS \$ 3,000.00

Recording requested by:  
Please return to:

COOK COUNTY, ILLINOIS  
BOX 311-117 FILED FOR THIS SPACE PROVIDED FOR RECORDER'S USE

1997 AUG 28 PM 3:03

87476875

General Finance Corporation  
845 W. Dundee Rd.

Wheeling IL 60090

NAME AND ADDRESS OF ALL MORTGAGORS

MORTGAGEE:

Wheeling Trust and Savings Bank  
trust number 79-481  
dated November 23, 1979

MORTGAGE  
AND  
WARRANT  
TO

General Finance Corporation  
845 W Dundee Rd.

Wheeling IL 60090

WHEREAS, Mortgagee is justly indebted to Mortgagee as evidenced by a Revolving Loan Agreement of even date herewith with a credit limit and initial advance as set forth above payable in monthly installments as therein described until paid in full.

NOW, THEREFORE, the undersigned Mortgagor (whether one or more) in consideration of the premises and to secure the performance of the Revolving Loan Agreement and the payment of all sums now or hereafter constituting the unpaid balance thereof and compliance with all the stipulations herein contained, does hereby mortgage and warrant unto Mortgagee, its successors and assigns, the following described real estate, situated in Cook County, Illinois

County, Illinois, to wit:

Lot 44 in Poplar Grove Subdivision of the southwest 1/4 of the northwest 1/4 of section 10, township 42 North, Range 11 lying east of the 3rd principal meridian in Cook County, Illinois.

13.00

commonly known as : 1034 Anthony  
Wheeling IL 60090

index no. : 03-10-102-028

CCP  
Clerk's Office

87476875

including the rents and profits arising or to arise from the real estate from default until the time to redeem from any sale under judgment of foreclosure shall expire, situated in the County of Cook and State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, and all right to retain possession of said premises after any default in or breach of any of the covenants, agreements, or provisions herein contained.

And it is further provided and agreed that if default be made in the payment of said contract for any of them or any part thereof, or the interest thereon or any part thereof, when due, or in case of waste or non-payment of taxes or assessments, or neglect to procure or renew insurance, as hereinafter provided, then and in such case, the whole of said principal and interest secured by the contract in this mortgage mentioned shall thereupon, at the option of the holder of the contract become immediately due and payable; anything herein or in said contract contained to the contrary notwithstanding and this mortgage may, without notice to said Mortgagor of said option or election, be immediately foreclosed; and it shall be lawful for said Mortgagee, agents or attorneys, to enter into and upon said premises and to receive all rents, issues and profits thereof, the same when collected, after the deduction of reasonable expenses, to be applied upon the indebtedness secured hereby, and the court wherein any such suit is pending may appoint a Receiver to collect said rents, issues and profits to be applied on the interest accruing after foreclosure sale, the taxes and the amount found due by such decree.

If this mortgage is subject and subordinate to another mortgage, it is hereby expressly agreed that should any default be made in the payment of any installment of principal or of interest on said prior mortgage, the holder of this mortgage may pay such installment of principal or such interest and the amount so paid with legal interest thereon from the time of such payment may be added to the indebtedness secured by this mortgage and the accompanying contract shall be deemed to be secured by this mortgage, and it is further expressly agreed that in the event of such default or should any suit be commenced to foreclose said prior mortgage, then the amount secured by this mortgage and the accompanying contract shall become and be due and payable at any time thereafter at the sole option of the owner or holder of this mortgage.

This instrument prepared by B Raasch (Name)

of 845 W Dundee Rd., Wheeling IL 60090 Illinois.

(Address)

7123488DA

Call

# UNOFFICIAL COPY

And the said Mortgagor further covenants and agrees to and with said Mortgagee that Mortgagor will in the meantime pay all taxes and assessments on the said premises, and will as a further security for the payment of said indebtedness keep all buildings that may at any time be upon said premises insured for fire, extended coverage, vandalism and malicious mischief in some reliable company, up to the insurable value thereof, or up to the amount remaining unpaid of the said indebtedness by suitable policies, payable in case of loss to the said Mortgagee and to deliver to it all policies of insurance thereon, as soon as effected, and all renewal certificates therefor; and said Mortgagee shall have the right to collect, receive and receipt, in the name of said Mortgagor or otherwise; for any and all money that may become payable and collectable upon any such policies of insurance by reason of damage to or destruction of said buildings or any of them, and apply the same less all reasonable expenses in obtaining such money in satisfaction of the money secured hereby, or in case said Mortgagee shall so elect, may use the same in repairing or rebuilding such building and in case of refusal or neglect of said Mortgagor thus to insure or deliver such policies, or to pay taxes, said Mortgagee may procure such insurance or pay such taxes, and all monies thus paid shall be secured hereby, and shall bear interest at eight percent and be paid out of the proceeds of the sale of said premises, or out of such insurance money if not otherwise paid by said Mortgagor.

If not prohibited by law or regulation, this mortgage and all sums hereby secured shall become due and payable at the option of the Mortgagee and without notice to Mortgagor forthwith upon the conveyance of Mortgagor's title to all or any portion of said mortgaged property and premises, or upon the vesting of such title in any manner in persons or entities other than, or with, Mortgagor unless the purchaser or transferee assumes the indebtedness secured hereby with the consent of the Mortgagee.

And said Mortgagor further agrees that in case of default in the payment of the interest on said contract when it becomes due and payable it shall bear like interest with the principal of said contract.

And it is further expressly agreed by and between said Mortgagor and Mortgagee, that if default be made in the payment of said contract or in any of them or any part thereof, or the interest thereon, or any part thereof, when due, or in case of a breach in any of the covenants, or agreements herein contained, or in case said Mortgagee is made a party to any suit by reason of the existence of this mortgage, then or in any such cases, said Mortgagor shall at once owe said Mortgagee reasonable attorney's or solicitor's fees for protecting its interest in such suit and for the collection of the amount due and secured by this mortgage, whether by foreclosure proceedings or otherwise, and a lien is hereby given upon said premises for such fees, and in case of foreclosure hereof, a decree shall be entered for such reasonable fees, together with whatever other indebtedness may be due and secured hereby.

And it is further mutually understood and agreed, by and between the parties hereto, that the covenants, agreements and provisions herein contained shall apply to, and, as far as the law allows, be binding upon and be for the benefit of the heirs, executors, administrators and assigns of said parties respectively.

This Mortgage is executed by the undersigned, not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and the undersigned thereby warrants that it possesses full power and authority to execute this instrument), and it is expressly understood and agreed that nothing herein or in said Note contained shall be construed as creating any liability on the undersigned personally to pay the said Note or any interest that may accrue thereon, or any indebtedness securing hereunder, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by the Mortgagor and by every person now or hereafter claiming any right or security hereunder, and that so far as the undersigned and its successors personally are concerned, the legal holders of said Note and the owner or owners of any indebtedness securing hereunder shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lien hereby created, in the manner herein and in said Note provided or by action to enforce the same, and liability of the mortgagor, if any.

IN WITNESS WHEREOF, MAIN BANK, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Vice President and its corporate seal to be hereunto affixed and attested by its Asst. Sec. on this 25th day of August, 19 87.

Cole Taylor Bank/Main successor to Wheeling Trust and Savings Bank

By *Phyllis Lindstrom* Vice President  
Attest *Rose M. Schlegel* Asst. Sec. Assistant Trust Officer Assistant Cashier

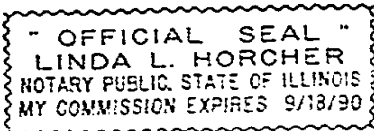
87476875

STATE OF ILLINOIS }  
COUNTY OF Cook } ss

Linda L. Horcher

A Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that *Phyllis Lindstrom* Vice President of

MAIN BANK, and *Rose M. Schlegel* Assistant Trust Officer - Assistant Cashier of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such officers appeared before me this day in person and acknowledged that they signed and delivered the foregoing instrument as their own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said Assistant Trust Officer - Assistant Cashier then and there acknowledged that said Assistant Trust Officer - Assistant Cashier as Assistant of the corporate seal of said Bank, did affix the corporate seal of said Bank to said instrument as said Assistant Trust Officer - Assistant Cashier, in their own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth.



Given under my hand and Notarial Seal on this 25th day of August, 19 87.

*Linda L. Horcher*  
Notary Public

Record  
cents, 1  
cents, 4  
Mail to



845 W Dundee Rd., Wheeling IL 60090 (Name)

B Raasch This instrument prepared by

including the rents and profits arising or to arise from the real estate from default until the time to redeem from any sale under judgment...

And it is further provided and agreed that if default be made in the payment of said contract (or any of them) or any part thereof, or...

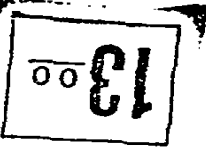
waiting all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, and all rights to retain possession of...

87476875

Index no. : 03-10-102-028

commonly known as : 1084 Anthony Wheeling IL 60090

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County, Illinois, to wit:

WHEREAS, Mortgagor is justly indebted to Mortgagee as evidenced by a Revolving Loan Agreement of even date herewith with a credit limit and initial advance as set forth above payable in monthly installments as therein described until paid in full.

Table with columns: NAME AND ADDRESS OF ALL MORTGAGORS, MORTGAGEE, and WHEELING TRUST AND SAVINGS BANK

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OFFICIAL SEAL - LINDA L. HORCHER NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 9/18/90

Green under my hand and Notarial Seal this 25th day of August 1987.

Signature of Linda L. Horcher, Notary Public

71234881A

Handwritten initials