

87075855  
FIRST EQUITY LINE OF CREDIT MORTGAGE

THE UNDERSIGNED, Evelyn Geren A/K/A Evelyn A. Geren, married to Donald F. Geren  
of Northbrook, County of Cook, State of Illinois, hereinafter  
referred to as the Mortgagor, does hereby mortgage and warrant to The First National Bank of Northbrook  
having its principal office in the Village of Northbrook, Illinois, hereinafter referred to as the Mortgagee, the following real estate in the County of  
Cook in the State of Illinois, to wit:

Lot 206 in Sunset Fields Unit No. 6, being a Subdivision in the Northwest 1/4 of Section 16,  
Township 42 North, Range 12, East of the Third Principal Meridian, according to the plat thereof,  
recorded February 11, 1966 as Document 19,738,183, in Cook County, Illinois.

which has the address of 1735 Birch, Northbrook, IL 60062  
[herein "Property address and Permanent Index No. of 04-16-111-018"]

12.00

Together with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon or placed thereon, including all apparatus, equip-  
ment, fixtures or articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation  
or other services, and any other thing now or hereafter thereon, the furnishing of which by lessors to lessees is customary or appropriate, including  
screens, window shades, storm doors and windows, floor coverings, and screen doors (all of which are intended to be and are hereby declared to be a part  
of said real estate whether physically attached thereto or not), and also together with all easements and the rents, issues and profits of said premises which  
are hereby pledged, assigned, transferred and set over unto the Mortgagee, whether now due or hereafter to become due as provided herein, all or more fully  
set forth in Paragraph 1 on the reverse side hereof. The Mortgagee is hereby subrogated to the rights of all mortgagees, lienholders and owners paid off by  
the proceeds of the loan hereby secured. Notwithstanding anything in this mortgage to the contrary, no provision hereof shall be deemed or interpreted to  
grant to mortgagee or any other holder hereof, a non-possessory security interest in household goods as defined in Regulation AA of the Federal Reserve Board  
unless such interest is a purchase money security interest in the collateral as described herein.

TO HAVE AND TO HOLD the said property, with said buildings, improvements, fixtures, appurtenances, apparatus and equipment, unto said Mortgagee  
forever, for the uses herein set forth, free from all rights and benefits under the Homestead Exemption Laws of the State of Illinois, or other applicable Homestead  
Exemption Laws, which said rights and benefits said Mortgagor does hereby release and waive.

To Secure to Lender (1) the repayment of the indebtedness incurred pursuant to a certain First Equity Line of Credit Agreement (the "Agreement") dated  
January 30, 1987, between Evelyn and Donald Geren (herein called "Debtor," even though the Mortgagor and Debtor may  
be the same person) and Lender, pursuant to which Debtor may from time to time borrow from Mortgagee sums which shall not in the aggregate outstanding  
principal balance exceed \$100,000.00 ("Credit Limit") plus interest thereon payable at the rate and at the times provided for in the Agreement  
(2) the repayment of a Note, if any, executed by the Debtor to the Mortgagee bearing even date herewith in the principal sum of the Credit Limit to evidence  
indebtedness incurred pursuant to the Agreement ("the Note") (3) the payment of all other sums with interest thereon as provided in the Agreement, advanced  
in accordance herewith to protect the security of this Mortgage, and (4) the performance of the covenants and agreements of Mortgagee contained herein,  
on the Note and in the Agreement. After January 30, 1992, (i) all sums outstanding under the Agreement may be declared due and payable  
or (ii) all sums outstanding under the Agreement and all sums borrowed after such date, together with interest thereon, may be due and payable on demand.  
In any event all amounts borrowed under the Agreement plus interest thereon must be repaid by January 30, 1992 (the "Final Maturity Date").  
Unless applicable law provides otherwise, all payments received by Mortgagee under the Agreement and hereunder shall be applied by Mortgagee first in  
payment of any advance made by Mortgagee pursuant to this Mortgage, then to interest, fees and charges payable pursuant to the Agreement, then to principal  
amounts outstanding under the Agreement. The term interest as used herein shall mean and include all finance charges under the Agreement.

Mailed and prepared by: Ginger Swift

First National Bank of Northbrook  
1300 Meadow Road  
Northbrook, IL 60062

THE MORTGAGOR COVENANTS AND AGREES:

A. (1) To pay said indebtedness and the interest thereon as in the Agreement, herein and in said Note provided, or according to any agreement extending  
the time of payment thereof together with any fees and charges as provided in the Agreement; (2) To pay when due and before any penalty attaches thereto  
all taxes, special taxes, special assessments, water charges, and sewer service charges against said property (including those heretofore due), and to furnish  
Mortgagee, upon request, duplicate receipts therefor, and all such items extended against said property shall be conclusively deemed valid for the purpose  
of this requirement; (3) To keep the improvements now or hereafter upon said premises insured against damage by fire, and such other hazards as the Mor-  
tgagee may require to be insured against; and to provide public liability insurance and such other insurance as the Mortgagee may require, until said indebtedness  
is fully paid, or in case of foreclosure, until expiration of the period of redemption, for the full insurable value thereof, in such companies and in such form  
as shall be satisfactory to the Mortgagee; such insurance policies shall remain in full force and effect during said period or periods, and contain the usual long  
form mortgage clause satisfactory to Mortgagee making them payable to or for the benefit of the Mortgagee and providing that they cannot be cancelled upon  
less than 30 days notice to Mortgagee; and in case of foreclosure sale payable to the owner of the certificate of sale, owner of any deficiency, any receiver  
or redemptioner, or any grantee in a Sheriff's or Judicial deed; and in case of loss under such policies, the Mortgagee is authorized to adjust, collect and  
compromise, in its discretion, all claims thereunder and to execute and deliver as attorney in fact for and on behalf of the Mortgagor all necessary proofs  
of loss, receipts, vouchers, releases and acquittances required to be signed by the Mortgagee for such purposes; and in the event the Mortgagor fails to endorse any checks  
or drafts issued in payment of any loss, the Mortgagee is designated as Mortgagor's attorney in fact to do so, and the Mortgagee is authorized to apply the  
proceeds of any insurance claim to the restoration of the property or upon the indebtedness hereby secured in its discretion, but monthly payments shall con-  
tinue until said indebtedness is paid in full; (4) Immediately after destruction or damage, to commence and promptly complete the rebuilding or restoration  
of buildings and improvements now or hereafter on said premises; (5) To keep said premises in good condition and repair, without waste, and free from any  
mechanic's or other lien or claim of lien not expressly subordinated to the lien hereof; (6) Not to make, suffer or permit any unlawful use of or any nuisance  
to exist on said property not to diminish nor impair its value by any act or omission to act; (7) To comply with all requirements of law with respect to mortgaged  
premises and the use thereof; (8) Not to make, suffer or permit, without the written permission of the Mortgagee being first had and obtained, (a) any use  
of the property for any purpose other than that for which it is now used, (b) any alterations, additions, demolitions, removal or sale of any improvements, ap-  
paratus, appurtenances, fixtures or equipment not or hereafter upon said property, (c) any purchase on conditional sale, lease or agreement under which  
title is reserved in the vendor for any apparatus, fixtures or equipment which would become part of the real estate to be placed in or upon any buildings  
or improvements on said property; (9) To complete within a reasonable time any buildings or improvements now or at any time in process of erection upon  
the said premises; (10) To appear in and defend any proceeding which in the opinion of the Mortgagee affects its security hereunder, and to pay all costs,  
expenses and attorney's fees incurred or paid by the Mortgagee in any proceeding in which it may be made a party defendant by reason of this Mortgage;  
(11) Not to sell or transfer the premises, or enter into any agreement to do any of the foregoing which does not provide for immediate payment of all sums  
secured hereby. "Sell or transfer" means the conveyance of the premises or any right, title or interest therein (including conveyance into a land trust), whether  
legal or equitable, whether voluntary or involuntary, by outright sale, deed, installment sale contract, land contract, contract for deed, lease with a term greater  
than three (3) years, lease-option contract, assignment of beneficial interest in a land trust or any other method of conveyance of real or personal property  
interests, excluding however (i) the creation of a lien or encumbrance subordinate to this Mortgage; (ii) the creation of a purchase money security interest  
for household appliances; or (iii) transfer by devise, descent, or by operation of law upon death of a joint tenant.

B. That in case of failure to perform any of the covenants herein, Mortgagee may do on Mortgagor's behalf everything so covenanted; that said Mortgagee  
may also do any act it may deem necessary to protect the lien hereof; that Mortgagor will repay upon demand any moneys paid or disbursed by Mortgagee  
for any of the above purposes and such moneys together with interest thereon at the rate provided in the Agreement shall become so much additional indebtedness  
secured by this Mortgage with the same priority as the original indebtedness and may be included in any judgment or decree foreclosing this Mortgage and  
be paid out of the rents or proceeds of sale of said premises if not otherwise paid; that it shall not be obligatory upon the Mortgagee to inquire into the validity  
of any lien, encumbrance or claim in advancing moneys as above authorized; but nothing herein contained shall be construed as requiring the Mortgagee  
to advance any moneys for any purpose nor to do any act hereunder; and the Mortgagee shall not incur any personal liability because of anything it may  
do or omit to do hereunder.

C. This Mortgage is given to secure a revolving credit loan and shall secure not only presently existing indebtedness under the Agreement but also future  
advances, whether such advances are obligatory or to be made at the option of the Mortgagee, or otherwise, as are made within 20 years from the date hereof,  
to the same extent as if such future advances were made on the date of the execution of this Mortgage, although there may be no advance made at the time  
of execution of this Mortgage and although there may be no indebtedness secured hereby outstanding at the time any advance is made. The lien of this Mor-  
tgage shall be valid as to all indebtedness secured hereby, including future advances, from the time of its filing for record in the recorder's or registrar's  
office of the county in which the real estate is located. The total amount of indebtedness secured hereby may increase or decrease from time to time, but  
the total unpaid balance of indebtedness secured hereby (including disbursements which the Mortgagee may make under this Mortgage, the Agreement, or  
any other document with respect thereto) at any one time outstanding shall not exceed the Credit Limit set forth above, plus interest thereon and any disbursements  
which the Mortgagee may make under this mortgage, the Agreement or any other document with respect hereto (e.g. for payment of taxes, special assessments  
or insurance on the real estate) and interest on such disbursements (all such indebtedness being hereinafter referred to as the "maximum amount secured  
hereby"). This Mortgage is intended to and shall be valid and have priority over all subsequent liens and encumbrances, including statutory liens, excepting  
solely taxes and assessments levied on the real estate, to the extent of the maximum amount secured hereby.

D. The indebtedness secured hereby shall at Mortgagee's discretion be evidenced by a Note dated January 30, 1987 in the amount  
of the Credit Limit.

E. That in the event the ownership of said property or any part thereof becomes vested in a person other than the Mortgagor, the Mortgagee may, without  
notice to the Mortgagor, deal with such successor or successors in interest with reference to this Mortgage and the debt hereby secured in the same manner  
as with the Mortgagor, and may forbear to sue or may extend time for payment of the debt, secured hereby, without discharging or in any way affecting  
the liability of the Mortgagor hereunder or upon the debt hereby secured. Nothing herein contained shall imply any consent to such transfer of ownership.

F. That time is of the essence hereof, and if default be made in performance of any covenant contained in the Agreement or herein contained or in making  
any payment under the Agreement or under said Note or obligation or any extension or renewal thereof, or if proceedings be instituted to enforce any other  
lien or charge upon any of said property, or upon the filing of a proceeding in bankruptcy by or against the Mortgagor, or if any proceedings are taken to  
enforce a lien under the Uniform Commercial Code against any interest in a trust holding title to said property, or if the Mortgagor shall make an assignment  
for the benefit of his creditors or if his property be placed under control or in custody of any court, or if the Mortgagor abandon any of said property or

1 of 1  
pp 1 of 5  
TTC#A-224655

87075855

UNOFFICIAL COPY

in the event of the sale, transfer, conveyance or other disposition of an agreement to sell, transfer, convey or otherwise dispose of, any right, title or interest in said property or any portion thereof (including any conveyance in trust or assignment of beneficial interest in any trust holding title to the property), or if the Mortgagee fails to complete within a reasonable time, any building or rebuilding now or at any time in process of erection upon said premises, then and in any of said events, the Mortgagee is hereby authorized and empowered, without affecting the lien hereby created or the priority of said lien or any right of the Mortgagee hereunder, to declare, without notice all sums secured hereby immediately due and payable, whether or not such default be remedied by the Mortgagor, and apply toward the payment of said Mortgage indebtedness any indebtedness of the Mortgagee to the Mortgagor and the Mortgagee may also immediately proceed to foreclose this Mortgage, and in any foreclosure a sale may be made of the premises en masse without offering the several parts separately. That in the event that the ownership of said property, or any part thereof, becomes vested in a person other than the Mortgagor and any part of the sums secured hereby remain unpaid, and in the further event that the Mortgagee does not elect to declare such sums immediately due and payable, the Mortgagor shall pay a reasonable fee to the Mortgagee to cover the cost of amending the records of the Mortgagee to show such change of ownership.

G. That upon the commencement of any foreclosure proceeding hereunder, the court in which such proceeding is filed may, at any time, either before or after sale, and without notice to the Mortgagor, or any party claiming under him, and without regard to the then value of said premises, or whether the same shall then be occupied by the owner of the equity of redemption as a homestead, enter an order placing the Mortgagee in possession or appoint a receiver with power to manage and rent and to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and the statutory period of redemption, and such rents, issues and profits, when collected, may be applied before as well as after the Sheriff's or judicial sale, towards the payment of the indebtedness, costs, taxes, insurance or other items necessary for the protection and preservation of the property, including the expenses of such receivership, or on any deficiency judgment or decree whether there be a judgment or decree in personam or not, and if a receiver shall be appointed he shall remain in possession until the expiration of the full period allowed by statute for redemption, whether there be redemption or not, and until the issuance of deed in case of sale, but if no deed be issued, until the expiration of the statutory period during which it may be issued, and no lease of said premises shall be nullified by the appointment or entry in possession of a receiver but he may elect to terminate any lease junior to the lien hereof; and upon foreclosure of said premises, there shall be allowed and included as an additional indebtedness in the judgment or decree of sale all expenditures and expenses together with interest thereon at the rate provided in the Agreement, which may be paid or incurred by or on behalf of Mortgagee in connection therewith including but not limited to attorney's fees, Mortgagee's fees, appraiser's fees, outlays for exhibits attached to pleadings, documentary and expert evidence, stenographer's fees, Sheriff's fees and commissions, court costs, publication costs and costs (which may be estimated as to and include items to be expended after the entry of the judgment or decree) of procuring all such abstracts of title, title searches, examinations and reports, guaranty policies, Torrens certificates and similar data and assurances with respect to title as Mortgagee may reasonably deem necessary either to prosecute such suit or to evidence to bidders at any sale held pursuant to such judgment or decree the true title to or value of said premises. All expenditures and expenses of the nature in this paragraph mentioned shall, with interest thereon at the rate provided in the Agreement be immediately due and payable by the Mortgagor in connection with (a) any proceeding, including probate or bankruptcy proceedings to which either party hereto shall be a party by reason of this Mortgage or the Agreement or the Note hereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof after the accrual of the right to foreclose, whether or not actually commenced; or (c) preparations for the defense of or intervention in any threatened or contemplated suit or proceeding which might affect the premises or the security hereof, whether or not actually commenced. In the event of a foreclosure sale of said premises there shall be paid out of the proceeds thereof all of the aforesaid items, then the entire indebtedness whether due and payable by the terms hereof or not and the interest due thereon up to the time of such sale, and the overplus, if any, shall be paid to the Mortgagor, and the purchaser shall not be obliged to see to the application of the purchase money.

H. In case the mortgaged property, or any part thereof, shall be taken by condemnation, the Mortgagee is hereby empowered to collect and receive all compensation which may be paid for any property taken or for damages to any property not taken and all condemnation compensation so received shall be forthwith applied by the Mortgagee as it may elect, to the immediate reduction of the indebtedness secured hereby, or to the repair and restoration of any property so damaged, provided that any excess over the amount of the indebtedness shall be delivered to the Mortgagor or his assignee.

I. All easements, rents, issues and profits of said premises are pledged, assigned and transferred to the Mortgagee, whether now due or hereafter to become due, under or by virtue of any lease or agreement for the use or occupancy of said property, or any part thereof, whether said lease or agreement is written or verbal, and it is the intention hereof (a) to pledge said rents, issues and profits on a parity with said real estate and not secondarily and such pledge shall not be deemed merged in any foreclosure judgment or decree, and (b) to establish an absolute transfer and assignment to the Mortgagee of all such leases and agreements and all the avails thereunder, together with the right in case of default, either before or after foreclosure sale, to enter upon and take possession of, manage, maintain and operate said premises, or any part thereof, make leases for terms deemed advantageous to it, terminate or modify existing or future leases, collect said avails, rents, issues and profits, regardless of when earned, and use such measures whether legal or equitable as it may deem proper to enforce collection thereof, employ renting agents or other employees, alter or repair said premises, buy furnishings and equipment therefore when it deems necessary, purchase adequate fire and extended coverage and other forms of insurance as may be deemed advisable, and in general exercise all powers ordinarily incident to absolute ownership, advance or borrow money necessary for any purpose herein stated to secure which a lien is hereby created on the mortgaged premises and on the income therefrom which lien is prior to the lien of any other indebtedness hereby secured, and out of the income retain reasonable compensation for itself, pay insurance premiums, taxes and assessments, and all expenses of every kind including attorney's fees, incurred in the exercise of the powers herein given, and from time to time apply any balance of income not, in its sole discretion, needed for the aforesaid purposes, first on the interest and then on the principal of the indebtedness hereby secured, before or after any judgment or decree of foreclosure, and on the deficiency in the proceeds of sale, if any, whether there be a judgment or decree in personam therefor or not, Mortgagee shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose. Mortgagor shall deliver to Mortgagee all original leases (hereinafter assigned) which Mortgagee may at any time request, with proper assignments, thereof. Mortgagor shall neither procure, permit nor accept any prepayment of any rent nor release any tenant from any obligation, at any time while the indebtedness secured hereby remains unpaid or the Agreement remains in effect without Mortgagee's written consent. Provided the Agreement has then terminated whenever all of the indebtedness secured hereby is paid, and the Mortgagee, in its sole discretion, feels that there is no substantial uncorrected default in performance of the Mortgagee's agreements herein, the Mortgagee, on satisfactory evidence thereof, shall relinquish possession and pay to Mortgagor any surplus income in its hands. The possession of Mortgagee may continue until the Agreement is terminated, all indebtedness secured hereby is paid in full or until the delivery of a deed pursuant to a judgment or decree foreclosing the lien hereof, but if no deed be issued, then until the expiration of the statutory period during which it may be issued. Mortgagee shall, however, have the discretionary power at any time to refuse to take or to abandon possession of said premises without affecting the lien hereof. Mortgagee shall have all powers, if any, which it might have had without this paragraph. No suit shall be sustainable against Mortgagee based upon acts or omission relating to the subject matter of this paragraph unless commenced within sixty days after Mortgagee's possession ceases.

J. That each right, power and remedy herein conferred upon the Mortgagee is cumulative of each other right or remedy of the Mortgagee, whether herein or by law conferred, and may be enforced concurrently therewith, that no waiver by the Mortgagee of performance of any covenant herein contained or in any obligation secured hereby shall hereafter in any manner affect the right of Mortgagee to require or enforce performance of the same or any other of said covenants; that wherever the context hereof requires, the masculine gender, as used herein, shall include the feminine and the neuter and the singular number, as used herein, shall include the plural; that all rights and obligations under this Mortgage shall extend to and be binding upon the respective heirs, executors, administrators, successors and assigns of the Mortgagor, and the successors and assigns of the Mortgagee; and that the powers herein mentioned may be exercised as often as occasion therefore arises.

K. Except for any notice required under applicable law to be given in another manner, (a) any notice to Mortgagor provided for in this Mortgage shall be given by mailing such notice by certified mail, addressed to Mortgagor at the Property Address or at such other address as Mortgagor may designate by notice to Mortgagee as provided herein, and (b) any notice to Mortgagee shall be given by certified mail, return receipt requested to Mortgagee's address stated herein or to such other address as Mortgagee may designate by notice to Mortgagor as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Mortgagor or Mortgagee when sent in the manner designated herein.

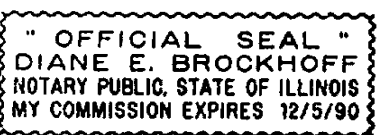
L. This Mortgage shall be governed by the law of the State of Illinois. In the event that any provision or clause of this Mortgage or the Agreement conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Agreement which can be given effect without the conflicting provision, and to this end the provisions of the Mortgage and the Agreement are declared to be severable.

M. In the event Mortgagors be a corporation, trust, or corporate trust, such corporate trust, such corporation, or trust in those cases permitted by statute, hereby waives any and all rights of redemption from sale under any judgment or decree of foreclosure of this mortgage, on its own behalf and behalf of each and every person, except decree or judgment creditors of such corporation, trust, or corporate trust acquiring any interest in or title to the premises subsequent to the date of this mortgage.

N. Upon payment of all sums secured by this Mortgage and termination of the Agreement, Mortgagee shall release this Mortgage without charge to Mortgagor. Mortgagee shall pay all costs of recordation, if any.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 30th day of January, A.D. 19 87  
Evelyn A. Geren (SEAL) Donald F. Geren (SEAL)

STATE OF Illinois, I, Diane E. Brockhoff  
COUNTY OF McHenry, SS. a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
Evelyn Geren A/K/A Evelyn A. Geren, married to Donald F. Geren  
and Donald F. Geren



personally known to me to be the same persons whose name or names is or are subscribed to the foregoing Instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said Instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of all rights under any homestead, exemption and valuation laws.  
GIVEN under my hand and Notarial Seal this 30th day of January, A.D. 19 87  
Diane E. Brockhoff  
Notary Public

55851018

UNOFFICIAL COPY

87075855

Property of Cook County Clerk's Office

87075855

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1987 FEB -6 AM 11: 57

87075855