

UNOFFICIAL COPY

EQUITY LINE OF CREDIT MORTGAGE

87188925

before 2/26/99
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This Equity Line of Credit Mortgage is made this 30 day of March 1997 between the Mortgagee Douglas J. Bush and Jean B. Bush, his wife herein Borrower and the Mortgagee LaSalle National Bank a national banking association whose address is 135 South LaSalle Street, Chicago, Illinois 60690 herein Lender.

WHEREAS Borrower and Lender have entered into an Equity Line of Credit Agreement (the Agreement) dated March 30, 1987

pursuant to which Borrower may from time to time borrow from Lender sums which shall not in the aggregate outstanding principal balance exceed \$ 50,000.00 plus interest; interest on the sums borrowed pursuant to the Agreement is payable at the rate and at the times provided for in the Agreement. After March 30, 1994 all sums outstanding under the Agreement may be declared due and payable on 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 March 30, 2007 the Final Maturity Date.

TO SECURE to Lender the repayment of the indebtedness incurred pursuant to the Agreement with interest thereon the payment of all other sums with interest thereon advanced in accordance herewith to protect the security of this Mortgage and the performance of the covenants and agreements of Borrower contained herein and in the Agreement, Borrower does hereby mortgage grant and convey to Lender the following described property located in the County of Cook State of Illinois

LOT 2 BLOCK 20 IN POPLAR HILLS UNIT FOUR BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 9, AND A PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 10, ALL EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON MARCH 10, 1978, AS DOCUMENT NO. 21,358,401.

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PTN: 02-19-327-002 Bo II

which has the address of 4121 Crimson Drive, Hoffman Estates, Illinois 60195 herein Property Address.

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 a fixtures PCA 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 easements or interests therein shall be hereinafter referred to as the Property.

Borrower covenants that Borrower is a duly listed owner 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 mortgages, declarations, easements or restrictions listed in the schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

COVENANTS Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness incurred pursuant to the Agreement together with any fees and charges as provided in the Agreement.

2. **Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under the Agreement and paragraph 1 hereof shall be applied by Lender first in payment of any advance made by Lender pursuant to this Mortgage then to interest, fees and charges payable pursuant to the Agreement then to the principal amounts outstanding under the Agreement.

3. **Charges; Liens.** Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attach prior to or after the date of this Mortgage and easements or encumbrances thereon, including all payments due under any mortgage disclosed by the title insurance policy insuring Lender's interest in the Property. Borrower shall upon request of Lender promptly furnish to Lender receipts evidencing such payments. Borrower shall not discharge any lien which has priority over this Mortgage except for the lien of any mortgage disclosed by the title insurance policy insuring Lender's interest in the Property, provided that Borrower shall not be required to discharge any such lien so long as Borrower shall continue to pay the payment of the obligation secured by such lien in a manner acceptable to Lender or shall in good faith contest such lien 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.

4. **Hazard Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included with 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 and any other mortgage on the Property.

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 in full by Borrower.

All insurance policies and renewals thereof shall be in form acceptable to Lender and shall include standard mortgage clause in favor of and in form acceptable to Lender. Upon request of Lender, Borrower shall promptly furnish to Lender all renewal notices and a receipt 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 if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of Property damaged. Provided such restoration or repair is economically feasible, the security of this Mortgage shall not be impaired. If such restoration or repair is not economically feasible or 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. The Property is abandoned by Borrower if Borrower fails to respond to Lender within 30 days from the date not be 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 cost or other to restoration or repair of the Property or to the sums secured by this Mortgage.

Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of any payments due under the Agreement or change the amount of such payment. If under paragraph 2 hereof the Property is damaged by Lender, all right, title and interest of Borrower in and to any insurance policies and in and to the proceeds thereof resulting from damage to the Property prior to the sale or acquisition shall pass to Lender to the extent of the sums secured by this Mortgage, immediately prior to such sale or acquisition.

5. **Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments.** Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease of this Mortgage as a leasehold in this Mortgage as a unit in a condominium or planned unit development. Borrower shall perform all of Borrower's 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 in a condominium or planned unit development which is executed by Borrower and recorded together with this mortgage, the covenants and agreements of such owner shall be incorporated into and shall amend and supplement the covenants and agreements of this Mortgage as if the owner were a party thereto.

6. **Protection of Lender's Security.** If Borrower fails to perform the covenants and agreements contained in this Mortgage or if any action or proceeding is commenced which materially affects Lender's interest in the Property, including but not limited to, any proceeding brought by or on behalf of a prior mortgagee, eminent domain, insolvency, code enforcement, or arrangements or proceedings involving a bankrupt or decedent, then Lender at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums and take action as is necessary to protect Lender's interest, including but not limited to, disbursement of reasonable attorney's fees and entry upon the Property to make repairs.

Any amounts disbursed by Lender pursuant to this paragraph 6 with interest thereon shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof, and shall bear interest from the date of disbursement at the rate payable from time to time on outstanding principal under the Agreement. Nothing contained in this paragraph 6 shall require Lender to incur any expense or take any action hereunder.

7. **Inspection.** Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

Box 31

