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14. **Term Caps.** You shall be furnished a conformed copy of the Agreement in BHO of the Mortgagee at the time of issuance or after it is delivered hereto.
15. **Performance Under Agreements.** You and/or your or your co-signers under this Agreement, Friends First, Inc., or other loan companies which you enter into with Lender, Lender's agent, or Lender's option, may require you to execute and deliver to Lender an instrument of assignment of any right, share or interest which you may have in such persons who supply labor, materials or services to construct or maintain the improvements listed on the Property.
16. **Transfer of the Property or of a Beneficial Interest.** In the event of an intended transfer of the Property, the other written agreement of Lender, which consent shall be provided by yourself or Lender's sole discretion, that shall control, affect or control 10% of the value of partial any conveyance, sale, partition, leasehold, assignment, transfer, or, pledge, mortgage, security interest, or other instrumentality, in complete or partial ownership of the Property or any part thereof, or interest therein (or 10% of a portion of the beneficial interest of Mortgagee) is transferred, whereupon title is not to such person. In the event of such transfer, Lender may require the entire unpaid balance, including interest, immediately due and payable, pre-emptive, notwithstanding the presence of the Property in default not apply as to the last of current taxes and assessments not yet due and payable. This option shall not be exercised by Lender if you have so notified him as of the date of this Mortgage.
17. **Lender's Exercise of this Option.** Lender shall give you notice of acceleration. The notice shall provide a period of no less than 20 days from the date of service of this notice (as defined in Paragraph 12 hereof), within which, you must pay or cause to be paid all sums demanded by this Mortgagee. If you fail to pay or cause to be paid all sums so demanded prior to the expiration of said 20 day period, Lender may invoke any remedial provision by this Agreement, without further notice or demand of you.
18. **Remedies, 2-300 Agreement.** In the event of a default under this Agreement or your notes under the Mortgage, Lender may, at his option upon expiration of any relevant cure period, declare the entire amount secured by this Mortgage immediately due and payable without form of demands and other formalities usually necessary to foreclose this Mortgage. Lender may also exercise any remedial provision under the Agreement, including, without limitation, termination of your original principal. Lender shall be entitled to collect in the event of foreclosure, all sums paid or foreclosed, including, but not limited to, reasonable attorney's fees, costs of documentation, expenses, abstracts and the recordation of which shall become additional indebtedness secured by this Mortgage.
19. **Reviewing Lien.** The Mortgagee securities all Lender's rights and immunities concerning this Agreement for 10 years from the date of Lender's or Lender's representative's entry or direction into enforcement until 20 years from the date of this Mortgage. The Lender's understanding should be so stated on the same document as is made on the date of this Mortgage, and the fact that there is no instance of non-payment under the Agreement does not affect the priority of the lien of this Mortgage as it exists on the date of the Mortgage. This Mortgage shall be prior to all subsequent liens and encumbrances (except for the same and assignments, record on the Property) even if there is no notice, check, hearing under the Agreement, to the extent of the funds left unspent in the Agreement when the record is discharged, plus all other amounts owing under the Agreement and/or as set by or which may be specified by the Mortgagee.

15. Covenants to Indemnify Lender. Lender has the right under the Agreement to require payment of whether there is an event of default, to cause the right to receive interest and to require accelerated repayment of all amounts outstanding under the Agreement plus late fees, liquidated damages and other charges, interest on unpaid interest accrued if (i) Lender determines that you do not meet the then existing credit standards for disbursements, as of the date of the liquidation or acceleration; (ii) if a new regulation or interpretation becomes effective subsequent to this Agreement that in Lender's opinion unreasonably affects its ability to administer this Agreement or to the manner reasonably contemplated by this Agreement; and (iii) if Lender may convert the entire amount outstanding (including accrued and unpaid Finance Charges and other charges) to an equivalent sum in such currency at the variable interest rate set forth in the Agreement and payable in approximately equal installments thereafter, the amount and number of which will be determined as necessary to pay the entire amount outstanding in full in equal payments of principal and interest on or before the scheduled Expiration Date as set forth in the Agreement.

16. Assignment of Revenue, Agreement and Payment. As additional security hereunder, the parties agree to transfer the rights to the Property, granted to it by you, used to generate revenue, to Lender, and to assign no performance of the Agreement, from time to time, to Lender, who may then, in whole or in part, exercise the rights and remedies of Lender under the Agreement.

21. Release. Upon payment in full of all sums secured by this Mortgage, Lender shall release the Mortgage upon prior payment of all costs and fees to which same, if any.

22. **Notarized Waiver.** By signing below, you waive all rights of Notarized Acknowledgment at the Present.
23. **Authority to Sign, If Closely Related.** The execution of this Mortgage has been duly acknowledged by all Owners of Ownership
Interest. The Closely Related Owners have been advised of all terms and conditions contained in this instrument.

24. *Rubus*. The Condominium Project, Encino, CA 91316, 2000-2001. 100% natural pigments, acrylic, and varnish on wood panel, 12 x 36 in.

AND FLOWERS OF THE EARTH

Digitized by srujanika@gmail.com

You and Lender request the holder of any junior Encumbrance or other obligations set forth above shall remain under the obligation to give Notice to Lender, at Lender's address set forth on page one of this Agreement, of any default under the junior obligation or any intent of any sale or other disposition of such.

IN WITNESS WHEREOF, Mortgagor has executed this 1st day of August,

Arthur Dorn
Arthur Dorn, Director
Honolulu, Hawaii
Residence 1-2000

STATE OF ILLINOIS

**STATE OF ILLINOIS
COUNTY OF**

COUNTY OF Wayne Lia Marie Madley
TOWN OF Brooklyn Dearborn

personality known to me to be the same person(s) whose names were
previously set forth in the foregoing instrument, appeared before me this day in person and acknowledged that he
is the same person(s) whose names were previously set forth.

My Commission expires

Given under my hand and official seal this _____ day of _____, 19____.

Commission expires

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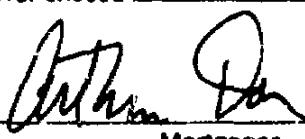
ADDENDUM TO THE MORTGAGE FOR CONTINENTAL'S VARIABLE RATE EXECUTIVE EQUITY LINE ACCOUNT

BETWEEN
Mortgagor
AND
Continental Illinois National Bank
and Trust Company of Chicago

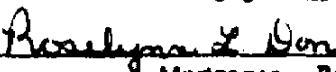
This Addendum amends the Mortgage containing provisions establishing a limitation on the Annual Percentage Rate.

The paragraph entitled Indebtedness Being Secured, is changed in the ninth line by removing the period after the word "changes" and adding the following:

"provided that the Annual Percentage Rate cap will never exceed 18 % during the term of the 'Agreement'".



Mortgagor Arthur Don



Mortgagor Roselynn L. Don

Date

11/14/88

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