

UNOFFICIAL COPY

DA 8082126

Thomas J. Reilly  
Bridget Reilly  
4559 W. 64th Place  
Chicago, IL 60629

The instrument was prepared by  
Notary Public P. Miller, FOOB/A  
(Address) 777 Army Trail Rd., Addison, IL 60101

FIRST OAK BROOK BANK/ADDISON  
ADDISON, ILLINOIS 60101

MORTGAGOR

"I" includes each mortgagor above.

MORTGAGEE

"You" means the mortgagor, its successors and assigns.

**REAL ESTATE MORTGAGE:** For value received, I, Thomas J. Reilly and Bridget Reilly, His Wife  
mortgage and warrant to you to secure the payment of the secured debt described below, on August 27, 1988  
the real estate described below and all rights, easements, appurtenances, rents, leases and existing  
and future improvements and fixtures (all called the "property").

**PROPERTY ADDRESS:** 4559 W. 64th Place Chicago Illinois 60629  
Street City State Zip Code

**LEGAL DESCRIPTION:**

Lot 15 in Marian Addition to Prince Builders Subdivision Unit No. 6,  
being a subdivision of part of the West half of the East half of the  
North West quarter of Section 22, Township 38 North, Range 13 East  
of the Third Principal Meridian, in Cook County, Illinois.

PIN #19-22-131-001

AFTER RECORDING RETURN TO:  
FIRST OAK BROOK BANK/ADDISON  
777 ARMY TRAIL ROAD  
ADDISON, ILLINOIS 60101

12<sup>00</sup>

SEP - 1 AM 11:09

1988 09 01

located in Cook County, Illinois

**TITLE:** I covenant and warrant title to the property, except for encumbrances of record, municipal and zoning ordinances, current taxes, and  
assessments not yet due and Mortgage dated December 16, 1967 and recorded December 19, 1967  
as Document #20358953 in the original amount of \$19,200.00 to Standard Federal  
Savings.

**SECURED DEBT:** This mortgage secures repayment of the secured debt and the performance of the covenants and agreements contained in  
this mortgage and in any other document incorporated herein. Secured debt, as used in this mortgage, includes any amounts I owe you  
under this mortgage or under any instrument secured by this mortgage.

The secured debt is evidenced by list all instruments and agreements secured by this mortgage and the dates thereof:

**Future Advances:** All amounts owed under the above agreement are secured even though not all amounts may yet be  
advanced. Future advances under the agreement are contemplated and will be secured and will have priority to the same  
extent as if made on the date this mortgage is executed.

**XX** Revolving credit agreement dated August 27, 1988 with initial annual interest rate of 10.50  
All amounts owed under this agreement are secured even though not all amounts may yet be advanced. Future advances under  
the agreement are contemplated and will be secured and will have priority to the same extent as if made on the date this mortgage  
is executed.

The above obligation is due and payable on August 27, 1993 if not paid earlier  
The total unpaid balance secured by this mortgage at any one time shall not exceed a maximum principal amount of  
Twenty Thousand and No/100 Dollars (\$ 20,000.00),  
plus interest, plus any disbursements made for the payment of taxes, special assessments, or insurance on the property, with interest  
on such disbursements.

**XX** Variable Rate The interest rate on the obligation secured by this mortgage may vary according to the terms of the obligation.

**XX** A copy of the loan agreement containing the terms under which the interest rate may vary is attached to this mortgage and  
made a part hereof.

**TERMS AND COVENANTS:** I agree to the terms and covenants contained in this mortgage and in any riders described below and signed by me.

Commercial  Construction

**SIGNATURES:**

Thomas J. Reilly  
Thomas J. Reilly

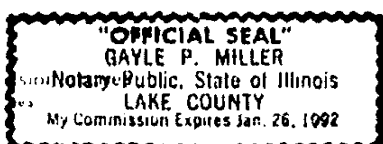
Bridget Reilly  
Bridget Reilly

**ACKNOWLEDGMENT** STATE OF ILLINOIS, Lake County, Illinois  
The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of AUGUST, 1988  
by Thomas J. Reilly and Bridget Reilly, His Wife

Corporate or  
Partnership  
Acknowledgment

of  
a

My commission



Notary Public, State of Illinois  
LAKE COUNTY  
My Commission Expires Jan. 26, 1992

Name of Corporation or Partnership  
on behalf of the corporation or partnership

Hayle P. Miller

683955606

Property of [Redacted]

908866889

1. **Payments:** I agree to make all payments on the secured debt in full, on the date specified in the promissory note, until the secured debt is paid in full. If I fail to make any payment when due, unless we agree otherwise, any payments you receive from me or my estate or any other person or entity shall be applied first to any amount of interest or principal, second, to interest and then to principal. If I fail to make any payment when due, unless we agree otherwise, any payments you receive from me or my estate or any other person or entity shall be applied first to any amount of interest or principal, second, to interest and then to principal.
2. **Claims against Title:** I will pay all taxes, assessments, liens and encumbrances on the property when due and will defend title to the property against any claims which would impair the full enjoyment of the property. You may require me to assign any rights, claims or defenses which I may have against parties who are not parties to this mortgage. You may require me to maintain the property.
3. **Insurance:** I will keep the property insured under terms acceptable to you at my expense and for your benefit. You will be named as loss payee or as the insured on any such insurance policy. Any insurance proceeds may be applied, within your discretion, to either the restoration or repair of the damaged property or to the secured debt. If you require mortgage insurance, I agree to maintain such insurance for as long as you require.
4. **Property:** I will keep the property in good condition and make all repairs reasonably necessary.
5. **Expenses:** I agree to pay all your expenses, including reasonable attorneys' fees, if I break any covenants in this mortgage or in any obligation secured by this mortgage. Attorneys' fees include those awarded by an appellate court. I will pay these amounts to you as provided in Covenant 10 of this mortgage.
6. **Default and Acceleration:** If I fail to make any payment when due or break any covenants under this mortgage, any prior mortgage or any other obligation secured by this mortgage, you may accelerate the maturity of the secured debt and demand immediate payment and exercise any other remedy available to you. You may foreclose this mortgage in the manner provided by law.
7. **Assignment of Rents and Profits:** I assign to you the rents and profits of the property. Unless we have agreed otherwise in writing, I may collect and retain the rents as long as I am not in default. If I am in default, you, your agent, or a court appointed receiver may take possession and manage the property and collect the rents. Any rents you collect shall be applied first to the costs of managing the property, including court costs and attorneys' fees, commissions to rental agents, and any other necessary related expenses. The remaining amount of rents will then apply to payments on the secured debt as provided in Covenant 1.
8. **Waiver of Homestead:** I hereby waive all right of homestead exemption in the property.
9. **Leaseholds; Condominiums; Planned Unit Developments:** I agree to comply with the provisions of any lease if this mortgage is on a leasehold. If this mortgage is on a unit in a condominium or a planned unit development, I will perform all of my duties under the covenants, by-laws, or regulations of the condominium or planned unit development.
10. **Authority of Mortgagee to Perform for Mortgagor:** If I fail to perform any of my duties under this mortgage, you may perform the duties or cause them to be performed. You may sign my name or pay any amount necessary for performance. If any constitution on the property is discontinued or not carried on in a reasonable manner, you may do whatever is necessary to protect your security interest in the property. This may include completing the construction.
- Your failure to perform will not preclude you from exercising any of your other rights under the law or this mortgage.
- Any amount paid by you to protect your security interest will be secured by this mortgage. Such amounts will be due on demand and will bear interest from the date of the payment until paid in full at the interest rate in effect on the secured debt.
11. **Inspection:** You may enter the property to inspect. If you give me notice beforehand, the notice must state the reasonable cause for your inspection.
12. **Condemnation:** I assign to you the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the property. Such proceeds will be applied as provided in Covenant 1. This assignment is subject to the terms of any prior security agreement.
13. **Waiver:** By exercising any remedy available to you, you do not waive your right to later consider the event a default if it happens again. By not exercising any remedy, if I default, you do not waive your right to later consider the event a default if it happens again.
14. **Joint and Several Liability; Co-signers; Successors and Assigns Bound:** All duties under this mortgage are joint and several. If I co-sign this mortgage but do not co-sign the underlying debt, I do so only to make any interest in the property under the terms of this mortgage. I also agree that you and any party to this mortgage may extend, modify or make any other changes in the terms of this mortgage or the secured debt without my consent. Such a change will not release me from the terms of this mortgage.
- The duties and benefits of this mortgage shall bind and benefit the successors and assigns of either or both of us.
15. **Notice:** Unless otherwise required by law, any notice to me shall be given by delivering it or by mailing it by certified mail addressed to me at the Property Address or any other address that I tell you. I will give any notice to you by certified mail to your address on the front side of this mortgage, or to any other address which you have designated.
- Any notice shall be deemed to have been given to either of us when given in the manner stated above.
16. **Transfer of the Property or a Beneficial Interest in the Mortgage:** If all or any part of the property or any interest in it is sold or transferred without your prior written consent, you may demand immediate payment of the secured debt. You may also demand immediate payment if the mortgagor is not a natural person and a beneficial interest in the mortgage is sold or transferred. However, you may not demand payment in the above situations if it is prohibited by federal law as of the date of this mortgage.
17. **Release:** When I have paid the secured debt, you will discharge this mortgage without charge to me. I agree to pay all costs to record this mortgage.