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COOK COUNTY, ILLINOIS 5 4 9 5 5

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SECOND MORTGAGE ADJUSTABLE INTEREST RATE LOAN

This Instrument Prepared by:

Pauline J. Johnson
Boulevard Bank National Association
410 North Michigan Avenue
Chicago, Illinois 60611

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All Notices to Lender Shall be
Mailed or Delivered to the Above
Address.

12.00

THIS MORTGAGE, dated August 25, 1989, between Roger Halligan and Beate Halligan, his wife

3230 Park Place of the City of Evanston, Cook County of Cook State of Illinois (hereinafter called "Borrower") and BOULEVARD BANK NATIONAL ASSOCIATION, a national banking association doing business in the City of Chicago, County of Cook State of Illinois (hereinafter, together with its successors and assigns, called the "Lender");

WHEREAS, the Borrower is justly indebted to Lender in the maximum principal sum of Seventy One Thousand Five hundred and .00/100 DOLLARS (\$ 71,500.00**) or the aggregate unpaid amount of all Loans made by Lender pursuant to that certain Boulevard Equity Line Agreement and Truth-in-Lending Disclosure Statement ("Agreement") and Boulevard Equity Line Promissory Note ("Note"), each of even date herewith, whichever is less, payable to Lender at its offices in Chicago, Illinois at any time after five years from the date hereof, or sooner if a default as specified in the Agreement has been declared and Lender exercises its right to accelerate payment, together with interest payable in accordance with the terms of the Agreement and Note all as more specifically described in said Agreement and Note and by this reference thereto hereby made a part hereof;

NOW THEREFORE, to secure (i) the payment of all Loans made by Lender to Borrower pursuant to the terms of the Agreement (all future loans or advances are to have the same priority as if such future loans or advances had been made on the date of the execution of this mortgage) together with all interest on the unpaid principal amount of Loans outstanding from time to time, and (ii) the performance and observance of all terms, conditions and provisions of this Mortgage and the Agreement, Borrower does hereby mortgage, grant, convey and warrant to the Lender the following described real property located in the County of Cook, State of Illinois:

To wit: LOT 9 IN BLOCK 2 IN PAUL JORGENSEN'S SUBDIVISION OF LOT 14 IN COUNTY CLERK'S DIVISION IN FRACTIONAL SECTION 31, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property Address: 3230 Park Place, Evanston, Illinois 60201

P.I.N.: 05-22-316-007-0000 (4)

together with all improvements, tenements, easements, fixtures and appurtenances now or hereafter thereto belonging, including all heating, air-conditioning, gas and plumbing apparatus and fixtures, and everything appurtenant thereto, and all rents, issues and profits thereof or therefrom; hereby releasing and waiving any and all rights under and by virtue of the homestead exemption laws of the State of Illinois.

The Borrower covenants and agrees: (1) to pay said indebtedness, and all other amounts that may be payable under the Agreement and Note, as provided in the Agreement and Note or according to any other agreement extending the time of payment; (2) to pay, before any penalty attaches, all taxes and assessments against said premises, and on demand to exhibit receipts therefor; (3) within sixty days after destruction or damage, to rebuild or restore all buildings and improvements on the premises that may have been destroyed or damaged; (4) that waste to the premises shall not be committed or suffered; (5) to keep all buildings and other improvements now or hereafter on the premises insured against such risks, for such amounts and with such companies and under such policies and in such form, all as shall reasonably be satisfactory to the legal holder of the Note, which policies shall provide that loss thereunder shall be payable first to the holder of any prior encumbrance on the premises and second to the Lender, as their respective interests may appear, and upon request, to furnish to the Lender or to the legal holder of the Note satisfactory evidence of such insurance; and (6) to pay, when due, all indebtedness which may be secured by any prior encumbrances on the premises.

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