

FIRST EQUITY LINE OF CREDIT MORTGAGE

89012888

TTIC # A 247080

10002  
Northbrook, Illinois 60062

Frederick Salzberg and Gerda Salzberg, his wife,  
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 63 IN WESTVIEW UNIT 2, BEING A SUBDIVISION IN SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

which has the address of 962 Suffield Terrace, Northbrook, Illinois 60062

(herein "Property address and Permanent Index No. of 04-07-207-007")

together with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon or placed thereon, including all apparatus, equipment, 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 or 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 hereof, 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 Mortgagee 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 December 27, 1988 between Herman Salzberg (hereinafter "Debtor") even though the Mortgagee and Debtor may be the same person) and Lender, to which Debtor may from time to time borrow from Mortgagee sums which shall not in the aggregate outstanding principal balance exceed \$85,000.00 ("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 December 30, 1993, all sums outstanding under the Agreement may be declared due and payable or (a) 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 December 30, 1993 (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.

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THE MORTGAGOR COVENANTS AND AGREES

A. (1) To pay said indebtedness and the interest thereon as (a) 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 encumbered 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 Mortgagee 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 with the Mortgagee 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 holder 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 Mortgagee all necessary proofs of loss, receipts, vouchers, releases and acquittances required to be signed by the insurer or insurers, and the Mortgagee agrees to sign, upon demand, all receipts, vouchers and releases required of him to be signed by the Mortgagee for such purpose; and in the event the Mortgagee fails to enforce any checks or drafts issued in payment of any loss, the Mortgagee is designated as Mortgagee'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 continue until said indebtedness is paid in full; (4) immediately after destruction or damage to, or damage to, or 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, for any use of the property for any purpose other than that for which it is now used, (b) any alterations, additions, demolition, removal or any improvements, apparatus, appurtenances, fixtures or equipment not or hereafter upon said property, of any purchase on conditional sale, lease or agreement under which title is reserved in the lender 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, hereinafter 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 any lease to a land trust) whether legal or equitable, whether voluntary or involuntary, by outright sale, deed, installment sale, contract and 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 legal 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 Mortgagee's behalf everything so covenanted that said Mortgagee may also do any act it may deem necessary to protect the lien hereof, that Mortgagee will, 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 present, 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 Mortgage 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; this interest thereon and any disbursements which the Mortgagee may make under this mortgage, the Agreement or any other document with respect thereto, including special 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 have priority over all subsequent liens and encumbrances, including state and local tax liens, excepting safety 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 December 27, 1988 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 successors in interest with reference to this Mortgage and the debt hereby secured in the same manner as with the Mortgagor, and may foreclose 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 of renewal thereof, or if proceedings be instituted to enforce or any other lien or charge upon any of said property, or upon the filing of a proceeding in bankruptcy by or against the Mortgagee 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 Mortgagee 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 Mortgagee abandon any of said property, or

BOX 15

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...of any right of the Mortgagee hereunder to ...  
...default be remedied by the Mortgagee and apply toward the payment of such Mortgage ...  
...and the Mortgagee may also immediately proceed to foreclose this Mortgage and in any ...  
...offering the several parts separately. That in the event that the ownership of said property ...  
...the Mortgagee and any part of the sums secured hereby remain unpaid and in the further event that the Mortgagee ...  
...such change of ownership.

C. That upon the commencement of any foreclosure proceeding hereunder, the court in which such proceeding is instituted at any time, either before or after sale, and without notice to the Mortgagor, or any party claiming under him, and without regard to whether the premises are 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 of and 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 or other officer 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 of foreclosure 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, 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 the use of said premises shall be nullified by the appointment or entry in possession of a receiver but he may elect to terminate any lease minor to the non benefit, and upon foreclosure of said premises, there shall be allowed and included as an additional indebtedness in the payment of the proceeds 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 and for legal, notary, documentary and other 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 foreclosure and such abstracts of title, title searches, examinations and reports, quantity parties, 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 force of this Mortgage or the Agreement or the Note hereby secured; or (b) the preparations for the commencement of any suit for the foreclosure hereof after the commencement of foreclosure, whether or not actually commenced, or (c) the preparations for the defense of or intervention in any proceeding 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 surplus, if any, shall be paid to the Mortgagor, and the purchaser shall not be bound to seek 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 accept and receive all compensation which may be paid for the property taken or for damages to any property taken and all condemnation compensation and expenses thereon 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 to his assignee.

I. All easements, rents, issues and profits of said premises are pledged, assigned and transferred to the Mortgagee, whether in law or in equity 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 such lease or agreement is written or verbal, and it is the intention hereof to pledge said rents, issues and profits on a parity with said real estate and not so separately and such pledge shall not be deemed merged in any foreclosure judgment of the rec, and 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, 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 take such measures whether legal or equitable as it may deem proper to enforce collection thereof, employ renting agents or other employees, after or before said premises, buy furnishings and equipment therefore when it deems necessary, purchase adequate fire, extended coverage and other forms of insurance as may be deemed advisable, and in general exercise all powers ordinarily incident to absolute ownership, and on the mortgagee's part, from what is in part, the intent of any other indebtedness hereby secured, and of the income retain reasonable compensation for itself, pay insurance premiums, taxes and assessments, and all expenses, lawyer and all other attorney's fees, incurred in the exercise of the powers herein given, and from any proceeds it may apply any balance of the mortgage proceeds remaining after the aforesaid purposes, first on the interest and then on the principal of the indebtedness secured hereby, and after such payment, the balance of the proceeds, and of the deficiency in the proceeds of sale, if any, whether there be a judgment of foreclosure or not, shall be paid to the Mortgagor, and the Mortgagee shall have the right to deposit the premises at all reasonable times, and in case thereof shall be permitted to use the premises for any purpose, Mortgagee shall have the right to use the premises for any purpose (including the use of the premises as a warehouse) which Mortgagee may at any time request, with proper assignments thereof. Mortgagee shall not be liable for the termination of any lease or agreement for any rent nor release any tenant from any obligation, at any time while the indebtedness secured hereby remains unpaid of 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 agreement 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 expiry of a court judgment or a court order for the recovery of 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 of or abandon possession of said premises without affecting the indebtedness. Mortgagee shall have all powers, if any, which it might have had without this paragraph. No suit shall be sustained against Mortgagee or its agents or assignees relating to the subject matter of this paragraph unless commenced within sixty days after Mortgagee's possession hereof.

J. That each right, power and remedy herein conferred upon the Mortgagee shall survive the death of the Mortgagor, and that the Mortgagee, whether before or by law conferred, and may be enforced concurrently therewith, that be waived by the Mortgagee, shall in all cases, extend to the heirs, assigns and all other persons in any obligation secured hereby shall thereafter in any matter affect the right of Mortgagee to enforce the performance of the same, if 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 in all cases be binding upon the respective heirs, executors, administrators, successors and assigns of the Mortgagor, and the heirs, assigns and assigns of the Mortgagee, and that the powers to be mentioned and may be exercised as often as occasion thereto arises.

K. Except for any notice required under applicable law to be given in other manner, no any notice by Mortgagee to the Mortgagor shall be given by mailing such notice by certified mail, addressed to Mortgagor at the Property Address of address of such other address as Mortgagee may designate by notice to Mortgagee as provided herein, and (b) any notice to Mortgagee shall be given by certified mail, return to the post office, to Mortgagee's address stated herein or to such other address as Mortgagee may designate by notice to Mortgagee as provided herein. Any notice so given for in this Mortgage shall be deemed to have been given to Mortgagor or Mortgagee when sent in the manner designated herein.

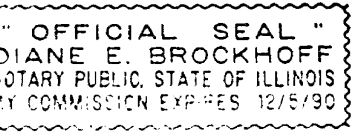
L. This Mortgage shall be governed by the law of the State of Illinois. In the event that any provision of, or clause of this Mortgage, or the Agreement conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Agreement which can be given effect without the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

M. In the event Mortgagor be a corporation, trust, or corporate trust, such a corporation, trust or corporate 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, and its heirs, assigns and all other persons, and every person, except decree or judgment creditors, of such corporation, trust, or corporate trust, concerning the interest in real estate 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 pay to Mortgagor, Mortgagee shall pay all costs of recordation, if any.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 27th day of December A.D. 1988  
Frederick Salzberg  
Frederick Salzberg  
STATE OF ILLINOIS  
COUNTY OF MCHENRY

DIANE E. BROCKHOFF  
Notary Public in and for said county in the State of Illinois do hereby certify that Frederick Salzberg and Gerda Salzberg, his wife



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 or exemption and valuation laws.  
GIVEN under my hand and Notary Seal this 27th day of December A.D. 1988  
Diane E. Brockhoff  
Box 15  
Notary Public

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Property of Cook County Clerk's Office

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44753 TRAN 0792 01/10/89 12:02:00  
4451# C \*-89-012888  
COOK COUNTY REORDER

**-89-012888**

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