

# UNOFFICIAL COPY

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## HOME LINE CREDIT MORTGAGE

This Home Line Credit Mortgage is made this 7th day of February, 19 89, between the Mortgager, Thomas J. Moran and Mary J. Moran, his wife as joint tenants (herein "Borrower"), and the Mortgagee, Harris Bank Argo, an Illinois Banking Corporation whose address is 7549 W 63rd Street, Summit, Illinois 60501 (herein "Lender").

WHEREAS, Borrower and Lender have entered into a Harris Bank Argo Home Line Credit Agreement and Disclosure (the "Agreement") dated February 7, 19 89, 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 the "Maximum Credit" 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 and is referred to as Finance Charges in the Agreement. After five years from the date of the Agreement, all sums outstanding under the Agreement may be declared due and payable. In any event, all amounts owed Lender under the Agreement must be repaid by twenty (20) years from the date hereof.

TO SECURE to Lender the repayment of the indebtedness incurred pursuant to the Agreement, with interest thereon, any renewals, extensions or modifications of said indebtedness, 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 90 of Park View Estates Subdivision of the South West 1/4 of the South West 1/4 of Section 35, Township 37 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

14<sup>00</sup>

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COOK COUNTY CLERK'S OFFICE  
FILED FOR RECORD

1989 FEB 15 AM 10:30

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which has the address of 13410 Strawberry Lane, Orland Park, Illinois 60462 (herein "Property Address")

Property Index Number 23-35-311-018-0000

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 all fixtures now or 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 leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

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HARRIS BANK ARGO  
7549 WEST 63RD STREET  
SUMMIT, ILLINOIS 60501

RETURN TO:

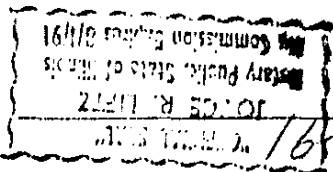
HARRIS BANK ARGO  
7549 W 63rd Street  
Summit, Illinois 60501

Kelly A. Koeh

This Instrument Prepared By

90002068

Property of Cook County Clerk's Office



My Commission Expires

Notary Public

Given under my hand and notarial seal, this 7th day of February 19 89  
I, Joyce R. Letz, a Notary Public in and for STATE OF ILLINOIS County of WILL  
do hereby certify that Thomas J. Moran and Mary J. Moran personally known to me to be the same person(s) whose  
names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that  
they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Type or Print Name \_\_\_\_\_  
Borrower \_\_\_\_\_

Mary J. Moran

X *Mary J. Moran*

Type or Print Name \_\_\_\_\_  
Borrower \_\_\_\_\_

Thomas J. Moran

X *Thomas J. Moran*

IN WITNESS WHEREOF, Borrower has executed this Mortgage

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Borrower covenants that Borrower is lawfully seized 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 a 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.

**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 fees and charges which were not included in the loans (as defined in the Agreement), then to finance charges payable pursuant to the Agreement, then to the balance of outstanding loans 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 or accrue over this Mortgage, and household payments or ground rents, if any, including all payments due under any mortgage disclosed by the title insurance policy insuring Lender's interest in the Property. Borrower shall promptly discharge any lien which has priority over this Mortgage, except for the lien of any mortgage evidencing such payments. Borrower shall promptly 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. Borrower shall not be required to discharge any such lien so long as Borrower shall agree in writing to the payment of the obligation secured by such lien in a manner acceptable to Lender, in good faith and in accordance with the enforcement of such lien in legal proceedings which operate to protect the enforcement of the lien in the event of a foreclosure 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 the hazard included within 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 insurance be greater than the actual cash value of the improvements insured by this Mortgage and any other mortgage on the Property. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval and the cost thereof shall be paid in a timely manner. All premiums on insurance policies shall be paid in a timely manner.

All insurance policies and renewals shall be in form acceptable to Lender and shall include a standard mortgage clause in force and in form acceptable to Lender. Upon request of Lender, Borrower shall promptly furnish to Lender all renewal notices and all copies of paid policies in the event of loss. Borrower shall give prompt notice to the insurance carrier and Lender if and when the insurance carrier and Lender may make a claim for loss by Borrower. Lender and Borrower agree to execute a mortgage on the Property which shall be subject to the insurance policy, and the cost of such restoration or repair, and the cost of the Property, shall be paid by Borrower. Lender shall not be responsible for such restoration or repair, and the cost of the Property, shall be paid by Borrower. Lender shall not be responsible for such restoration or repair, and the cost of the Property, shall be paid by Borrower. Lender shall not be responsible for such restoration or repair, and the cost of the Property, shall be paid by Borrower. Lender shall not be responsible for such restoration or repair, and the cost of the Property, shall be paid by Borrower.

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 20 hereof, the Property is acquired by Lender, all right, life 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 the 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 encumbrance or deterioration of the Property and shall 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, Borrower shall perform all obligations of Borrower under the declaration or covenants creating or governing the condominium or development, and shall comply with the provisions of the Condominium Act, the Planned Unit Development Act, and other laws and regulations of the state and local jurisdictions and shall keep the same up to date and in conformity with the applicable laws and regulations of the state and local jurisdictions. Lender and Borrower shall keep the Property in good repair and shall not commit waste or permit encumbrance or deterioration of the Property and shall 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, Borrower shall perform all obligations of Borrower under the declaration or covenants creating or governing the condominium or development, and shall comply with the provisions of the Condominium Act, the Planned Unit Development Act, and other laws and regulations of the state and local jurisdictions and shall keep the same up to date and in conformity with the applicable laws and regulations of the state and local jurisdictions.

**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 proceedings brought by or on behalf of a lienholder, judgment creditor, mortgagee, deed creditor, or holder of an interest in the Property, Lender may, at its option, require Borrower to take any action which is necessary to protect Lender's interest, including, but not limited to, deburrment of any liens, discharge of any liens, and satisfaction of any liens, in order to protect Any amounts disbursed by Lender pursuant to this paragraph 6, with interest thereon, shall be an additional indebtedness of Borrower secured by this Mortgage. 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. If such amounts are not paid upon request from Lender, then such amounts shall become additional loans as defined in the Agreement and shall bear interest as provided therein. 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.

**8. Condemnation.** The proceeds of any award or claim for damages, direct or consequential in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, in the event of a total or partial taking of the Property. The proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Borrower. If the property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnation offers to make an award or settle a claim for damages, and Borrower fails to respond to Lender within 30 days after the date such notice is mailed, Lender is authorized to collect and apply the proceeds, at Lender's option, either 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 payment due under the Agreement.

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**9. Borrower Not Released.** Expenses of the time for payment or modification of any other term of the Agreement or this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify any term of the agreement or this Mortgage by reason of any demand made by the original Borrower or Borrower's successors in interest.

**10. Forbearance by Lender Not a Waiver.** Any forbearance by Lender in exercising any right or remedy under the Agreement or hereunder or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy. The procurement of insurance or the payment of taxes or other liens or charges by Lender shall not be a waiver of Lender's rights to accelerate the maturity of the indebtedness secured by this Mortgage.

**11. Remedies Cumulative.** All remedies provided in this Mortgage are distinct and cumulative to any other right or remedy under the Mortgage or afforded by law or equity, and may be exercised concurrently, independently or successively.

**12. Successors and Assigns Bound; Joint and Several Liability; Captions.** The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17 hereof. All covenants and agreements of Borrower shall be joint and several. The captions and headings of the paragraphs of this Mortgage are for convenience only and are not to be used to interpret or define the provisions hereof.

**13. Notice.** Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by mailing such notice by certified mail, addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail, return receipt requested to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

**14. Governing Law; Severability.** This Mortgage shall be governed by the law of the State of Illinois. In the event that any provision 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 conflicting provision, and to this end the provisions of the Mortgage and the Agreement are declared severable.

**15. Loan Charges.** If the loan secured by this Mortgage is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit, and (b) any sums already collected from Borrower which exceeded permitted limits will be refundable to Borrower. Lender may choose to make this refund by reducing the principal owed under the Agreement or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Agreement.

**16. Borrower's Copy.** Borrower shall be furnished a confirmed copy of the Agreement and of this Mortgage at the time of execution or after recordation hereof.

**17. Transfer of the Property; Assumption.** If all or any part of the Property or an interest therein is sold, transferred or conveyed by Borrower without Lender's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) the creation of a purchase money security interest for household appliances or (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant, Lender may, at Lender's option, declare all the sums secured by this Mortgage to be immediately due and payable.

**18. Revolving Credit Loan.** This Mortgage is given to secure a revolving credit loan, unless and until pursuant to the Agreement such loan is converted to an installment loan, which installment loan shall then be secured by this Mortgage, and shall secure not only presently existing indebtedness under the Agreement but also future advances, whether such advances are obligatory or to be made at the option of the Lender, 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 term of this Mortgage shall be valid as to all indebtedness secured hereby, including future advances. 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 Lender may make under this Mortgage, the Agreement, or any other document with respect thereto) at any one time outstanding shall not exceed one hundred fifty per cent of the Maximum Credit, plus interest thereon and any disbursements made for payment of taxes, special assessments or insurance on the Property and interest on such disbursements (all such indebtedness being hereinafter referred to as the "maximum amount secured hereby"). This Mortgage shall be valid and have priority over all subsequent liens and encumbrances, including statutory liens, excepting solely taxes and assessments levied on the Property, to the extent of the maximum amount secured hereby.

**19. Conversion to Installment Loan.** Pursuant to paragraph 12 of the Agreement, the Loans may be converted into an installment loan bearing interest at the rate set forth in the Agreement and payable in monthly installments of principal and interest over a period of not less than one year and not exceeding twenty (20) years from the date of the Agreement.

**20. Acceleration; Remedies.** Upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage or the Agreement, including the covenants to pay when due any sums secured by this Mortgage, Lender at Lender's option may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand, and/or may terminate the availability of loans under the Agreement and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosures, including, but not limited to, reasonable attorney's fees, and costs of documentary evidence, abstracts and title reports.

**21. Assignment of Rents; Appointment of Receiver; Lender in Possession.** As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 20 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 20 hereof or abandonment of the Property, and at any time prior to the expiration of any period of redemption following judicial sale, Lender, in person, by agent or by judicially appointed receiver, shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to receiver's fees, premiums on receiver's bonds and reasonable attorney's fees, and then to the sums secured by this Mortgage. Lender and the receiver shall be liable to account only for those rents actually received.

**22. Release.** Upon payment of all sums secured by this Mortgage and termination of the Agreement, Lender shall release this Mortgage without charge to Borrower. Lender shall pay all costs of recordation for said Release, if any.

**23. Waiver of Homestead.** Borrower hereby waives all right of homestead exemption in the Property.

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