

UNOFFICIAL COPY

89114228

This Second Mortgage, made this 3rd day of March, 1982, between Mortgagor,

Alan Rosenbloom and Susan Rosenbloom, His wife as joint tenants

("Borrower"), and Mortgagee, First Midwest Bank/Buffalo Grove, National Association, a national banking association whose address is 555 West Dundee Road, Buffalo Grove, Illinois 60089-2685 ("Lender").

Borrower is indebted to Lender in the principal sum of Eleven thousand five hundred ninety-five and 74/100--

Dollars (\$ 11,595.74) which is evidenced by Borrower's Note bearing the same dates as this Mortgage (the "Note") payable with interest at

the rate stated in the Note to the order of Lender in monthly installments with the balance due, if not sooner paid, on 03/02/, 1990.

To secure to Lender the repayment of the Note with interest, the payment of all other sums, with interest, advanced in order to protect the security of this Mortgage, and the performance of all other agreements of the Borrower contained in the Note and this Mortgage, Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of Cook, State of Illinois.

Lot 149 in Mill Creek, Unit Two, being a subdivision of part of Section 8, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois

Address: 1367 Radcliffe, Buffalo Grove, IL 60089

P.I.N. 03-08-317-019

Together with the buildings, improvements, easements and appurtenances on the real property and together with all Borrower's rights, title and interest in the streets next to the real property to their center lines, and together with all fixtures and articles of personal property, other than household furniture and other furniture, and together with all condemnation awards made for any taking by a governmental agency of the whole or any part of any of the property described.

This property is unencumbered except for that certain Mortgage dated May 11, 1977

to Home Federal Savings and Loan Association (First Mortgage), as Mortgagee (First Mortgage).

During the term of this Mortgage, Borrower agrees to the following:

- Borrower shall promptly pay when due the principal and interest on the indebtedness evidenced by the Note, late charges, if any, as provided in the Note, all other sums secured by this Mortgage and the indebtedness secured by the First Mortgage.
- All taxes, assessments, liens and encumbrances of all kinds in connection with this property shall be paid promptly when due and if not so paid, Lender shall have the option of paying the same, adding the costs to the debt secured by this Mortgage, the added amount drawing interest at the same rate as provided under the Note.
- Borrower agrees to keep the above described property insured against damage by fire and all hazards insured by the usual policies required to protect lenders (extended coverage in amounts and with a company acceptable to Lender. The insurance policy shall include a standard Mortgagee clause, protecting Lender as Junior Mortgagee. If not so insured, Lender shall have the option of purchasing but shall not be required to purchase such extended coverage on behalf of Borrower, and adding the cost to the debt secured by this Mortgage with the additional amount accruing interest at the rate stated in the Note. If Lender receives any insurance proceeds, Lender need not pay Borrower interest on such money and can use the money (a) to reduce Borrower's obligation under the Note, or (b) pay Borrower such portion of the proceeds as Lender in its sole discretion chooses to pay for repairs or such other purpose as Lender may direct.
- Borrower will keep all improvements on the property in good order and repair and will not commit or suffer any waste of the premises and will not remove any of the improvements from the premises. Lender may inspect the premises after providing reasonable notice to Borrower, and may enter the premises to make repairs and the amount advanced by Lender shall be added to the debt secured by this Mortgage and shall accrue interest at the rate stated in the Note.
- Borrower hereby assigns to Lender all leases, rentals and the income from the premises during the term of the Mortgage.
- During the term of this Mortgage, any additions or improvements to the premises shall also be covered by this Mortgage.
- If all or any part of the property or an interest therein (including without limitation the beneficial interest in an Illinois Land Trust holding title to the property) is sold or transferred 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, (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant, or (d) the grant of any leasehold interest of three years or less not containing an option to purchase, Lender may, at Lender's option, declare all the sums secured by this Mortgage to be immediately due and payable. Upon Borrower's breach of any agreement contained in this Mortgage or the First Mortgage, including the promise to pay when due any sums secured by this Mortgage or by the First Mortgage, Lender may, in accordance with applicable law, demand immediate payment of all sums secured by this Mortgage without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in this proceeding all expenses of foreclosure, including but not limited to, reasonable attorney's fees and costs of documentary evidence, stenographer's fees, abstracts, title reports and title insurance. Any such sum shall be secured by this Mortgage and included in the decree of foreclosure and will draw interest at the same rate as the Note.
- The lien of this Mortgage is and at all times shall remain junior and subordinate to the First Mortgage and the rights of the First Mortgagee. In the event Borrower's performance of promises under this Mortgage would constitute a default under the First Mortgage, such compliance will be excused but only to the extent necessary to avoid such default under the First Mortgage. The lien of this Mortgage and the indebtedness secured by this Mortgage shall not merge with the First Mortgage and the indebtedness secured by it even though the Lender is the same person as the First Mortgagee.
- Borrower hereby waives and releases all rights under and by virtue of the homestead exemption laws of the State of Illinois.

IN WITNESS WHEREOF, Borrower has executed this Mortgage

89114228

12/1/82

(X)

Alan Rosenbloom, Borrower

(X)

Susan Rosenbloom, Borrower

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This instrument prepared by Kellie Perrault c/o First Midwest 555 West Dundee Road, Buffalo Grove, Illinois 60089-2685  
Bank/Buffalo Grove

