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John F. O'Connell, III Susan E. O'Connell 415 North Kensington Avenue LaGrange Park, Illinois 60525 MORTGAGOR "I" includes each mortgagor above.	This instrument was prepared by (Name) Jan M. Murphy (Address) 620 W. Burlington Avenue LaGrange, IL First National Bank of LaGrange 620 West Burlington Avenue 89351070 LaGrange, Illinois 60525 MORTGAGEE "You" means the mortgagee, its successors and assigns.
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REAL ESTATE MORTGAGE: For value received, I, John F. O'Connell and Susan E. O'Connell, his wife*****, mortgage and warrant to you to secure the payment of the secured debt described below, on July 15, 1989 ***** 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: 415 North Kensington Avenue, LaGrange Park, Illinois 60525
(Street) (City) (Zip Code)

LEGAL DESCRIPTION:

Lot 16 in Block 7 in Richmond's Addition to LaGrange, in the South East 1/4 of the South West 1/4 of Section 33, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois....

P. I. N. 15-33-320-009

NOTICE
THIS MORTGAGE IS NOT ASSUMABLE

89351070

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

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.

Revolving credit loan agreement dated July 15, 1989, with initial annual interest rate of 12.500 % . 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 July 15, 1996 If not paid earlier:

The total unpaid balance secured by this mortgage at any one time shall not exceed a maximum principal amount of: Fifteen Thousand and no/100***** Dollars (\$ 15,000.00), plus interest, plus any disbursements made for the payment of taxes, special assessments, or insurance on the property, with interest on such disbursements.

Variable Rate: The interest rate on the obligation secured by this mortgage may vary according to the terms of that obligation.
 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 Assignment of Rents

SIGNATURES:

John F. O'Connell, III
John F. O'Connell, III
Susan E. O'Connell
Susan E. O'Connell

ACKNOWLEDGMENT: STATE OF ILLINOIS, Cook County as
The foregoing instrument was acknowledged before me this 15th day of July, 1989
by John F. O'Connell, III and Susan E. O'Connell, his wife*****
(Title)

Corporate or Partnership Acknowledgment

of _____ of _____ (Name of Corporation or Partnership)
a _____ on behalf of the corporation or partnership.

My commission expires: Jan M. Pearson
(Seal) **"OFFICIAL SEAL"**
Notary Public, Cook County, State of Illinois
My Commission Expires 7/17/92

Jan M. Pearson
(Notary Public)

THIS 2-4 FAMILY RIDER is made this 15th day of July, 19 89, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to First National Bank of LaGrange, 620 West Burlington Avenue, LaGrange, IL (the "Lender") of the same date and covering the property described in the Security Instrument and located at:

415 North Kensington Avenue, LaGrange Park, Illinois 60525

(Property Address)

2-4 FAMILY COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. USE OF PROPERTY; COMPLIANCE WITH LAW. Borrower shall not seek, agree to or make a change in the use of the Property or its zoning classification, unless Lender has agreed in writing to the change. Borrower shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.

B. SUBORDINATE LIENS. Except as permitted by federal law, Borrower shall not allow any lien inferior to the Security Instrument to be perfected against the Property without Lender's prior written permission.

C. RENT LOSS INSURANCE. Borrower shall maintain insurance against rent loss in addition to the other hazards for which insurance is required by Uniform Covenant 3.

D. "BORROWER'S RIGHT TO REINSTATE" DELETED. Uniform Covenant 18 is deleted.

E. ASSIGNMENT OF LEASES. Upon Lender's request, Borrower shall assign to Lender all leases of the Property and all security deposits made in connection with leases of the Property. Upon the assignment, Lender shall have the right to modify, extend or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph E, the word "lease" shall mean "sublease" if the Security Instrument is on a leasehold.

F. ASSIGNMENT OF RENTS. Borrower unconditionally assigns and transfers to Lender all the rents and revenues of the Property. Borrower authorizes Lender or Lender's agent to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender or Lender's agents. However, prior to Lender's notice to Borrower of Borrower's breach of any covenant or agreement in the Security Instrument, Borrower shall collect and give all rents and revenues of the Property as trustee for the benefit of Lender and Borrower. This assignment of rents constitutes an absolute assignment and not an assignment of additional security only.

If Lender gives notice of breach to Borrower: (i) all rents received by Borrower shall be held by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by the Security Instrument; (ii) Lender shall be entitled to collect and receive all of the rents of the Property; and (iii) each tenant of the Property shall pay all rents due and unpaid to Lender or Lender's agent on Lender's written demand to the tenant.

Borrower has not executed any prior assignment of the rents and revenues and will not perform any act that would prevent Lender from exercising its rights under this paragraph F.

Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

G. CROSS-DEFAULT PROVISION. Borrower's default or breach under any note or agreement in which Lender has an interest shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument.

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BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this 2-4 Family Rider.

John F. O'Connell, III (Seal)
Susan E. O'Connell (Seal)

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Property of Cook County Clerk's Office