

UNOFFICIAL COPY

COVENANTS: The Borrower and the Lender covenant and agree as follows:
1. Payment of Principal and Interest. The Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and all other amounts owing under the Note.
2. Charges and Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions...
3. Insurance. Borrower shall keep the Property and the improvements now existing or hereafter erected on the Property insured...
4. Preservation and Maintenance of Property. Borrower shall not destroy, damage, or substantially change the Property...
5. Protection of Lender's Rights in the Property. If Borrower fails to perform the covenants and agreements contained in this Mortgage...
6. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property...
7. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation...
8. Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest...
9. Borrower shall not operate to release the liability of the original Borrower or of any successor in interest...
10. Borrower or Borrower's successors in interest shall not be required to execute proceedings against any successor in interest...

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George F. Gee as Trustee
April 6, 1987
87,244.77
Document Number

7414 Ute Lane, Palos Heights, IL 60463
23-36-213-018
Permanent Index No.

Lot 30 in Calligher and Henry's Isthmia subdivision Unit No. 3, being a subdivision of part of the Northeast 1/4 of Section 36, Township 37 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.

LEMONT NATIONAL BANK
310 MAIN STREET
LEMONT, ILLINOIS 60439
THIS MORTGAGE is given to the Lender by the Borrower, Thomas A. Makris and Vio Makris, his wife, on the 14th day of August, 1987.

LEMONT NATIONAL BANK
HOME EQUITY LINE OF CREDIT MORTGAGE
70,000.00
Seventy Thousand and no/100
Cook County, Illinois
1400

LEMONT NATIONAL BANK HOME EQUITY LINE OF CREDIT AGREEMENT

This writing evidences a Line of Credit Agreement entered into by and between LEMONT NATIONAL BANK, a National Banking Association (Lender), having its principal place of business at 310 Main Street, Lemont, IL 60438 and the undersigned ("Borrower")

For and in consideration of the promises hereinafter set forth and the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby mutually acknowledged, it is agreed as follows:

Lender shall make available to Borrower on the terms, conditions and provisions hereinafter set forth a line of credit of \$70,000.00

or a prorated principal amount of any one month outstanding, which may be repaid and used again during the period from the date hereof up to and including the 14th day of August 1994

Borrower agrees to pay to Lender an annual service charge of \$25.00 for each year after the first year of this Agreement until the Line of Credit is terminated

Advance made pursuant to a line of credit may be made by the payment by Lender of special checks drawn by any of the Borrowers, which special checks shall be purchased by the Borrower. The maximum amount of any such check shall be \$500.00. Payment by the Lender of such checks shall constitute a loan to the Borrower, jointly and severally, for the amount of said check. The check will be accepted as a charge against the credit line established hereunder except the checks specifically purchased for that purpose.

The Borrower will be charged for the credit limit. The Borrower promises to pay for all such purchases and advances as well as any FINANCE CHARGE that may be assessed against the credit line. However, if the Borrower exceeds his credit limit, the Lender shall charge the Borrower for all such purchases and advances, and if the Lender does so, the Borrower promises to pay for all such purchases and advances as well as any FINANCE CHARGE that may be assessed against the credit line.

CHARGE that may be assessed against the credit line. The closing principal balance of any outstanding loans is determined on a daily basis by taking the beginning balance of the line of credit, plus any payments and credits on the date of crediting to the Borrower's account, and deducting applicable payments and credits on the date of crediting to the Borrower's account.

IV. STATEMENT: Lender shall transmit to Borrower a monthly statement of the amounts advanced during that month. FINANCE CHARGES on all outstanding advances and other transactions from Borrower under this Agreement shall be computed on the basis of the actual number of days for which the advance is outstanding.

V. PAYMENT: Borrower shall pay to Lender on the 15th day of each month the Required Payment set forth on the monthly statement, which shall be the full amount of the advance plus any FINANCE CHARGES, interest and any other amounts due.

FINANCE CHARGES: The maximum ANNUAL PERCENTAGE RATE (APR) equal to the index rate plus One Half (0.50) percentage points. The maximum ANNUAL PERCENTAGE RATE will not exceed 7.90%.

ANNUAL PERCENTAGE RATE: The maximum ANNUAL PERCENTAGE RATE will not be less than 9.50%.

FINANCE CHARGES: The maximum ANNUAL PERCENTAGE RATE will not be less than 9.50%.

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