THIS REVOLVING LOAN AGREEMENT MORTGAGE is made this 17th day of April Mortgagor, RICHARD K SANDBERG & JOANNE K SANDBERG (MARRIED TO EACH OTHER)

and the second of the control of the (herein, "Mortgagor"), and the Mortgagee, Ford Motor Credit Company, a Delaware Corporation, authorized to do business in Illinois; P.O. Box 6044, Dearborn, Michigan, 48121-6044 (herein, "Mortgagee").

WHEREAS, Mortgagor has entered into Revolving Loan Agreement (the "Agreement") dated April 19 \_ 90, pursuant to which Mortgagor may from time to time borrow from Mortgages amounts not to exceed the aggregate outstand. ing principal balance of \$ .62000.00 .... (the "Credit Limit"), plus interest thereon, which interest is payable at the rate and at the tline provided for in the Agreement. No future advances, as provided for in the Agreement, may be made by Mortgagee more than 20 years after the date of this Mortago:

NOW, THEREFORE, to secure to Mortgagee the repayment of the Credit Limit, which includes any advances inade from time to time by Mortgageo, with interest thereon, pursuant to the Agreement, the payment of all sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the dovernants and agreements of Mortgagor horein contained, Morgay or does hereby mortgage, grant, warrant, and convey to Mortgagee the property located in the County of \_\_Cook\_\_\_\_\_, Str.te of Illinois, legally closeribed as:

LOT 70 IN BAINS RESUBDIVISION OF PART OF FOREST RIDGE, A SUBDIVISION OF THE LAST & OF THE NORTH WEST & OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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COUR COUNTY RECORDER 111

Commonly known as: 9732 S Hamilton Chicago, Il 60643 Fin#25-07-118-023 (herein "Property Address")

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents; royallies, mineral oil and gas rights and profils, water, water rights, and water stock, and all new mow of hereafter attablied to the property govered by this Mortgage; and all of the foregoing, together with said property (or the indeedold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Mortgagor covenants that Mortgagor is inwfully selzed of the estate hereby conveyed and has the right to mortgage, grant? convey the Property, and that Mortgagor will warrant and defend generally the title to the Property regimet all claims and demands, subject to any mortgages, declarations, easoments, or restrictions listed in a schedule of exceptions to covarage in any title insurance polloy insuring Mortgagee's interest in the Property.

COVENANTS. Mortgagor covenants and agrees as follows:

- 1. Payment of Principal and Interest. Mortgagor shall promptly pay when due the principal of und interest on the indebtedness. incurred pursuant to the Agreement, togother with any fees and charges provided in the Agreement, including all future advances,
- 2. Application of Payments, Unless applicable law provides otherwise, an payments received by mortgages by Mortgages that the received by Mortgages by Mortgages that the payment of smounts payable to Mortgages by Mortgages under this the province of the 2. Application of Payments, Unless applicable law provides otherwise, all payments received by Mortgages under the Agree-Mortgage, then to interest, foes, and charges payable pursuant to the Agreement, then to the principal amounts outstanding under the Agreement.
- 3. Charges: Liens. Mortgagor shall pay or cause to be paid all taxes, assessments, and other charges, fines, and impositions attributable to the Property that may attain a priority over this Mortgage, leasehold payments or ground rants, if any, and all payments due under any mortgage disclosed by the little insurance policy insuring Mortgagee's Interest in the Property (the "First Mortgage"), if any, Upon Mortgagee's request, Mortgagor shall promptly furnish to Mortgagee receipts avidencing payment of amounts due under this. paragraph. Mortgagor shall promptly discharge any lien that has priority over this Mortgage, except the lien of the First Mortgage; provided, that Mortgagor shall not be required to discharge any such lion so long as Mortgagor shall agree in writing to the payment of the obligation secured by such lien in a manner acceptable of the Mortgages of shall in good faith obitest such lien by, or defendenforcement of such lien in, legal proceedings that operate to prevent the enforcement of the lien or forfeiture of the Property of or any part thereof.

4. Hazard Insurance. Mortgage and keep to improve next your existing or heart terested on the Property insured against loss by fire, hazards included within the term "extended coverage," and such other hazards as Mortgagee may require and in such amounts and for such periods as Mortgagee may require; provided, that Mortgagee shall not require that the amount of such coverage exceed that amount of coverage required to pay the total amount secured by this Mortgage, taking prior liens and co-insurance into account.

The insurance carrier providing the insurance shall be chosen by Mortgager and approved by Mortgagee (which approval shall not be unreasonably withheld). All premiums on insurance policies shall be paid in a timely manner. All insurance policies and renewals thereof shall be in form acceptable to Mortgagee and shall include a standard mortgage clause in favor of and in a form acceptable to Mortgagee. Mortgager shall promptly furnish to Mortgagee all renewal notices and all receipts for paid premiums. In the event of loss, Mortgagor shall give prompt notice to the insurance carrier and Mortgagee. Mortgagee may make proof of loss if not made by Mortgagor.

Unless Mortgages and Mortgager otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided such restoration or repair is economically feasible and the security of this Mortgage is not thereby impaired, if such restoration or repair is not economically feasible or if the security of this Mortgage would be impaired, the insurance process shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to borrower. If the Property is abandoned by Mortgager or if Mortgager falls to respond to Mortgagee within 30 days from the date notice is malled by Mortgagee to Mortgager that the insurance carrier offers to settle a claim for insurance benefits Mortgagee is authorized to collect and apply the insurance proceeds at Mortgagee's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

Unless Mortgages and Mortgagor otherwise agree in writing, any such application of procees to principal shall not extend or postpone the due date of the payments, due under the Agreement or change the amount of such payments. If under paragraph 19 hereof, the Property is acquired by Mortgages all right, title, and interest of Mortgagor in and to any insurance policies and in and to the proceeds thereof resulting from damages to the Property prior to the sale or acquisition shall pass to Mortgages to the extent of the sums secured by this Mortgage immediately prior to such sale or acquisition.

- 5. Preservation and Mainten and e of Property. Mortgagor shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold.
- 6. Protection of Mortgageo's Sacurity. If Mortgagor fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is communiced that materially affects Mortgagee's interest in the Property, including, but not limited to, any proceeding by or on behalf of a prior mortgage', eminent domain, insolvency, code enforcement, or arrangements or proceedings involving a bankruptcy or decedent, the Mortgagee, at Mortgagee's option, upon notice to Mortgager, may make such appearances, disburse such sums and take such action as is necessary to protect Mortgagee's interest, including, but not limited to, disbursement of reasonable attorney's fees and entry upon the Property to make repairs.

Any amount disbursed by Mortgages pursuant to the paragraph 6, with interest thereon, shall become additional indebtedness of Mortgager secured by this Mortgage. Unless Mortgager and Mortgages agree to other terms of payment, such amounts shall be payable upon Mortgages's demand and shall bear interest from the date of disbursement at the rate payable from time to time on outstainding principal under the Agreement. Nothing contained in this paragraph 6 shall require Mortgages to incur any expense or take any action horounder.

- 7. Inspection, Mortgagee may make or cause to be made reasonable entries upon and inspections of the Property, provided that Mortgagee shall give notice prior to any such inspection specifying .e.sonable cause therefor related to Mortgagee's interest in the Property.
- 6. 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 Mortgages.
- 9. Mortgagor Not Released. No extension of the time for payment or modification of any other term of the Agreement or this Mortgage granted by Mortgages to any successor in interest of the Mortgagor shall open to release, in any manner, the liability of the original Mortgagor and Mortgagor's successors in interest. Mortgagos shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify by reason of any demand made by the original borrower and Mortgagor's successors in interest.
- "10. Forebearance by Mortgagee Not a Walver. Any forebearance by Mortgagee in exercising a waight or remedy under the Agraement hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy, The producement of insurance or the payment of taxes or other liens or charges by Mortgagee shall not be a waiver of Mortgagee's right to necelerate the maturity of the indebtedness secured by this Mortgage.
- 11. Successors and Assigns Bound. The covenants and agreements herein contained shall bind and thurghts hereunder shall have to the respective successors and assigns of Mortgages and Mortgages, subject to the provisions of paragraph 16 hereof.
- 12. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Mortgagor provided for in this Mortgage shall be given by malling such notice by cartified mail addressed to Mortgagor at the Property address or at such other address as Mortgagor may designate by notice to Mortgagee as provided herein, and (b) any notice to Mortgagee shall be given by certified mail, return receipt requested, to Mortgagee's address stated herein or to such other address as Mortgagee may designate by notice to Mortgagor as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Mortgagor or Mortgagee when given in the manner designated herein.
- 13. Governing Law; Severability. This Mortgage shall be governed by the laws of Illinois. In the event that any provision or clause by this Mortgage or the Agreement conflicts with applicable laws, 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 to be severable; provided that the Mortgagee may exercise its termination option provided in paragraph 12 in the levent of changes in law after the date of this Mortgage.
- A secution or after recordation hereot.
  - 15. Transfer of the Property; Assumption. To the extent permitted by law, if all or any part of the Property or an interest therein, including without limitation any part of any beneficial interest in any trust holding title to the Property, is sold or transferred by Mortgagor or Mortgagor's beneficiary without Mortgagoe's prior written consent, Mortgagoe may, at Mortgagoe's option, declare all the sums secured by this Mortgage to be immediately due and payable.

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- 16. Revolving Credit Loan. This Not gages given to sound 1 ewil to credit loans and shift source 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 Mortgage, 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 tien 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 Property is located. The total amount of indebtedness secured hereby may increase or decrease from time to time, but the total unpaid principal balance of indebtedness secured hereby (including disbursements that the Mortgage 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, 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 to the extent of the maximum amount secured hereby over all subsequent liens and encumbrances, including statutory liens, excepting solely taxes and assessments tevied on the Property given priority by law.
- 17. Acceleration; Remedies. Upon Mortgagor's breach of any covenant or agreement of Mortgagor in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, or the occurrence of an Event of Default under the Agreement, which Events of Default are incorporated herein by this reference as though set forth in full herein, Mortgagee, at Mortgagee's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand, may terminate the availability of loans under the Agreement, and may foreclose this Mortgage by judicial proceeding. Mortgagee shall be entitled to collect in such proceeding, all expenses of foreclosure, including, but not limited to, reasonable attorney's fees, and costs of documentary evidence, abstract's, and title reports.

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

- 18. Assignment of Rents. As additional security hereunder, Mortgagor hereby assigns to Mortgagor the rents of the Property, provided that Mortgagor shall, prior to acceleration under paragraph 17 hereof or abandonment of the Property, have the right to collect and retain such ronts as they become due and payable.
- 19. Release. Upon payment in full of all amounts secured by this Mortgage and termination of the Agreement, Mortgages shall release this Mortgage. Mortgages shall pay all posts of recordation of the release, if any.
- 20. Walver of Homestead and Redemption. Mortgagor hereby walves all rights of homestead exemption in the event of a fore-closure in the Property.
- 21. Merger. All conditions, covenants and agreements contained in the Revolving Loan Agreement secured hereby are expressly incorporated herein.

IN WITNESS WHEREOF, Mortgagor(s) has (have) executed this Mortgage.

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appeared before me this day in per that they signed and delivered the therein set forth.	raon, and aoknowlodgo ro sald instrument as	thoir froo	and voluntary act, f	or the uses and pur	ровев
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