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90199302
This instrument was prepared by
(Name) KAREN CERICOLA, 14 N. DRYDEN,
(Address) ARLINGTON HEIGHTS, IL 60004

AMERICAN NATIONAL BANK & TRUST COMPANY
OF CHICAGO, AS TRUSTEE, AND NOT IN-
DIVIDUALLY UNDER TRUST AGREEMENT
DATED AUGUST 30, 1985 AND KNOWN AS
TRUST NUMBER 55395

DOUGLAS SAVINGS BANK, f/k/a
DOUGLAS SAVINGS & LOAN
ASSOCIATION
14 N DRYDEN
ARLINGTON HEIGHTS, ILLINOIS 60004

MORTGAGOR

"I" includes each mortgagor above.

MORTGAGEE

"you" means the mortgagee, its successors and assigns

EXPRESSLY MADE A PART HEREOF

AMERICAN NATIONAL BANK & TRUST COMPANY OF CHICAGO, AS
TRUSTEE, AND NOT INDIVIDUALLY UNDER TRUST AGREEMENT
DATED AUGUST 30, 1985 AND KNOWN AS TRUST #55395

REAL ESTATE MORTGAGE. For value received, I, APRIL 21, 1990
mortgage and warrant to you to secure the payment of the secured debt, described below, on
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: 1520 NORTH CHICAGO AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60004

LEGAL DESCRIPTION:

PARCEL I: The East 200 feet of Lot 22 in Smith & Dawson's Arlington Park
Acres, being a Subdivision of the West 1/2 of the West 1/2 of the
Northwest 1/4 of Section 19, Township 42 North, Range 11, East of
the Third Principal Meridian, in Cook County, Illinois.

PARCEL II: The East 1/2 of Lot 23 in Smith and Dawson's Arlington Park Acres,
being a Subdivision of the West 1/2 of the West 1/2 of the North
West 1/4 of Section 19, Township 42 North, Range 11, East of the
Third Principal Meridian, in Cook County, Illinois.

PERMANENT TAX NUMBER--PARCEL I: 03-19-102-039
PERMANENT TAX NUMBER--PARCEL II: 03-19-102-035

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.):

XX PRIME ADVANTAGE LINE OF CREDIT AGREEMENT DATED APRIL 21, 1990

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 APRIL 21, 1990 with initial annual interest rate of 11.00
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 APRIL 21, 2000 if not paid earlier.
The total unpaid balance secured by this mortgage at any one time shall not exceed a maximum principal amount of
SIXTY THOUSAND AND 00/100ths Dollars (\$ 60,000.00),
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

SIGNATURES: AMERICAN NATIONAL BANK & TRUST COMPANY OF CHICAGO, AS TRUSTEE, AND
NOT INDIVIDUALLY, UNDER TRUST AGREEMENT DTD. 8-30-85 & KNOWN AS TRUST
#55395 BY: [Signature]

ATTEST: [Signature] Peter Johansen

ACKNOWLEDGMENT: STATE OF ILLINOIS, APR 25 1990, County of COOK

The foregoing instrument was acknowledged before me this 25 day of APRIL
by J. MICHAEL WHELAN Assistant Secretary

Corporate or Partnership Acknowledgment of American National Bank and Trust Company of Chicago (Name of Corporation or Partnership)
a _____ on behalf of the corporation or partnership.

My commission expires: _____
"OFFICIAL SEAL"
Kale Davidson
Notary Public, State of Illinois
My Commission Expires 10/26/90

[Signature]
Notary Public

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11/14/00

DEPT-01 RECORRING 314.00
TR#222 TRAN 4589 05/01/99 16:25:00
#1308 # B *--90--199302
COOK COUNTY RECORDER

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1. **Payments.** I agree to make all payments on the secured debt when due. Unless we agree otherwise, any payments you receive from me or for my benefit will be applied first to any amounts I owe you on the secured debt (exclusive of interest or principal), second, to interest and then to principal. If partial prepayment of the secured debt occurs for any reason, it will not reduce or excuse any subsequently scheduled payment until the secured debt is paid in full.
2. **Claims against Title.** I will pay all taxes, assessments, liens and encumbrances on the property when due and will defend title to the property against any claims which would impair the lien of this mortgage. You may require me to assign any rights, claims or defenses which I may have against parties who supply labor or materials to improve or maintain the property.
3. **Insurance.** I will keep the property insured under terms acceptable to you at my expense and for your benefit. You will be named as loss payee or as the insured on any such insurance policy. Any insurance proceeds may be applied, within your discretion, to either the restoration or repair of the damaged property or to the secured debt. If you require mortgage insurance, I agree to maintain such insurance for as long as you require.
4. **Property.** I will keep the property in good condition and make all repairs reasonably necessary.
5. **Expenses.** I agree to pay all your expenses, including reasonable attorneys' fees if I break any covenants in this mortgage or in any obligation secured by this mortgage. Attorney's fees include those awarded by an appellate court. I will pay these amounts to you as provided in Covenant 10 of this mortgage.
6. **Default and Acceleration.** If I fail to make any payment when due or break any covenants under this mortgage, any prior mortgage or any obligation secured by this mortgage, you may accelerate the maturity of the secured debt and demand immediate payment and exercise any other remedy available to you. You may foreclose this mortgage in the manner provided by law.
7. **Assignment of Rents and Profits.** I assign to you the rents and profits of the property. Unless we have agreed otherwise in writing, I may collect and retain the rents as long as I am not in default. If I default, you, your agent, or a court appointed receiver may take possession and manage the property and collect the rents. Any rents you collect shall be applied first to the costs of managing the property, including court costs and attorneys' fees, commissions to rental agents, and any other necessary related expenses. The remaining amount of rents will then apply to payments on the secured debt as provided in Covenant 1.
8. **Waiver of Homestead.** I hereby waive all right of homestead exemption in the property.
9. **Leaseholds; Condominiums; Planned Unit Developments.** I agree to comply with the provisions of any lease if this mortgage is on a leasehold, regulations of the condominium or a planned unit development. I will perform all of my duties under the covenants, by-laws, or regulations of the condominium or planned unit development.
10. **Authority of Mortgagee to Perform for Mortgagee.** If I fail to perform any of my duties under this mortgage, you may perform the duties or cause them to be performed. You may sign my name or pay any amount if necessary for performance. If any construction on the property is discontinued or not carried on in a reasonable manner, you may do whatever is necessary to protect your security interest in the property. This may include completing the construction.
11. **Inspection.** You may enter the property to inspect if you give me notice beforehand. The notice must state the reasonable cause for your inspection.
12. **Condemnation.** I assign to you the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the property. Such proceeds will be applied as provided in Covenant 1. This assignment is subject to the terms of any prior security agreement.
13. **Waiver.** By exercising any remedy available to you, you do not give up your rights to later use any other remedy. By not exercising any remedy, if I default, you do not waive your right to later consider the event a default if it happens again.
14. **Joint and Several Liability; Co-signers; Successors and Assigns.** All duties under this mortgage are joint and several. If I co-sign this mortgage but do not co-sign the underlying debt I do so only to mortgage my interest in the property under the terms of this mortgage. I also agree that you and any party to this mortgage may extend, modify or make any other changes in the terms of this mortgage or the secured debt without my consent. Such a change will not release me from the terms of this mortgage.
15. **Notice.** Unless otherwise required by law, any notice to me shall be given by delivering it or by mailing it by certified mail addressed to me at the Property Address or any other address that I tell you. I will give any notice to you by certified mail to your address on the front side of this mortgage, or to any other address which you have designated.
- Any notice shall be deemed to have been given to either of us when given in the manner stated above.
16. **Transfer of the Property or a Beneficial Interest in the Mortgage.** If all or any part of the property or any interest in it is sold or transferred without your prior written consent, you may demand immediate payment of the secured debt. You may also demand immediate payment if the mortgage or its not a natural person and a beneficial interest in the mortgage is sold or transferred. However, you may not demand payment in the above situations if it is prohibited by federal law as of the date of this mortgage.
17. **Release.** When I have paid the secured debt, you will discharge this mortgage without charge to me. I agree to pay all costs to record this mortgage.

Property

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RIDER TO MORTGAGE

THIS MORTGAGE is executed by AMERICAN NATIONAL BANK & TRUST COMPANY OF CHICAGO,

not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said _____,

hereby warrants that it possesses full power and authority to execute this instrument), and it is expressly understood and agreed that nothing herein or in said note contained shall be construed as creating any liability on the said Trustee, personally to pay the said note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by lender and by every person now or hereafter claiming any right or security hereunder, and that so far as the Trustee personally is concerned, the legal holder or holders of said note and the owner or owners of any indebtedness accruing hereunder shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lien hereby created, in the manner herein and in said note provided or by action to enforce the personal liability of the guarantor, if any.

THE ATTACHED HERETO IS F

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Property of Cook County Clerk's Office