

UNOFFICIAL COPY

Warren E Sweeney	This instrument was prepared by First National Bank of Hoffman Estates (Name) 2200 West Higgins Rd Hoffman Estates (Address)
Beverly Sweeney 90273228	
110 Brinker Road	
Barrington Hills, IL 60010	
MORTGAGOR "I" includes each mortgagor above.	FIRST NATIONAL BANK OF HOFFMAN ESTATES 2200 W. Higgins Rd. Hoffman Estates, IL, 60195 MORTGAGEE "You" means the mortgagee, its successors and assigns.

REAL ESTATE MORTGAGE: For value received, I, Warren E Sweeney and Beverly Sweeney, 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: 110 Brinker Road (Street), Barrington Hills, IL (City), Illinois 60010 (Zip Code)

LEGAL DESCRIPTION: That part of the West half of the sec 15, Twnsp 42 North Range 9, East of the Third Principal Meridian described as follows: Beginning at a point on the west line of the Southwest quarter of the Northwest quarter of said sec 15, 97.53 ft North of the Southwest corner of the Southwest quarter of said Northwest quarter and running thence North along the West line of the Southwest quarter of said Northwest quarter 201.98 ft, thence on a 62 deg 15 minutes 30 seconds angle to the right of the last described course 597.17 ft thence on a 94 deg 30 minutes angle to the right of the last described course, 336.04 ft to the center line of Brinker Road as now platted and recorded, thence Southwesterly along the center line of Brinker Road on an 85 deg 30 minutes angle to the right of the last described course 703.90 ft, thence on a 104 deg 2 minutes 47 seconds angle to the right 161.05 ft to the place of beginning all in Cook County, Illinois

DEPT-01 RECORDING 113.00
 TMS555 TRAN 7409 06/11/90 11:31:00
 #3132 #E * -90-273228
 COOK COUNTY RECORDER

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 5-19-90, with initial annual interest rate of 11.35%. 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 5-19-91 If not paid earlier. The total unpaid balance secured by this mortgage at any one time shall not exceed a maximum principal amount of 10,000.00 Dollars \$ _____ 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 Home equity

SIGNATURES:

90273228

Warren E Sweeney
 Warren E Sweeney
Beverly Sweeney
 Beverly Sweeney

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ACKNOWLEDGMENT: STATE OF ILLINOIS, Cook County ss: The foregoing instrument was acknowledged before me this 19 day of May, 1990 by Warren E. Sweeney and Beverly Sweeney

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

My commission expires April 4, 1990
 OFFICIAL SEAL
 JANET L. FREDERICKS
 Notary Public, State of Illinois
 My Commission Expires April 4, 1993

Janet L. Fredericks
 Janet L. Fredericks
 Notary Public

90273228

Property

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 my bank will be applied first to any amount I owe you on the secured debt (excluding 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 impact 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 loan payee or as the insured on any such insurance policy. Any insurance proceeds may be applied first to the cost of repairing the property, to other 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 attorney's fees, if I break any covenant 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 covenant under this mortgage, any prior mortgage or 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 collect the property and collect the rents. Any rents you collect shall be applied first to the cost of managing the property, including court costs and attorney's fees, commissions to real estate 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 laws 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 my construction on the property is discontinued or not carried on in a responsible manner, you may do whatever is necessary to protect your security interest in the property. This may include completing the construction.

Your failure to perform will not prejudice you from exercising any of your other rights under the law or this mortgage. Any amounts paid by you to protect your security interest will be secured by this mortgage. Such amounts will be due on demand and will bear interest from the date of the payment until paid in full at the interest rate in effect on the secured debt.

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 waive your right to later consider, as a remedy, the event a default. If it happens again, remedy. If I default, you do not waive your right to later use any other remedy. By not exercising any

14. Joint and Several Liability; Co-signers 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; do so only to the extent I agree 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.

The duties and benefits of this mortgage shall bind and benefit the successors and assigns of either or both of us.

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 is 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 laws 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.

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