

My commission expires on the _____ day of _____, 1991.

ACKNOWLEDGMENT: STATE OF ILLINOIS, DuPage County ss: August 9th 1991

by Jayson B. Strode and Marton Strode, his wife

SIGNATURES: Jayson B. Strode, Marton Strode

TERMS AND COVENANTS: Ingress to the terms and covenants contained in this mortgage and in any riders described below and signed by me

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

XX Total unpaid balance secured by this mortgage at any one time shall not exceed a maximum principal amount of Sixty-Thousand and No/100 Dollars (\$60,000.00)

The above obligation is due and payable on August 9, 1996

XX Revolving credit loan agreement dated August 9, 1991, with an annual interest rate of 9.00%

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.

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.

The secured debt is evidenced by (list all instruments and agreements secured by this mortgage and the dates thereof)

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 recorded by me. Secured debt, as used in this mortgage, includes any amounts I owe you under this mortgage or under any instrument secured by this mortgage.

In the amount of \$70,000.00 dated 03/24/79 and recorded 03/28/79, my document number 24894611.

First mortgage to St. Paul Federal Savings & Loan of Chicago

located in Cook County, Illinois

LEGAL DESCRIPTION: LOT 4 IN BLOCK 4 IN MILLS AND SONS NORTH OAK PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 1127 Fair Oaks Oak Park, IL 60302

REAL ESTATE MORTGAGE: For value received, Jayson B. Strode and Marton Strode, his wife mortgage and warrant to you to secure the payment of the secured debt described below, on August 9, 1991

the real estate described below, and all rights, easements, appurtenances, rents, leases and existing and future improvements and fixtures full called the "property".

MORTGAGOR: Jayson B. Strode, Marton Strode

MORTGAGEE: OAK BROOK BANK OAK BROOK, ILLINOIS 60302

This instrument was prepared by Valerie A. Knezevich (Name) 2021 Spring Rd., Oak Brook, IL 60521 (Address)

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1127 Fair Oaks Oak Park, IL 60302

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UNOFFICIAL COPY

COVENANTS

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. Attorneys' 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; Condominium; Planned Unit Developments.** I agree to comply with the provisions of any lease if this mortgage is on a leasehold. If this mortgage is on a unit in a 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 Mortgagor.** 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.
Your failure to perform will not preclude you from exercising any of your other rights under the law of 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 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 Bound.** 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 of 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 mortgagee 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 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.

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Signature: [Handwritten Signature]
Signature: [Handwritten Signature]
By Oak Brook Bank: [Handwritten Signature]

SIGNATURES: By signing below you agree to the terms of this agreement and you authorize us to debit your account for the amount of the loan.

ATTORNEY'S FEES: You agree to pay all reasonable attorney's fees, including reasonable costs, in connection with this agreement.

APPROVAL: The amount of the loan is \$50,000.00. The term of the loan is 60 months. The interest rate is 12.00% per annum.

ADDITIONAL TERMS: The loan is subject to the terms and conditions of the promissory note and the security agreement.

ANNUAL PERCENTAGE RATE (APR): The APR for this loan is 12.00%. This rate includes the interest rate and all other charges that are required to be included in the APR.

FINANCE CHARGES: Finance charges are the total amount of interest and other charges that you will pay over the life of the loan.

REPAYMENT: You will repay the loan in 60 equal monthly payments of \$1,000.00.

DEFAULT: If you fail to make a payment when it is due, we may declare the entire amount of the loan to be due and payable immediately.

ASSIGNMENT: We may assign or otherwise dispose of all or part of our rights and obligations under this agreement.

ENTIRE AGREEMENT: This agreement, together with the promissory note and security agreement, constitute the entire agreement between us and you.

WITNESSES: This agreement is witnessed by two disinterested persons.

WITNESSES: [Handwritten Signatures]

WITNESSES: [Handwritten Signatures]

WITNESSES: [Handwritten Signatures]

WITNESSES: [Handwritten Signatures]

DEFINITIONS: The following definitions apply to the terms used in this agreement.

AGREEMENT: This agreement, together with the promissory note and security agreement, constitute the entire agreement between us and you.

LOAN: The loan is a term loan for the purpose of financing your business.

INTEREST: Interest is the charge for the use of money.

PRINCIPAL: The principal is the amount of money that you borrowed.

REPAYMENT: You will repay the loan in 60 equal monthly payments.

DEFAULT: If you fail to make a payment when it is due, we may declare the entire amount of the loan to be due and payable immediately.

ASSIGNMENT: We may assign or otherwise dispose of all or part of our rights and obligations under this agreement.

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WITNESSES: [Handwritten Signatures]

OAK BROOK BANK
2021 SPRING ROAD
OAK BROOK, ILLINOIS 60051
Lender's Name and Address

DAVID H. STODOLSKY
1127 FOLF OAK
OAK PARK, IL 60002
Borrower's Name and Address

Table with columns: Loan Amount, Interest Rate, Monthly Payment, etc.

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