

# UNOFFICIAL COPY

91563522 9 1 3 3 3 2 2

COOK COUNTY CLERK

UNRECORDED  
NO DUPLICATE

1991 OCT 29 AM 10:34

91563522

\$ 17.00

## Equity Credit Line Mortgage

THIS EQUITY CREDIT LINE MORTGAGE is made this 11TH day of OCTOBER, 1991, between the Mortgagor, CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE, UNDER TRUST AGREEMENT DATED OCTOBER 2, 1991 AND KNOWN AS TRUST NUMBER 1095003 (herein, "Mortgagor"), and the Mortgagee, The Northern Trust Company, an Illinois banking corporation, with its main banking office at 50 South La Salle Street, Chicago, Illinois 60675 (herein, "Mortgagee").

WHEREAS, Mortgagor has entered into The Northern Trust Company Equity Credit Line Agreement (the "Agreement") dated OCTOBER 11, 1991 pursuant to which Mortgagor may from time to time borrow from Mortgagee amounts not to exceed the aggregate outstanding principal balance of \$300,000.00 (the "Maximum Credit Amount"), plus interest thereon, which interest is payable at the rate and at the times provided for in the Agreement. All amounts borrowed under the Agreement plus interest thereon are due and payable on SEPTEMBER 15, 1996, or such later date as Mortgagee shall agree, but in no event more than 20 years after the date of this Mortgage.

NOW, THEREFORE, to secure to Mortgagee the repayment of the Maximum Credit Amount, with interest thereon, pursuant to the Agreement, the payment of all sums, with interest thereon, advanced in accordance herewith to provide security of this Mortgage, and the performance of the covenants and agreements of Mortgagor herein contained, Mortgagor does hereby mortgage, grant, sell, and convey to Mortgagee the property located in the County of COOK, State of ILLINOIS, which has the street address of 849 NORTH DEARBORN (herein "Property Address"), legally described as:

COOK  
CHICAGO, ILLINOIS 60610

SEE ATTACHED RIDER

Permanent Index Number 17-04-442-053

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Mortgagor covenants that Mortgagor is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant, and convey the Property, and that Mortgagor will defend and defend generally the title to the Property against all claims and demands, subject to any mortgages, declarations, judgments, or restrictions listed in a schedule of exceptions to coverage in any title insurance policy 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 and interest on the indebtedness incurred pursuant to the Agreement, together with any fees and charges provided in the Agreement.
2. **Application of Payments.** Unless applicable law provides otherwise, all payments received by Mortgagee under the Agreement and paragraph 1 hereof shall be applied by Mortgagee first in payment of amounts payable to Mortgagee by Mortgagor under this Mortgage; then to interest, fees, and charges payable pursuant to the Agreement; then to the principal amounts outstanding under the Agreement.

If Mortgagor has paid any precomputed finance charge, upon Mortgagor's payment of the entire outstanding principal balance and termination of the Equity Credit Line, Mortgagor shall be entitled to a refund of the unearned portion of such prepaid finance charge in an amount not less than the amount that would be calculated by the actuarial method, provided that Mortgagor shall not be entitled to any refund of less than \$1.00. For the purposes of this paragraph the term "actuarial method" shall mean the method of allocating payments made on a debt between the outstanding balance of the obligation and the precomputed finance charge pursuant to which a payment is applied first to the accrued precomputed finance charge and any remainder is subtracted from, or any deficiency is added to the outstanding balance of the obligation.

This document prepared by:

ROSE A. ELLIS, ESQ.  
THE NORTHERN TRUST COMPANY  
50 S. La Salle Street  
Chicago, Illinois 60675

BOX 333

91563522

73-19-661 DT 1991

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 rents of any kind and all payments due under any mortgage (backed by the title 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 evidencing payments 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 lien so long as Mortgagor shall agree in writing to the payment of the obligation secured by such lien in a manner acceptable to Mortgagee, or shall in good faith contest such lien by, or defend enforcement of such lien in, legal proceedings that operate to prevent the enforcement of the lien or forfeiture of the Property or any part thereof.

4 Hazard Insurance. Mortgagor shall keep the improvements now existing or hereafter erected 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 priority liens and co-insurance into account.

The insurance carrier providing the insurance shall be chosen by Mortgagee and approved by Mortgagor (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 form acceptable to Mortgagee. Mortgagor 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 promptly by Mortgagor.

Unless Mortgagee and Mortgagor 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 proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Mortgagor. If the Property is abandoned by Mortgagor or if Mortgagor fails to respond to Mortgagee within 30 days from the date notice is mailed by Mortgagee to Mortgagor, 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 Mortgagee and Mortgagor otherwise agree in writing, any such application of proceeds 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 Mortgagee, all right, title, and interest of Mortgagor in and to any insurance policies and in and to the proceeds thereof resulting from damage to the Property prior to the sale or acquisition shall pass to Mortgagee to the extent of the sums secured by this Mortgage immediately prior to such sale or acquisition.

5 Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments. 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. If this Mortgage is on a unit in a condominium or a planned unit development, Mortgagor shall perform all of Mortgagor's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the bylaws and regulations of the condominium or planned unit development, and constituent documents. If a condominium or planned unit development rider is executed by Mortgagor and recorded together with this Mortgage, the covenants and agreements of such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Mortgage as if the rider were a part hereof.

6 Protection of Mortgagee's Security. If Mortgagor fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced that materially affects Mortgagee's interest in the Property, including, but not limited to, any proceeding by or on behalf of a prior mortgagee, eminent domain, involuntary, code enforcement, or arrangements or proceedings involving a bankrupt or decedent, Mortgagee, at Mortgagee's option, upon notice to Mortgagor, 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 attorneys' fees and entry upon the Property to make repairs.

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

7 Inspection. Mortgagee may make or cause to be made reasonable entries upon and inspections of the Property, provided that Mortgagee shall give Mortgagor notice prior to any such inspection specifying reasonable cause therefor related to Mortgagee's interest in the Property.

8 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 Mortgagee. In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Mortgagor. In the event of partial taking of the Property, that fraction of the proceeds of the award with a numerator equal to the total of loans and other amounts secured immediately before the taking, and a denominator equal to the value of the Property immediately before the taking, shall be applied to the sums secured by this Mortgage, and the excess paid to Mortgagor.

If the Property is abandoned by Mortgagor, or if, after notice by Mortgagee to Mortgagor that the condemnor has offered to make an award or settle a claim for damages, Mortgagor fails to respond to Mortgagee within 30 days after the date such notice is mailed, Mortgagee is authorized to collect and apply the proceeds, at Mortgagee's option, either to restoration or repair of the property or to the sums secured by this Mortgage.

Unless Mortgagee and Mortgagor otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of the amounts due under the Agreement or change the amount of such payments.

9 Mortgagee Not Released. No extension of the time for payment or modification of any other term of the Agreement or this Mortgage granted by Mortgagee to any successor in interest of the Mortgagor shall operate to release, in any manner, the liability of the original Mortgagor and Mortgagor's successors in interest. Mortgagee 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 Mortgagor and Mortgagor's successors in interest.

10 Forebearance by Mortgagee Not a Waiver. Any forbearance by Mortgagee in exercising any right or remedy under the Agreement, hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy. The procurement of insurance or the payment of taxes or other liens or charges by Mortgagee shall not be a waiver of Mortgagee's right to accelerate the maturity of the indebtedness secured by this Mortgage.

11 Successors and Assigns Bound; Joint and Several Liability; Captions. The covenants and agreements herein contained shall bind and the rights hereunder shall inure to, the respective successors and assigns of Mortgagee and Mortgagor, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Mortgagor shall be joint and several. The captions and headings of the paragraphs of this Mortgage are for convenience only and are not to be used to interpret or define the provisions hereof.

12 Legislation Affecting Mortgagee's Rights. If enactment or expiration of applicable law has the effect of rendering any provision of the Agreement or this Mortgage unenforceable according to its terms, Mortgagee, at its option, may require immediate payment in full of all sums secured by this Mortgage and may invoke any remedies permitted by paragraph 19.

13 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 mailing such notice by certified 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

315003522

UNOFFICIAL COPY

manner designated herein. 14. Governing Law; Severability. This Mortgage shall be governed by the laws of Illinois. In the event that any provision or clause of this Mortgage or the Agreement conflicts with applicable law, 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 this Mortgage and the Agreement are declared to be severable, provided that Mortgagee may exercise its termination option provided in paragraph 12 in the event of changes in law after the date of this Mortgage.

15. Mortgagor's Copy. Mortgagor shall be furnished a conformed copy of the Agreement and of this Mortgage at the time of execution or after recordation hereof.

16. 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 without Mortgagee's prior written consent, Mortgagee may, at Mortgagee's option, declare all the sums secured by this Mortgage to be immediately due and payable.

17. Revolving Credit Loan. This Mortgage is given to secure a revolving credit loan unless and until such loan is converted to an installment loan (as provided in the Agreement), and shall secure 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 Mortgagee, 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 or outstanding at the time any advance is made. The lien 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 Mortgagee may make under this Mortgage, the Agreement, or any other document with respect thereto); any one time outstanding shall not exceed the Maximum Credit Amount, 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 levied on the Property given priority by law.

18. ~~REDACTED SECTION~~

19. 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; provided that Mortgagee shall notify Mortgagor at least 30 days before instituting any action leading to repossession or foreclosure (except in the case of Mortgagor's abandonment of the Property or other extreme circumstances). Mortgagee shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorneys' fees, and costs of documentary evidence, abstracts, 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 equity, and may be exercised concurrently, independently, or successively.

20. Assignment of Rents; Appointment of Receiver; Mortgagee in Possession. As additional security hereunder, Mortgagor hereby assigns to Mortgagee the rents of the Property, provided that Mortgagor shall, prior to acceleration under paragraph 19 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 19 hereof or abandonment of the Property, and at any time prior to judicial sale, Mortgagee, in person, by agent, or by judicially appointed receiver, shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by Mortgagee or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents including, but not limited to receiver's fees, premiums on receiver's bonds, and reasonable attorneys' fees, and then to the sums secured by this Mortgage. Mortgagee and the receiver shall be liable to account only for those rents actually received.

21. Release. Upon payment in full of all amounts secured by this Mortgage and termination of the Agreement, Mortgagee shall release this Mortgage without charge to Mortgagor. Mortgagee shall pay all costs of recordation of the release, if any.

22. Waiver of Homestead. To the extent permitted by law, Mortgagor hereby releases and waives all rights under and by virtue of the homestead exemption laws of Illinois.

IN WITNESS WHEREOF, Mortgagor has executed this Mortgage, CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE, UNDER TRUST AGREEMENT DATED OCTOBER 2, 1991 AND KNOWN AS TRUST NUMBER 1095003

Mortgagor ANN NOT PERSONALLY

It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee, while in form purporting to be warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are in effect, nevertheless, each and every one of them made and intended to be a personal warranty, indemnity, representation, covenant, undertaking and agreement by the Trustee for the purpose of with the intention of binding and Trustee personally, but are made and intended to be the property of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee, not as trustee, without liability, but solely in the exercise of the powers conferred upon it as such Trustee, and that no personal liability or personal responsibility is assumed by nor shall it in any time be assumed by said Trustee against the Chicago Title and Trust Company on account of this instrument or on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability of any being expressly waived and released.

IN WITNESS WHEREOF, Chicago Title and Trust Company, its corporate trustee, has caused these presents to be signed by its Assistant Vice President, and its corporate seal to be hereunto affixed and attested by its Assistant Secretary, this day and year first above written.

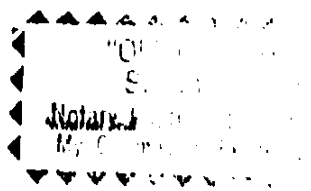
Corporate Seal

STATE OF ILLINOIS
COUNTY OF COOK

CHICAGO TITLE AND TRUST COMPANY, as Trustee, as above said and not personally.
By Karen J. Kelly ASSISTANT VICE PRESIDENT
Charles J. Magney ASSISTANT SECRETARY

I, the undersigned, a Notary Public in and for the County and State above said, DO HEREBY CERTIFY that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth, and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 28th day of OCT 28 1991
Susan Barber Notary Public



91563522

Attached exemption rider is incorporated herein

91563522

# UNOFFICIAL COPY

manner designated herein. 14. Governing Law. This Mortgage shall be governed by the laws of Illinois. In the event that any provision of 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 the end the provisions of this Mortgage and the Agreement are declared to be severable, provided that Mortgagee may exercise its termination option provided in paragraph 12 in the event of changes in law after the date of this Mortgage.

15. Mortgagor's Copy. Mortgagor shall be furnished a conformed copy of the Agreement and of this Mortgage at the time of execution or after recordation hereof.

16. 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 without Mortgagee's prior written consent, Mortgagee may, at Mortgagee's option, declare all the sums secured by this Mortgage to be immediately due and payable.

17. Revolving Credit Loan. This Mortgage is given to secure a revolving credit loan unless and until such loan is converted to an installment loan (as provided in the Agreement), and shall secure 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 Mortgagee, 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 lien 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 Mortgagee may make under this Mortgage, the Agreement, or any other document with respect thereto) at any one time outstanding shall not exceed the Maximum Credit Amount, 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 levied on the Property given priority by law.

18. ~~CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE, UNDER TRUST AGREEMENT DATED OCTOBER 2, 1991 AND KNOWN AS TRUST NUMBER 1095003~~

19. Remedies. Mortgagee shall have the benefit 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, provided that Mortgagee shall notify Mortgagor at least 30 days before instituting any action leading to repossession or foreclosure (except in the case of Mortgagor's abandonment of the Property or other extreme circumstances). Mortgagee shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorneys' fees, and costs of documentary evidence, abstracts, 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 equity, and may be exercised concurrently, independently, or successively.

20. Assignment of Rents; Appointment of Receiver; Mortgagee in Possession. As additional security hereunder, Mortgagor hereby assigns to Mortgagee the rents of the Property, provided that Mortgagor shall, prior to acceleration under paragraph 19 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 19 hereof or abandonment of the Property, and at any time prior to judicial sale, Mortgagee, in person, by agent, or by judicially appointed receiver, shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by Mortgagee or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents including, but not limited to receiver's fees, premiums on receiver's bonds, and reasonable attorneys' fees, and then to the sums secured by this Mortgage. Mortgagee and the receiver shall be liable to account only for those rents actually received.

21. Release. Upon payment in full of all amounts secured by this Mortgage and termination of the Agreement, Mortgagee shall release this Mortgage without charge to Mortgagor. Mortgagee shall pay all costs of recordation of the release, if any.

22. Waiver of Homestead. To the extent permitted by law, Mortgagor hereby releases and waives all rights under and by virtue of the homestead exemption laws of Illinois.

IN WITNESS WHEREOF, Mortgagor has executed this Mortgage, CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE, UNDER TRUST AGREEMENT DATED OCTOBER 2, 1991 AND KNOWN AS TRUST NUMBER 1095003

Mortgagor: ANN NOT PERSONALLY

It is expressly understood and agreed by and between the parties hereto, in signing hereon, that each and all of the warranties, undertakings, representations, covenants, acknowledgments and agreements herein made by the parties hereto, in signing hereon, shall be deemed to be made by the parties hereto, in signing hereon, for the purpose of binding only that portion of the trust property specifically identified in this instrument and to be collected by said Trustee, not to be collected by the executor of the trust or any other person, and that no personal liability or personal responsibility is assumed by said Trustee at any time as asserted or implied against the Chicago Title and Trust Company, or any of its officers, directors, employees, representatives, agents, or assignees, in connection with the execution, delivery, or performance of this instrument, or in connection with any warranty, undertaking, representation, covenant, acknowledgment or agreement of the said Trustee, in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

IN WITNESS WHEREOF, Chicago Title and Trust Company, as Trustee, has caused this instrument to be signed by its Assistant Vice President and its corporate seal to be hereunto affixed and attested by its Assistant Secretary, the day and year first above written.

Corporate Seal

STATE OF ILLINOIS

COUNTY OF COOK

CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE, as above said and not personally by *Taren Nichols* ASSISTANT VICE PRESIDENT and *Charles [Signature]* ASSISTANT SECRETARY

I, *Susan [Signature]*, of the County of Cook, State of Illinois, do hereby certify that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, (and/or, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as the covenants and voluntarily act and as the free and voluntary act of said Company for the uses and purposes therein set forth, and the said Assistant Secretary then and there acknowledged that said Assistant Secretary is a duly authorized officer of said Company and that the corporate seal of said Company is affixed to said instrument as said Assistant Secretary's signature and voluntarily act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS

*Susan [Signature]* Notary Public

OCT 28 1991

91563522

Attached examination rider is incorporated herein

91563522

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 rents, if any, and all payments due under any mortgage disclosed by the title 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 evidencing payments 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 lien so long as Mortgagor shall agree in writing to the payment of the obligation secured by such lien in a manner acceptable to Mortgagee, or shall in good faith contest such lien by, or defend enforcement of such lien in, legal proceedings that operate to prevent the enforcement of the lien or forfeiture of the Property or any part thereof.

4. **Hazard Insurance.** Mortgagor shall keep the improvements now existing or hereafter erected 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 for insurance shall be chosen by Mortgagor and approved by Mortgagee (such 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 form acceptable to Mortgagee. Mortgagor 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 promptly by Mortgagor.

Unless Mortgagee and Mortgagor 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 proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Mortgagor. If the Property is abandoned by Mortgagor or if Mortgagor fails to respond to Mortgagee within 30 days from the date notice is mailed by Mortgagee to Mortgagor, 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 Mortgagee and Mortgagor otherwise agree in writing, any such application of proceeds 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 Mortgagee, all right, title, and interest of Mortgagor is and to any insurance policies and in and to the proceeds thereof resulting from damage to the Property prior to the sale or acquisition shall pass to Mortgagee to the extent of the sums secured by this Mortgage immediately prior to such sale or acquisition.

5. **Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments.** 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. If this Mortgage is on a unit in a condominium or a planned unit development, Mortgagor shall perform all of Mortgagor's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the bylaws and regulations of the condominium or planned unit development, and constituent documents. If a condominium or planned unit development rider is executed by Mortgagor and recorded together with this Mortgage, the covenants and agreements of such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Mortgage as if the rider were a part hereof.

6. **Protection of Mortgagee's Security.** If Mortgagor fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced that materially affects Mortgagee's interest in the Property, including, but not limited to, any proceeding by or on behalf of a prior mortgagee, eminent domain, insolvency, code enforcement, or arrangements or proceedings involving a bankrupt or decedent, Mortgagee, at Mortgagee's option, upon notice to Mortgagor, 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 attorneys' fees and any upon the Property to make repairs. 2

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

7. **Inspection.** Mortgagee may make or cause to be made reasonable entries upon and inspections of the Property, provided that Mortgagee shall give Mortgagor notice prior to any such inspection specifying reasonable cause therefor related to Mortgagee's interest in the Property.

8. **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 Mortgagee. In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Mortgagor. In the event of partial taking of the Property, that fraction of the proceeds of the award with a numerator equal to the total of Loans and other amounts secured immediately before the taking, and a denominator equal to the value of the Property immediately before the taking, shall be applied to the sums secured by this Mortgage, and the excess paid to Mortgagor.

If the Property is abandoned by Mortgagor, or if, after notice by Mortgagee to Mortgagor that the condemnor has offered to make an award or settle a claim for damages, Mortgagor fails to respond to Mortgagee within 30 days after the date such notice is mailed, Mortgagee is authorized to collect and apply the proceeds, at Mortgagee's option, either to restoration or repair of the property or to the sums secured by this Mortgage.

Unless Mortgagee and Mortgagor otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of the amount due under the Agreement or change the amount of such payments.

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 Mortgagee to any successor in interest of the Mortgagor shall operate to release, in any manner, the liability of the original Mortgagor and Mortgagor's successors in interest. Mortgagee 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 Mortgagor and Mortgagor's successors in interest.

10. **Forebearance by Mortgagee Not a Waiver.** Any forbearance by Mortgagee in exercising any right or remedy under the Agreement, hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy. The procurement of insurance or the payment of taxes or other liens or charges by Mortgagee shall not be a waiver of Mortgagee's right to accelerate the maturity of the indebtedness secured by this Mortgage.

11. **Successors and Assigns Bound; Joint and Several Liability; Captions.** The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Mortgagee and Mortgagor, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Mortgagor shall be joint and several. The captions and headings of the paragraphs of this Mortgage are for convenience only and are not to be used to interpret or define the provisions hereof.

12. **Legislation Affecting Mortgagee's Rights.** If enactment or expiration of applicable law has the effect of rendering any provision of the Agreement or this Mortgage unenforceable according to its terms, Mortgagee, at its option, may require immediate payment in full of all sums secured by this Mortgage and may invoke any remedies permitted by paragraph 19.

13. **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 mailing such notice by certified 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

91503522

Illinois 60675  
Chicago,

50 South LaSalle Street

Mail To: The Northern Trust Company  
Attn: BARBARA L. KRAUSS B-A

NOTARY PUBLIC

My commission expires \_\_\_\_\_

(Given under my hand and official seal, this day \_\_\_\_\_

of \_\_\_\_\_

acknowledged that \_\_\_\_\_

signed and delivered the said instrument as \_\_\_\_\_  
free and voluntary act, for the use and \_\_\_\_\_  
purpose therein set forth.

I, \_\_\_\_\_  
a Notary Public in and for said county and state, do hereby certify  
appeared before me this day in person, and

State of Illinois  
County of \_\_\_\_\_

SS

Mortgage

[REDACTED]

Property of Cook County Clerk's Office

19 Acceleration: Remedies. Upon the occurrence of a breach of any covenant or agreement of mortgage in this Mortgage including the covenant to pay when due any sums secured by this Mortgage, or the occurrence of an event of default under the Agreement which event is declared 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, and may foreclose this Mortgage by judicial process under the Agreement, and may foreclose this Mortgage by judicial process, provided that Mortgagee shall notify Mortgagee at least 30 days before instituting any action leading to repossession or foreclosure (except in the case of Mortgagee's abandonment of the Property or other extreme circumstances) Mortgagee shall be entitled to collect in such proceedings all expenses of foreclosure, including, but not limited to, reasonable attorney fees, and costs of documentary evidence, abstracts, 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 equity, and may be exercised concurrently, independently, or successively.

20 Assignment of Benefits; Appointment of Receiver; Mortgagee in Possession. As additional security hereunder, Mortgagee hereby assigns to

15. Mortgagee's Copy. Mortgagee shall be furnished a certified copy of the Agreement and of this Mortgage at the time of execution or after receipt hereof.

16. 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 Mortgagee without Mortgagee's prior written consent, Mortgagee may, at Mortgagee's option, declare all the sums secured by this Mortgage to be immediately due and payable.

91563522

9156352

3. Charges; Liens. Mortgages shall pay or cause to be paid all taxes, assessments, and other charges, fines, and impositions attributable to the Property that may obtain a priority over this Mortgage, leasehold payments or ground rents, if any, and all payments due under any mortgage disclosed by the insurance policy insuring Mortgage's interest in the Property (the "first Mortgage"). If any (upon Mortgage's request, Mortgage shall promptly furnish to Mortgage receipt evidencing payment of amount due under this paragraph, except the lien of the first Mortgage; provided, that Mortgage shall not be required to discharge any such lien so long as Mortgage shall agree in writing to the payment of the obligation secured by such lien in a manner acceptable to Mortgage, or shall in good faith contest such lien by, or defend enforcement of such lien in, legal proceedings that operate to prevent the enforcement of the lien or forfeiture of the Property or any part thereof.

4. Hazard Insurance. Mortgage shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards as may be required by the Mortgage. Mortgage shall not require that the amount of such coverage exceed the amount of coverage required to pay the total amount of the Mortgage, or that the Mortgage shall not require that the amount of such coverage exceed the amount of coverage required to pay the total amount of the Mortgage, or that the Mortgage shall not require that the amount of such coverage exceed the amount of coverage required to pay the total amount of the Mortgage.

5. Preservation and Maintenance of Property; Leaseholds; Condemnation; Planned Unit Developments. Mortgage shall keep the Property in good repair and shall not allow any material impairment or destruction of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a condominium or a planned unit development, Mortgage shall perform all of Mortgage's obligations under the declaration or covenants creating or governing the condominium or planned unit development, and covenants, conditions, and restrictions recorded together with this Mortgage, the covenants and agreement of such condominium or planned unit development as recorded by Mortgage and rider shall be incorporated into and shall amend and supplement the covenants and agreement of this Mortgage as if the rider were a part hereof.

6. Protection of Mortgage's Security. If Mortgage fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced that materially affects Mortgage's interest in the Property, including, but not limited to, any proceeding by or on behalf of prior mortgagee, eminent domain, involuntary, code enforcement, or arrangement or proceedings involving a bankrupt or decedent, Mortgage, a Mortgage's option, upon notice to Mortgage, may make such arrangements, determine such sums and take such action as is necessary to protect Mortgage's interest in the Property.

7. Inspection. Mortgage may make or cause to be made reasonable entries upon and inspections of the Property, provided that Mortgage shall give Mortgage notice prior to any such inspection specifying reasonable cause therefor related to Mortgage's interest in the Property.

8. 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, hereby assigned and shall be paid to Mortgage. In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Mortgage. In the event of partial taking of the Property, that fraction of the proceeds of the award with a numerator equal to the total of loans and other amounts secured immediately before the taking, and a denominator equal to the value of the Property immediately before the taking, shall be applied to the sums secured by this Mortgage, and the excess paid to Mortgage.

9. Mortgagee Not Released. No extension of the time for payment or modification of any other term of the Agreement or this Mortgage granted by Mortgage to any successor in interest of the Mortgagee shall operate to release or in any manner, the liability of the original Mortgagee and Mortgage's successors in interest. Mortgage shall not be required to commence proceedings against a successor or refuse to extend time for payment or otherwise modify by reason of any demand made by the original Mortgagee and Mortgage's successors in interest. Mortgage shall not be required to commence proceedings against a successor or refuse to extend time for payment or otherwise modify by reason of any demand made by the original Mortgagee and Mortgage's successors in interest.

10. Foreclosure. Mortgagee shall have the right to foreclose on the Property in accordance with the terms of the Agreement, subject to the provisions of paragraph 10 hereof. Mortgage shall not be a holder of or preclude the exercise of any such right or remedy under the Agreement, hereunder, or otherwise afforded by applicable law, shall not be a holder of or preclude the exercise of any such right or remedy under the Agreement, hereunder, or otherwise afforded by applicable law, shall not be a holder of or preclude the exercise of any such right or remedy under the Agreement, hereunder, or otherwise afforded by applicable law.

11. Successors and Assigns Bound; Joint and Several Liability; Capabilities. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Mortgagee. All covenants and agreements of Mortgage shall be joint and several. The covenants and agreements of Mortgage shall be joint and several. The covenants and agreements of Mortgage shall be joint and several. The covenants and agreements of Mortgage shall be joint and several.

12. Legalization Affecting Mortgage's Rights. If enactment or expiration of applicable laws has the effect of rendering any provision of the Agreement or this Mortgage unenforceable according to its terms, Mortgage, at its option, may require immediate payment in full of all sums secured by this Mortgage and may invoke any remedies permitted by paragraph 19.

13. Notices. Except for any notice required under applicable law to be given in another manner, (a) any notice to Mortgage provided for in this Mortgage shall be given by mailing such notice by certified mail addressed to Mortgage at the Property Address or at such other address as Mortgage may designate by notice to Mortgage as provided herein, and (b) any notice to Mortgage shall be given by certified mail, return receipt requested, to Mortgage's address stated herein or to such other address as Mortgage may designate by notice to Mortgage as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Mortgage if it is mailed to the address stated herein or to such other address as Mortgage may designate by notice to Mortgage as provided herein.

14. Release of Property. Mortgage shall release the Property from its obligation to Mortgage upon the payment in full of all sums secured by this Mortgage, and shall execute and deliver to Mortgage a deed of release and a deed of reconveyance in favor of Mortgage, and shall execute and deliver to Mortgage a deed of release and a deed of reconveyance in favor of Mortgage, and shall execute and deliver to Mortgage a deed of release and a deed of reconveyance in favor of Mortgage.

15. Release of Property. Mortgage shall release the Property from its obligation to Mortgage upon the payment in full of all sums secured by this Mortgage, and shall execute and deliver to Mortgage a deed of release and a deed of reconveyance in favor of Mortgage, and shall execute and deliver to Mortgage a deed of release and a deed of reconveyance in favor of Mortgage, and shall execute and deliver to Mortgage a deed of release and a deed of reconveyance in favor of Mortgage.

16. Release of Property. Mortgage shall release the Property from its obligation to Mortgage upon the payment in full of all sums secured by this Mortgage, and shall execute and deliver to Mortgage a deed of release and a deed of reconveyance in favor of Mortgage, and shall execute and deliver to Mortgage a deed of release and a deed of reconveyance in favor of Mortgage, and shall execute and deliver to Mortgage a deed of release and a deed of reconveyance in favor of Mortgage.

17. Release of Property. Mortgage shall release the Property from its obligation to Mortgage upon the payment in full of all sums secured by this Mortgage, and shall execute and deliver to Mortgage a deed of release and a deed of reconveyance in favor of Mortgage, and shall execute and deliver to Mortgage a deed of release and a deed of reconveyance in favor of Mortgage, and shall execute and deliver to Mortgage a deed of release and a deed of reconveyance in favor of Mortgage.

18. Release of Property. Mortgage shall release the Property from its obligation to Mortgage upon the payment in full of all sums secured by this Mortgage, and shall execute and deliver to Mortgage a deed of release and a deed of reconveyance in favor of Mortgage, and shall execute and deliver to Mortgage a deed of release and a deed of reconveyance in favor of Mortgage, and shall execute and deliver to Mortgage a deed of release and a deed of reconveyance in favor of Mortgage.

19. Release of Property. Mortgage shall release the Property from its obligation to Mortgage upon the payment in full of all sums secured by this Mortgage, and shall execute and deliver to Mortgage a deed of release and a deed of reconveyance in favor of Mortgage, and shall execute and deliver to Mortgage a deed of release and a deed of reconveyance in favor of Mortgage, and shall execute and deliver to Mortgage a deed of release and a deed of reconveyance in favor of Mortgage.

91503522

# UNOFFICIAL COPY

9 1 3 0 3 5 2 2

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS, APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 23984347, IN COOK COUNTY, ILLINOIS.

PARCEL 1: THAT PART OF LOT 6 IN HALE'S SUBDIVISION OF LOT 2 IN ASSESSOR'S DIVISION OF THE SOUTH 202.8 FEET OF BLOCK 8 IN SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 33 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING SOUTH OF THE CENTER LINE OF AN 8 INCH COMMON BRICK WALL (PARTY WALL), AND ITS EXTENSIONS WEST AND EAST, DESCRIBED AS COMMENCING AT A POINT ON THE WEST LINE OF SAID LOT 6, 20.55 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 6, THENCE EAST ALONG THE CENTER LINE AND ITS EXTENSIONS TO A POINT ON THE EAST LINE OF SAID LOT 6, 20.30 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 6, ALL IN COOK COUNTY, ILLINOIS.

91563522

Property Clerk's Office



# UNOFFICIAL COPY

9 1 5 2 2

DO NOT RECORD

## RIDER TO MORTGAGE (Land Trust)

THIS RIDER is attached to and made a part of that certain Equity Credit Line Mortgage dated as of OCTOBER 11, 1991, between Mortgagor, CHICAGO TITLE AND TRUST COMPANY as trustee under trust agreement dated OCTOBER 2, 1991, and known as Trust Number 095003 (herein, "Trust"), and Mortgagee, The Northern Trust Company. Mortgagor hereby agrees as follows:

1. The Whereas clause is amended to read as follows:

"WHEREAS, GEORGE A. JENKINS being one or more beneficiaries of the Trust of which Mortgagor is trustee (hereafter whether one or more, "Beneficiary"), has have entered into The Northern Trust Company Equity Credit Line Agreement and Disclosure Statement (the "Agreement") dated OCTOBER 11, 1991, pursuant to which Beneficiary may from time to time borrow from Bank amounts not to exceed the aggregate outstanding principal balance of \$ 200,000.00 (the "Maximum Credit Amount"), plus interest thereon, which interest is payable at the rate and at the times provided for in the Agreement. All amounts borrowed under the Agreement plus interest thereon are due and payable on September 11, 1991, or such later date as Bank shall agree, but in no event more than 20 years after the date of this Mortgage. Mortgagor has been directed to grant this Mortgage to secure Beneficiary's obligations and any subsequent beneficiary's obligations under the Agreement and as hereinafter set forth;"

2. This Mortgage shall secure Beneficiary's obligations under the Agreement, as more fully set forth in the granting clause of this Mortgage and any successor beneficiary's (ies) obligations under the Agreement and shall be binding upon the property of the Trust and the Premises whether Beneficiary or any successor beneficiary has the beneficial interest in such property and Premises.

IN WITNESS WHEREOF, Mortgagor has executed this Rider as of Oct. 28, 1991.  
CHICAGO TITLE AND TRUST COMPANY

91563522

trustee and not individually

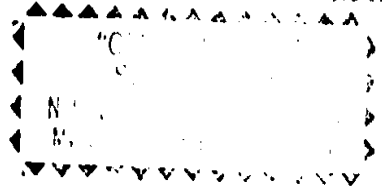
*John J. Dickel*  
NOTARY PUBLIC

State of Illinois )  
County of DeKalb ) ss:

I, \_\_\_\_\_, a Notary Public in and for said county and state, do hereby certify that \_\_\_\_\_ appeared before me this day in person, and acknowledged that DAE signed and delivered the said instrument as per free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28<sup>th</sup> of Oct, 1991

My commission expires \_\_\_\_\_, 19\_\_\_\_ John J. Dickel  
NOTARY PUBLIC



# UNOFFICIAL COPY

## BENEFICIARY'S ADDENDUM TO RIDER

1. The undersigned, owning all the beneficial interest in the Trust (as defined in the foregoing Rider) hereby represent(s) and warrant(s) that Mortgagor has full power and authority to execute the Mortgage as security for the Agreement.

2. The undersigned agree(s) to cause Mortgagor to comply with all the terms of the Mortgage and shall take any action necessary to cause such compliance. A default by the undersigned under this Addendum to Rider shall constitute a default under Section 8 of the Agreement and paragraph 19 of the Mortgage.

3. The undersigned waive(s) any right of homestead that the undersigned may now or hereafter have in the Property or in any beneficial interest therein.

4. All defined terms shall have the meanings ascribed to them in the Mortgage described in the foregoing Rider.

IN WITNESS WHEREOF, the undersigned has/have executed this Addendum to Rider as of

\_\_\_\_\_, 19\_\_\_\_  
GEORGE L. JEWELL  
\_\_\_\_\_

x [Signature]  
\_\_\_\_\_

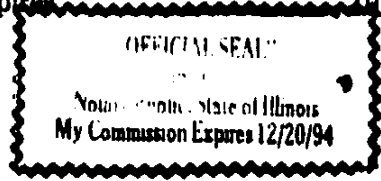
31563522

State of Illinois )  
County of Du PAGE ) ss:

I, JANE COE, a Notary Public in and for said county and state, do hereby certify that GEORGE L. JEWELL appeared before me this day in person, and acknowledged that AK signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11<sup>th</sup> day of OCT, 1991

My commission expires \_\_\_\_\_ 19\_\_\_\_



[Signature]  
NOTARY PUBLIC