

This Mortgage dated as of December 29th, 1990, is entered into between Ronald J. Hause, Sr. (divorced whose address is 4025 Scoville Avenue, Stickney, Illinois 60402 and his wife, Linda L. Hause, and not as to be married)

(the "Mortgagor") and COMMERCIAL NATIONAL BANK OF BERWYN 3322 S. Oak Park Ave., Berwyn, Ill. 60402, a national banking association, (the "Mortgagee").

Whereas, the Mortgagor is indebted to the Mortgagee in the principal sum of Five thousand dollars and no cents Dollars (\$ 5,000.00), or the aggregate unpaid amount of all loans made by the Mortgagee pursuant to that certain Home Equity Revolving Line of Credit Agreement (the "Agreement") of even date herewith, whichever is less. This indebtedness is evidenced by the Agreement executed by Mortgagor which Agreement provides for monthly interest payments at the rates and at the times provided for in the Agreement, with the full indebtedness, plus interest thereon, if not paid earlier, due and payable on demand after five (5) years from the date of this Mortgage. The Mortgagee will provide the Mortgagor with a final payment notice at least 90 days before the final payment must be made. The Agreement provides that loans may be made from time to time (but in no event later than twenty (20) years from the date hereof) not to exceed the above stated maximum loan amount outstanding at any one time. All future loans will have the same priority as the original loan.

All payments received by Mortgagee under the Agreement shall be applied first to fees and charges payable pursuant to the Agreement, next to any amounts advanced by the Mortgagee under this Mortgage, next to any billed and unpaid interest, next to the principal amounts outstanding under the Agreement, and then to accrued and unbillied interest.

To secure the payment of the indebtedness incurred pursuant to the Agreement with interest thereon, the payment of all other sums with interest thereon advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of this Mortgage and in the Agreement, the Mortgagor does hereby mortgage, warrant, grant and convey to the Mortgagee the following described real estate located in the County of Cook, State of Illinois, to wit:

Lot 12 (Except the North 5 Feet Thereof) and North 10 Feet of Lot 14 in Block 6 in John C. Wachter's Subdivision of Blocks 3 to 6 Inclusive 11 and 12 in Nickerson's Subdivision of East $\frac{1}{2}$ of Section 6, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

DEPT-01 RECORDING \$14.25
T#00888 TRAN 3397 01/07/91 15:22:09
#1579 # H *-91-008368
COOK COUNTY RECORDER

31008368

Commonly known as: 4025 Scoville Avenue, Stickney, Illinois 60402

PIN: 19-06-213-058

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Together with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon or placed therein, including all apparatus, equipment, fixtures or articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation or other services, and any other thing now or hereafter, therein or thereon, the furnishing of which by lessors to lessees is customary or appropriate, including screens, window shades, storm doors and windows, floor coverings, screen doors, in-and-out doors, awnings, water heaters (all of which are intended to be and are hereby declared to be a part of said real estate whether physically attached thereto or not); and also together with all easements and the rents, issues and profits of said premises which are hereby pledged, assigned, transferred and set over unto the Mortgagee, whether now due or hereafter to become due as provided herein; and all of the foregoing, together with said real estate (or leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property". The Mortgagee is hereby subrogated to the rights of all mortgages, lienholders and others paid off by the proceeds of the Agreement hereby secured.

To have and to hold the Property, with said buildings, improvements, fixtures, appurtenances, apparatus and equipment, unto said Mortgagee forever for the uses herein set forth, free from all rights and benefits under the Homestead Exemption Laws of the State of Illinois, which said rights may be left to said Mortgagor does hereby release and waive.

THE MORTGAGOR COVENANTS:

A. (1) To pay the indebtedness and the interest thereon as stated in said Agreement, or according to any agreement extending the time of payment thereof; (2) To pay when due and before any penalty attaches thereto all taxes, special taxes, special assessments, water charges, and sewer service charges against the Property (including those heretofore due), and to furnish Mortgagee, upon request, duplicate receipts therefor, and all such items extended against the Property shall be conclusively deemed valid for the purpose of this requirement; (3) To keep the improvements now or hereafter upon the Property insured against damage by fire hazards included within the term "extended coverage," and such other hazards as the Mortgagor may require to be insured against and to provide public liability insurance and such other insurance as the Mortgagee may require, until said indebtedness is fully paid, or in case of foreclosure, until expiration of the period of redemption, for the full insurable value thereof, in such companies and in such forms as shall be satisfactory to the Mortgagee, such insurance policies shall remain with the Mortgagee during said period or periods, and contain the usual clause making them payable to the Mortgagee, and in case of foreclosure sale payable to the owner of the certificate of sale, owner of any deficiency, any receiver or redemptioner, or any trustee in a deed pursuant to foreclosure, and in case of loss under such policies, the Mortgagee is authorized to adjust, collect and compromise, in its discretion, all claims thereunder and to execute and deliver on behalf of the Mortgagor all necessary proofs of loss, receipts, vouchers and acquittances required to be signed by the insurance companies, and the Mortgagor agrees to sign, upon demand, all receipts, vouchers and releases required of it to be signed by the Mortgagee for such purposes, and the Mortgagee is authorized to apply the proceeds of any insurance claim to the restoration of the Property or upon the indebtedness hereby secured in its discretion, but monthly payments shall continue until said indebtedness is paid in full; (4) Immediately after destruction or damage, to commence and promptly complete the rebuilding or restoration of buildings and improvements now or hereafter on the Property, unless Mortgagee elects to apply on the indebtedness secured hereby the proceeds of any insurance covering such destruction or damage; (5) To keep the Property in good condition and repair, without waste, and free from any mechanic's or other lien or claim of lien not expressly subordinated to the lien hereof; (6) To comply with the provisions of any lease if this Mortgage is on a leasehold; (7) To perform all obligations under any declaration, covenant, by-laws, regulations, and constituent documents governing the Property if the Mortgage is on a condominium or a planned unit development; (8) Not to make, suffer or permit any unlawful use of or any nuisance to exist on the Property nor to diminish nor impair its value by any act or omission to act; (9) To comply with all requirements of law with respect to Mortgaged premises and the use thereof; (10) Not to make, suffer or permit, without the written permission of the Mortgagee being first had and obtained, (a) any use of the Property for any purpose other than that for which it is now used, (b) any alterations, additions, demolition, removal or sale of any improvements, apparatus, appurtenances, fixtures or equipment now or hereafter upon the Property, (c) any purchase on conditional sale, lease or agreement under which title is reserved in the vendor, or any apparatus, fixtures or equipment to be placed in or upon any buildings or improvements on the Property, (d) any sale, assignment or transfer of any right, title or interest in and to the Property or any portion thereof including, but not limited to, any installment contract or articles of agreement for deed, unless otherwise permitted hereunder; (11) To complete

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Property of Cook County Clerk's Office

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all indebtedness secured hereby is paid in full or until the delivery of a deed pursuant to a judgment foreclosing the lien hereof, but if no deed is issued, then until the expiration of the statutory period during which it may be issued. Mortgagor shall, however, have the discretionary power at any time to refuse to take or to abandon possession of the Property without affecting the lien hereof. Mortgagee shall have all powers, if any, which it might have had without this paragraph. No suit shall be sustainable against Mortgagee based upon acts or omissions relating to the subject matter of this paragraph unless commenced within sixty days after Mortgagee's possession ceases.

J. That each right, power and remedy conferred by this Mortgage or the Agreement upon the Mortgagee is cumulative of every other right or remedy of the Mortgagee, whether herein or by law conferred, and may be enforced concurrently therewith, that no waiver by the Mortgagee of performance of any covenant contained herein or in the Agreement shall thereafter in any manner affect the right of Mortgagee to require or enforce performance of the same or any other of said covenants, that wherever the context hereof requires, the masculine gender, as used herein, shall include the feminine and the neuter, and singular number, as used herein, shall include the plural, that all rights and obligations under this Mortgage shall extend to and be binding upon the respective heirs, executors, administrators, successors and assigns of the Mortgagor, and the successors and assigns of the Mortgagee; and that the powers herein mentioned may be exercised as often as occasion therefor arises.

K. 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.

L. 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 regular mail, addressed to Mortgagor at the Property address or at such other address as Mortgagor may designate by notice to Mortgagee as provided herein, and (b) any notice to Mortgagee shall be given by certified mail, return receipt requested to Mortgagee's address stated herein or to such other address as Mortgagee may designate by notice to Mortgagor as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Mortgagor or Mortgagee when given in the manner designated herein.

M. This Mortgage shall be governed by the law of the State 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 the Mortgage and the Agreement are declared to be severable.

N. Upon payment of all sums secured by this Mortgage and termination of the Agreement, Mortgagor shall release this Mortgage.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 29th day of December 19 90.

X Ronald A. Hause, Sr. (SEALS)

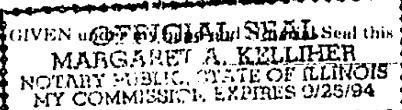
(SEALS)

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STATE OF ILLINOIS }
COUNTY OF } SS

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Ronald A. Hause, Sr. (divorced and not since remarried), personally known to me to be the same person or persons whose name or names is or are subscribed to the foregoing mortgage, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said mortgage as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of all rights under any homestead, exemption and valuation laws.



Notary Public

THIS INSTRUMENT PREPARED BY:

COMMERCIAL NATIONAL BANK OF BERWYN
3322 South Oak Park Avenue
Berwyn, Illinois 60402
James A. Cairo/mag

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¹⁴ See also the discussion of the relationship between the concept of 'indeterminacy' and the concept of 'indefiniteness' in the introduction.

H. Increase the Property or property owner's power to collect rent by condemnation, the Litigant shall receive full compensation which may be paid for any of the Property taken or for damages to any of the Property not taken and all condemnation compensation shall be paid without prejudice

(c) preparation of or information in any chartership or contemplated suit or proceeding which affect the security hereof; whether or not necessary to prevent or remove any threatened or actual hindrance to the performance of the obligations hereunder;

ment the true title to or value of the Property, all of which are several and distinct hereditaments provided shall be liable to satisfy the debts due and payable by the Assignee for his/her benefit.

such effectiveness, or on any definition judgment whether there be a judge in person in, not, and if a receiver shall be appointed he shall remain in possession until the expiration of the statutory period during which it may be issued, and no longer than a week before it is delivered by the appropriate authority in possession of a

be occupied by this owner of the equity of redemption and a homestead, upon a receipt of such a sum as will be sufficient to pay the debts and expenses of collection, and to collect the rents, issues and profits of the property during the period of redemption and suit, and the attorney's fees and costs, taxes, interest, and other items necessary for the protection and preservation of the property, including the expenses of sale, towards the payment of which he may be compelled before he will be entitled to receive his money.

Advertiser shall pay a reasonable fee to the Advertiser to cover the cost of and furnish the records of the advertiser to show the range of ownership.

Without going to the trouble of getting many more individuals to agree to interview, this approach can be used to get a large number of interviews in a short time.

upon the properties, or upon the range of a unit to comprehend all of a set of properties, thus uniting in unity of substance, the properties which are common to all.

any court of law the Masterholder abandons any title to the event of the transfer of, or agreement to transfer, any right, title or interest in the Property or any portion

E. Payment is to be made in performance of any covenant contained herein in the Agreement or in making any payment under the same.

more, without having to take the effort, are c. detail which such successions in interests will prefer one to the other. A longer time and the independence thereby secured will be the result.

of any leasehold interest in the three years of lease not constituting an option to purchase. Alteration, may, at Altergee's option, declare without notice all of the sums accrued by this Altertee to be due and payable.

D. That it is the intent hereof to secure payment of the indebtedness due under the Agreement whether or not the same shall have been advanced to the mortgagor at the date hereof or a later date, or having been advanced, shall have been repaid in part and further indebtedness made at a later date under the terms of this Agreement.

proceeds of sale of the Property if not otherwise paid out in shall not be entitled to any money for or purpose nor to do any act hereunder

any act in this case necessary to prevent such an error, shall be paid up upon demand by the holder of any bill or note.

seconded by the members of the Senate panel and signed as a part of the Senate amendment.

B. This Addendum and the Addendum provide for additional loans which may be made at the option of the Lender and secured by this Addendum and the Addendum.