

## UNOFFICIAL COPY

Randy J. Ahrendt  
 Linda J. Ahrendt  
 8041 Anne Drive  
 Orland Park, IL 60462  
 MORTGAGOR  
 "I" includes each mortgagor above.

This instrument was prepared by  
 (Name) Marie Malarick  
 (Address) 7549 W. 63rd St. Summit, IL 60501

MAIL TO  
 Harris Bank Argo  
 7549 West 63rd Street  
 Summit, IL 60501

MORTGAGEE  
 "You" means the mortgagee, its successors and assigns.

**REAL ESTATE MORTGAGE:** For value received, I, Randy J. Ahrendt and Linda J. Ahrendt, his wife as joint tenants, mortgage and warrant to you to secure the payment of the secured debt described below, on April 19, 1991, 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:** 8041 Anne Drive, Orland Park, Illinois 60462  
 (Street) (City) (Zip Code)

**LEGAL DESCRIPTION:**

Lot 330 in Orland Golf View Unit Number 5, being a subdivision of part of the East 1/2 of the North East 1/4 of Section 14, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Tax I.D. #27-14-216-031-0000

01221621

13<sup>00</sup>

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 April 19, 1991, with initial annual interest rate of 10.00%. All amounts owed under this agreement are secured even though not all amounts may yet be advanced. Future advances under the agreement are contemplated and will be secured and will have priority to the same extent as if made on the date this mortgage is executed.

The above obligation is due and payable on April 19, 1996 if not paid earlier.

The total unpaid balance secured by this mortgage at any one time shall not exceed a maximum principal amount of:

---SIXTY THOUSAND and NO/100----- Dollars (\$ 60,000.00-----), plus interest, plus any disbursements made for the payment of taxes, special assessments, or insurance on the property, with interest on such disbursements.

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

A copy of the loan agreement containing the terms under which the interest rate may vary is attached to this mortgage and made a part hereof.

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

Commercial  Construction

**SIGNATURES:**

Randy J. Ahrendt

Linda J. Ahrendt

**ACKNOWLEDGMENT: STATE OF ILLINOIS.**

Cook

County as:

1991

The foregoing instrument was acknowledged before me this 19th day of April, 1991, by Randy J. Ahrendt and Linda J. Ahrendt, his wife as joint tenants.

(Title)

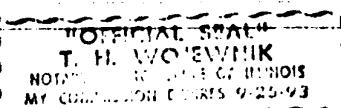
Corporate or  
Partnership  
Acknowledgment

[ ]  
 of  
 a

(Name of Corporation or Partnership)

on behalf of the corporation or partnership.

My commission expires:  
 (Seal)



T. H. Wojewnik  
 Notary Public

BOX 333

ILLINOIS

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4. Property | Will keep the property in good condition and make all repairs reasonably necessary.
5. Expenses | Agree to pay all your expenses, including reasonable attorney's fees, if I break any covenant in this mortgage or agree to pay all your expenses, including reasonable attorney's fees, if you accelerate this mortgage under terms of the agreement.
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 obligation secured by this mortgage, You may accelerate this mortgage in the manner provided in this Agreement.
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 of the property to pay all debts due to you, You may foreclose this mortgage in the manner provided in this Agreement.
8. Waiver of Homestead | hereby waive all right of homestead exemption in the property.
9. Lesses and Lessor's Goodwill, Planned Unit Development, I agree to comply with the provisions of any lease if this mortgage is on a leasehold.
10. Authority of Mortgagor, if I fail to perform any of my duties under this mortgage, You may perform the duties required of me in the manner necessary to protect your security or performance, if any construction on the property or clauses therein to be performed, You may sign my name or pay any amount of my duties under this mortgage, You may perform the duties required of me in the manner necessary to protect your security or performance.
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. Condition, I assign to you the proceeds of any award of damages connected with a condemnation or other taking of all or any part of the property, Such proceeds of any award of claim for damages connected with a condemnation or other taking of all or any part of the property will be applied as interest in full to the interest rate in effect on the terms of any prior security agreement.
13. Waiver, By exercising any remedy available to you, you do not waive your rights to later use any other remedy. By not exercising any remedy, if I default, you do not waive your right to later condemn it to help pay again.
14. Joint and Several Liability, Co-signers, Sureties and Assignee, All assignee, if I co-sign the undivided debt, I do so only to this mortgage may interfere with my assignment of the undivided debt, You may also demand payment of this mortgage from either or both of us.
15. Notice, Unless otherwise required by law, any notice to me shall be given to you 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.
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 written consent, you may demand immediate payment of the balance of the mortgage in the date of the transfer. However, you may not demand payment if the mortgagor is not a natural person and a beneficial interest in the mortgage is sold or transferred. You may also demand payment if the mortgagor is not a natural person and a beneficial interest in the mortgage is sold or transferred.
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.