HES BOCKMENT WAS PREPARED BY:

Tar Market

UNOFFICIAL GOPY 2 9

The MORTGAGOR(S): Nancy	Valenti, a widow and Jar	mes Addante and P	hyllin Addante, him wife State of
MORTGAGE(8) and WARRAN business in Chicago	T(S) (Supitol Bank and Trus	the Morigagee,	the following described real estate:
Subdivision in the Not	n (7) in Block Twenty-one th East Quarter of Section Cast of the Third Principa	on Thirty-three (Land Investment Company's 33), Township Forty (40) Nor ook County, Illinois.
PIN: 13-33-226-021	Property /	Address: 2044 N.	Lavergne, Chicago, illinois Illinois
rents, issues, and profits, and The Mortgagors hereby releas	all right, title, and interest of the	Mortgagors in and to by virtue of the Homes	reon, the appurtenances thereto, the said real estate. tead Exemption Laws of the State of
4.1.4.1.			ity Line of Credit Agreement dated
the Mortgagee's office. The Miture advances as are made; as if such future advances we time of execution hereof and a total amount of indebtedness se	orteria secures not only indebted bursuant to such Agreement withing made on the date of execution although there may be no indebte soured hereby may increase or dec	dness outstanding at the twenty (20) years from the hereof, although the sedness outstanding at the trease from time to time	uch Agreement may be inspected at he date hereof, if any, but also such in the date hereof, to the same extent is may be no advances made at the time any advance is made. The bottle total amount secured hereby
shall not exceed \$ 10,000.0 plus interest thereon and any described herein plus interest	disbursementa made ro: payment	of laxes, special sass	saments or insurance on real estate
MORTGAGORS COVENANT),	•
1. To pay the indebtedness	as hereinbefore provided.	40	
2. To maintain the premises	in good condition and repair, not	to commit or author a	ny waste of the premises; to comply

- 2. To maintain the premises in good condition and repair, not to compile or suffer any waste of the premises; to comply with or cause to be complied with all statutes, ordinances and requirements of any governmental authority relating to the premises; and to promptly repair, restore, replace, or rebuild any part of the premises now or hereafter subject to the lien of this mortgage which may be damaged or destroyed by any casualty whatsoever; not to remove, demolish, or materially alter any building or other property now or hereafter covered or the lien of this mortgage without the prior written consent of the Mortgages.
- 3. To keep the buildings on the premises and the equipment insured for the benefit of the flortgages against loss or damage by fire, lightning, windstorm, half, explosion, aircraft, vehicles, smoke and other casualties covered by extended fire insurance, all in amounts approved by the Mortgages not exceeding 100% of the full insurable) value and, to the extent required by Mortgages, against any other risk insured against by persons operating like properties. All insurance herein provided for shall be in the form and companies approved by the Mortgages. Mortgagers shall deliver to Mortgages with mortgage clause satisfactory to Mortgages all said insurance policies. Mortgagers grant Mortgages power to settle or compromise all claims under all policies and to demand a receipt for all moneys becoming payt of thereunder and to receive any money for loss or damage. Such amount may, at the option of Mortgages, be retained and applied by the Mortgages toward the payment of the moneys secured by this mortgage or be paid over wholly or in part to the Mortgagors for the repair of said buildings or for the erection of new buildings in their place.
- 4. To pay all taxes, assessments, special assessments, water rates, sewer service charges and other charges now or hereafter assessed or liens on or levied against the premises or any part thereof.
- 5. Mortgagors have good title to the premises and have the right to mortgage the same and shall make, execute, acknowledge or deliver in due form of law all such further or other deeds or assurances as may, at any time hereafter, be required for more fully and effectively carrying out the mortgage to the premises described and shall defend said premises from all and any person, firm or corporation deriving any estate, title or interest therein against said Mortgagors and all persons claiming through the Mortgagors.
- 6.4 To permit the Mortgagee and any persons authorized by the Mortgagee to enter and inspect the premises at all reasonable $G \leftarrow \psi$ times.
 - 7. What to assign the whole or any part of the rents, income or profits arising from the premises without the written consent of the Mortgages.

the benchmarks of any of the Mariganors' occarbant, or agreements herein, the Mortgagee, at the Mortgagee's option, may perform the same, and the cost thereof with interest at Prime+3 1/26 per annum shall immediately be due from Mortgagors to Mortgagee and included as part of the indebtedness secured by this mortgage.

- 9. The whole of the principal sum and interest thereon shall be due at the option of the Mortgagee upon the happening of any one of the following events: (a) if Mortgagors fall to comply with any repayment term or condition of the Home Equity Line of Credit Agreement; (b) if Mortgagors have engaged in fraud or material misrepresentation in connection with said Agreement; (c) if Mortgagors have engaged in any action or have failed to act in a way which adversely affects the Mortgagee's security or any right of the Mortgagee in such security including, but not limited to, (i) default in the observance or performance of any of the covenants or agreements of the mortgage hereunder, which default is not corrected by Mortgagors within ten (10) days after receipt of notice of said default (ii) the assertion of any liens, mechanics' or otherwise, against the premises (iii) the assignment by Mortgagors for the benefit of creditors (iv) the appointment of a receiver, liquidator or trustee of the premises and the adjudication of the Mortgagors to be bankrupt or insolvent or the fallure to make payments under a reaffirmation plan and (v) the sale or transfer of the Mortgagor's interest in real estate which is security for this indebtedness; and the whole sum may forthwith be collected by suit at law, foreclosure of, or other proceedings upon this mortgage or by any other legal or equitable procedure without notice or declaration of such action.
- 10. Upon or at any time after filing a suit to foreclose this mortgage, the court in which such suit is filed may appoint any qualified person, acrooration or banking association (including Mortgages Itself) named by Mortgages, a receiver of the premises; sucl a pointment may be made either before or after the sale, without notice and without requiring a bond (notice and bond being hereby waived). Such receiver shall have the power to collect rents, issues and profits of said premises during the pendency of such foreclosure sult, and in the case of a sult and deficiency, during the full statutory redemption, if any, ex well as during any further times, when the Mortgagors, except for the intervention of such receiver, would be entitier to collect such rents, issues and profits and all other powers which may be necessary or usual in such cases for the protection, possession, control and operation of the premises during the whole of said period; and the receiver out of such ranks, issues and profits, may pay costs incurred in the management and operation of the premises, prior and coordinate liens, if any, taxes, assesments, and insurance and pay all or any part of the indebtedness secured hereby or any deficiency decree.
- In any suit to foreclose the lien of this mortgage there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred on behalf of the Mortgages, including but without limitation thereto, attorneys' fees, applaisers' fees, surveys, title searches and similar data.
- To pay all costs incurred, including reasonable attorneys' fees, to perfect and maintain the lien on this mortgage.
- The rights and remedies of the Mortgagee are cumulative; may be exercised as often and whenever the occasion thereof ariaes; the fallure of the Mortgagee to exercise such rights or rangedies or any of them however often shall not be deemed a waiver thereof; and shall inure to the benefit of its sunwissors and assigns.
- The party or parties named above as Mortgagor and their respective helps, personal representatives, successors and assigns are jointly and severally liable to perform the covenants herein, and the term "Mortgagors" shall include all

60306016

ELIAMA FINANCIAL, INC. HICKORY HIRE R.

ILLINOIS BANKERS ASSOCIATION, Chicago, R. (All Rights Pa

parties executing this mortgage, th			CVA	
IN WITNESS WHEREOF, Mortgagors ha	eve set their hands	and seals this $\frac{26}{100}$	4th day ofluly	
Nancy Valenti	(SEAL)	James Addante	Miss	(SEAL)
	(SEAL)	· Jujuin 11	nteDEFT - Francisco	(SEAL)
		Thy lis Addar	iteDEFI-UL PROMATORS	Mi
STATE OF Illinois) } SS.	. · · · ·	ชี 3830 แคกา - ชีชี ชีพ า) 18705791 11 15 00
COUNTY OFCook)		#1298 # F # ~~*	
l Lovena Peterson	, a Notary Public in and for the County and and James Addante and Phyllis Addan			
State aforesaid do hereby certify that N		d James Addante and	Phyllis Addan	
personally known to me to be the same personally known to me to be the same person and acknowledged any act for the uses and purposes them. Given under my hand and Notarial same personal same perso	ersons whose name that they signed, se in set forth, includi	es are subscribed to paled and delivered to the release and the day of	the foregoing instrument, a he said instrument as their waiver of the right of home	ppeared before free and volun-
ASCOMINITION OF MININGS IN SEAL"		Jonas	Notary Public	1700
LOVENA PETERSON NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 07/01/92		04 2020	20	10

91393629

100, IL 60455-0227, (708) 808-9000 This Form Approved by Minels Burliote Assessed