

# UNOFFICIAL COPY

**Equity Money Service**

**BANK ONE**

92887216

Revolving Credit Mortgage

This Mortgage is made this 17<sup>th</sup> day of January, 1992 between the Mortgagor FRANK T. WHERY

A WIDOWER

and the Mortgagee BANK ONE, EVANSTON, NA ("Mortgagee") whose address is  
800 DAVIS EVANSTON IL 60204  
(Street) (City) (State) (Zip Code)

Mortgagor or Mortgagor's beneficiary (if applicable) has entered into a Home Equity Line of Credit Agreement with the Mortgagee dated \_\_\_\_\_

as the same may be modified or extended and/or renewed from time to time ("Agreement") which provides among other things that Mortgagee under certain conditions will make loan advances from time to time to Mortgagor or Mortgagor's beneficiary (if applicable) until the last business day of the 120th full calendar month following the date of the Agreement.

This Mortgage is given to secure the outstanding and unpaid obligatory loan advances made or to be made pursuant to the Agreement from time to time, made after this Mortgage is recorded with the Recorder of Deeds of the County in which the real property described below is located or advanced in accordance herewith to protect the security of this Mortgage or permitted to be advanced in conformity with the Illinois Mortgage Foreclosure Agreement. The maximum amount available under the Agreement, exclusive of interest thereon and permitted or obligatory advances mentioned above, which may be outstanding at any time and which is secured hereby shall not at any time exceed \$ 220,000.00

In order to secure the repayment of the outstanding and unpaid indebtedness advanced from time to time under the Agreement and any and all extensions and/or renewals of same, with interest thereon as provided in the Agreement, the payment of all other sums, with interest thereon, advanced with respect to the Property (as hereafter defined) for the payment of prior liens, taxes, assessments, insurance premiums or costs incurred for protection of the Property and the performance of the covenants and agreements of Mortgagor contained herein and of the Mortgagor or beneficiary of Mortgagor (if applicable) in the Agreement and in consideration of the advances made either contemporaneously herewith or to be made in the future,

Mortgagor does hereby mortgage, grant and convey to Mortgagee the following described real property located in the County of COOK, State of ILLINOIS and described as follows:

THE WEST 50 FEET OF LOT 9 AND 10 IN BLOCK 4 IN EVANSTON PARK ADDITION BEING A RESURDIVISION OF BLOCKS 1, 2, 3 AND 4 IN THE RESUBDIVISION OF BLOCKS 1, 2, 3, 4, 6 AND 7 IN NORTH EVANSTON, BEING IN THE NORTH EAST FRACTIONAL 1/4 AND THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

DEPT-01 RECORDING \$25.00  
T60016 TRAN 5852 11/25/92 14:27:00  
#1720 + G \* - 92 - 887216

Common Address: 1319 GRANT ST. EVANSTON, IL 60201

Property Tax No.: 10-12-408-003 VOLUME 053

TO HAVE AND TO HOLD the same unto Mortgagee, its successors and assigns, together with all the improvements now or hereafter erected on the real property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits and water rights and all fixtures now or hereafter attached to the real property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the real 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) as herein referred to as the "Property".

Mortgagor covenants that Mortgagor is lawfully seized of the Property and has the right to Mortgage the Property; that Mortgagor will defend generally the title to the Property against all claims and demands, subject to any declarations, easements, restrictions, conditions and covenants of record, and zoning restrictions and that the Property is unencumbered except for the balance presently due on that certain mortgage held of record by EVANSTON FEDERAL SAVINGS AND LOAN, recorded with the Recorder of Deeds JUNE 6, 1977

County COOK as Document No. 23954204 ("prior mortgage").

Mortgagor further covenants:

- To perform all the covenants on the part of Mortgagor to be performed under the provisions of any prior mortgage and upon failure of Mortgagor to perform such covenants Mortgagee herein may, at its option, do so. Mortgagee shall have a claim against Mortgagor (and Mortgagor's beneficiary, if applicable) for all sums so paid by it for the Mortgagor (and Mortgagor's beneficiary, if applicable) plus interest as hereinafter provided; it being specifically understood that although Mortgagee may take such curative action, Mortgagor's failure to comply with any of the covenants of such prior mortgage shall constitute a breach of a condition of this Mortgage.
- To keep and maintain all buildings now or hereafter situated upon the Property at all times in good repair and not to commit or suffer to be committed waste upon said Property.

This instrument prepared by and to be returned to Bank One, EVANSTON, NA

Address: 800 DAVIS  
EVANSTON, IL 60204

\$25.00 E

92887216

1545053

# UNOFFICIAL COPY

3. To keep the Property insured against loss or damage by fire and windstorm and such other hazards as Mortgagee requires for the benefit of Mortgagee and the holder of any prior mortgage in the aggregate amount of the total mortgage indebtedness encumbering said Property with insurance companies acceptable to Mortgagee, and to deposit the policies of insurance with Mortgagee if requested by Mortgagee. Mortgagee is hereby authorized to adjust and compromise any loss covered by such insurance, to collect the proceeds thereof, endorse checks and drafts issued therefor, and to apply such proceeds as a credit upon any part of the indebtedness secured hereby whether then due or hereafter becoming due, or to permit the uses of the same for the purpose of rebuilding or repairing the damaged Property.

4. To pay all taxes and assessments against said Property as the same shall become due and payable or, at the request of the Mortgagee, to pay to Mortgagee on each installment date a sum equal to the sum of one-twelfth (1/12) of the taxes and assessments for the fiscal period for which taxes and assessments are next due and payable, as estimated by Mortgagee. Said deposits shall be without interest paid by the Mortgagee (unless required by law) and the taxes and assessments shall be paid therefrom as they become due and payable to the extent that the deposits are sufficient therefor. Mortgagee assumes no responsibility for the validity of any tax or assessments.

In the event such deposits exceed the amount required for the payment of taxes and assessments, the Mortgagee may apply a part or all of such excess at such time as it may elect to the principal of indebtedness secured hereby. If such deposits are less than the amount required for the payment of taxes and assessments, Mortgagor shall, on demand, pay such deficiency.

If all or any part of the Property or an interest therein (including beneficial interest in the land trust, if applicable) is sold, assigned, transferred or further encumbered by Mortgagor or its beneficiary (including modification or amendment of the prior mortgage to increase the indebtedness thereby secured) without Mortgagee's prior written consent, or the Property is no longer the principal residence of Mortgagor or its beneficiary (if applicable) Mortgagee may, at its option, declare all the sums secured by this Mortgage to be immediately due and payable.

Upon Mortgagor's (or Mortgagor's beneficiary, if applicable) breach of any covenant or agreement of the Agreement or this Mortgage, including the covenants to pay when due any sums secured by this Mortgage or as set forth in the Agreement, Mortgagee prior to acceleration shall mail notice to Mortgagor (and Mortgagor's beneficiary, if applicable) specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 30 days from the date the notice is mailed, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage and foreclosure by judicial proceeding and sale of the Property. If the breach is not cured on or before the date specified in the notice, 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 proceedings.

Any forbearance by Mortgagee in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy by Mortgagee.

This Mortgage shall be governed by the law of the State of Illinois, including without limitation the provisions of Illinois Revised Statute Chapter 17, Sections 6405, 6406 and 6407, and 312.2. In the event that any provision or clause of this Mortgage, or Agreement conflicts with then applicable law, such conflict shall not affect other provisions of this Mortgage or the Agreement which can be given effect without conflicting provision, and to this end the provisions of the Mortgage and Agreement are declared to be severable.

Mortgagor shall be liable to Mortgagee for all legal costs, including but not limited to reasonable attorney fees and costs and charges of any sale in any action to enforce any of Mortgagee's rights hereunder whether or not such action proceeds to judgement. Said costs shall be included in the indebtedness secured hereby and become a lien on the Property.

Mortgagor (and the beneficiary of Mortgagor, if applicable) hereby waives all right of homestead exemption in the Property.

Each of the covenants and agreements herein shall be binding upon and shall inure to the benefit of the respective heirs, executors, administrators, successors and assigns of the Mortgagor, Mortgagor's beneficiary (if applicable), and Mortgagee.

In the event the Mortgagor executing this Mortgage is an Illinois land trust, this Mortgage is executed by Mortgagor, not personally, but as Trustee aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee and the Mortgagor hereby warrants that it possesses full power and authority to execute this instrument and it is expressly understood and agreed that nothing contained herein or in the Note shall be construed as creating any liability on the Mortgagor personally to pay any and all obligations due under or pursuant to the Agreement or Mortgage, or any indebtedness secured by this Mortgage, or to perform any covenant, either express or implied herein contained, all such liability, if any, being expressly waived by Mortgagee and by every person now or hereafter claiming any right or security hereunder, and that so far as Mortgagor is personally concerned, Mortgagee, its successor or assigns shall look solely to the Property hereby mortgaged, conveyed and assigned to any other security given at any time to secure the payment thereof.

LAND TRUST:

INDIVIDUALS:

\_\_\_\_\_ not personally but  
as Trustee under Trust Agreement dated \_\_\_\_\_  
and known as Trust Number \_\_\_\_\_

x Frank T. Wheby  
FRANK T. WHEBY

BY: \_\_\_\_\_  
its: \_\_\_\_\_

County of Cook }  
State of Illinois }

I, ROBERT R. HUBBARD, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT  
FRANK T. WHEBY, A WIDOWER personally known  
to me to be the same person whose name IS subscribed to the foregoing instrument, appeared before  
me this day in person and acknowledged that HE signed, sealed and delivered the said instrument as  
HIS free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this \_\_\_\_\_ day of NOVEMBER, 19 92.



Robert R. Hubbard  
Notary Public  
Commission Expires: \_\_\_\_\_

91248826

91248826

# UNOFFICIAL COPY



## INTERCOUNTY TITLE COMPANY OF ILLINOIS

### ALTA LOAN AND EXTENDED COVERAGE POLICY STATEMENT

ITI COMMITMENT NUMBER E1006833

LOAN NUMBER \_\_\_\_\_

With respect to the land described in the above ITI commitment number, the signatories herein make the following statements for the purpose of inducing Intercounty Title Company of Illinois to issue the subject title policies.

#### STATEMENT OF SELLER(S)

The seller(s) certify that for the past two years no building permit has issued nor have any improvements to the subject land been made which could result in an increase in the assessed tax valuation of the subject land.

#### STATEMENT OF SELLER(S) AND MORTGAGOR(S)

The seller(s) and mortgagor(s) certify that, to the best of their knowledge and belief, no contracts for the furnishing of any labor or material to the land or the improvements thereon, and no security agreements or leases in respect to any goods or chattels that have or are to become attached to the land or any improvements thereon as fixtures, have been given or are outstanding that have not been fully performed and satisfied; and that no unrecorded leases to which the land may be subject are for more than a three-year term, or contain an option to purchase, right of renewal or other unusual provisions, except as follows: (If none, state "none".)

(Use reverse side if necessary)

#### STATEMENT OF MORTGAGOR(S)

The mortgagor(s) certifies that the mortgage and the principal obligations it secures are good and valid and free from all defenses; that any person purchasing the mortgage and the obligations it secures, or otherwise acquiring any interest therein, may do so in reliance upon the truth of the matters herein recited; and that this certification is made for the purpose of better enabling the holder or holders, from time to time, of the above mortgage and obligations to sell, pledge or otherwise dispose of the same freely at any time, and to insure the purchasers or pledgees thereof against any defenses thereto by the mortgagor or the mortgagor's heirs, personal representative or assigns.

Date 11-17-93

Seller(s)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

IN WITNESS WHEREOF, \_\_\_\_\_  
\_\_\_\_\_ has caused these  
presents to be signed by its \_\_\_\_\_  
President and attested by its \_\_\_\_\_  
Secretary under its corporate seal on the above date.

By \_\_\_\_\_  
President

ATTEST: \_\_\_\_\_  
Secretary

Mortgagor(s)

Frank T. Wheby  
FRANK T. WHEBY

\_\_\_\_\_  
(Seal)

IN WITNESS WHEREOF, \_\_\_\_\_  
\_\_\_\_\_ has caused these  
presents to be signed by its \_\_\_\_\_  
President and attested by its \_\_\_\_\_  
Secretary under its corporate seal on the above date.

By \_\_\_\_\_  
President

ATTEST: \_\_\_\_\_  
Secretary

#### LENDER'S DISBURSEMENT STATEMENT

The undersigned hereby certifies that the proceeds of the loan secured by the mortgage to be insured under the loan policy to be issued pursuant to the above commitment number were fully disbursed made available to or on the order of the mortgagor on 11-17-93; and, to the best knowledge and belief of the undersigned, the proceeds are not to be used to finance the making of future improvements or repairs on the land.

Dated Nov 17 1993

Signature [Signature]

9268721855

UNOFFICIAL COPY

Property of Cook County Clerk's Office

SPRINT  
928822121

# UNOFFICIAL COPY

84887217

ACCOUNT #49389

## RELEASE AND SATISFACTION OF MORTGAGE

ALLIED GROUP MORTGAGE COMPANY, does hereby acknowledge and certify that a certain mortgage bearing the date of 19TH day of FEBRUARY, 1987, made and executed by GEORGE M MEYER AND ELAINE ANN MEYER, HIS WIFE

• DEPT-01 RECORDING \$23.00  
• T#0010 TRAN 5233 11/25/92 14:27:00  
• #1721 G #--92-887217  
• COOK COUNTY RECORDER

to MEC MORTGAGE CORPORATION and assigned to the said

ALLIED Group Mortgage Company and recorded in the records in the office of the County Recorder of COOK, ILLINOIS, in DOC # 87113547

on the 27TH day of FEBRUARY, 1987 and being more particularly described as:

LOT 32 IN WEST WELWYN, BEING A SUBDIVISION OF BLOCKS 1,2, AND 3 AND VACATED STREETS ADJOINING SAID BLOCKS IN OLIVER SALINGER AND COMPANY'S TOUCHY AVENUE SUBDIVISION OF PART OF THE S1/2 OF SECTION 28, T41N, R12, E OF THE 3RD P.M., IN COOK COUNTY, ILLINOIS, PERMANENT TAX #09-28-308-002

is redeemed, paid off, satisfied and discharged in full.

Dated 29TH day of OCTOBER, 1992.

ALLIED GROUP MORTGAGE COMPANY

BY: Deborah L. Iglehart  
Deborah L. Iglehart, Assistant Vice President

ATTEST

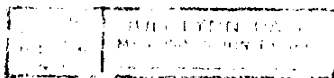
Lisa L. Moore  
LISA L. MOORE, ASSISTANT SECRETARY

BY: Barbara A. Hiltbrunner  
Barbara A. Hiltbrunner, Vice President

STATE OF IOWA, POLK COUNTY, SS

On this 29TH day of OCTOBER, 1992, before me Juli Lynn Davis, a Notary Public in and for Polk County, Iowa, personally appeared Deborah L. Iglehart, Barbara A. Hiltbrunner to me personally known, who being by me duly sworn, did oath, say they are respectively the Assistant Vice President and Vice President, of said ALLIED Group Mortgage Company and that its corporate seal has been affixed and that said instrument was signed in behalf of said ALLIED Group Mortgage Company by authority of its Board of Directors and said Deborah L. Iglehart and Barbara A. Hiltbrunner acknowledged the execution of said instrument to be the voluntary act and deed of said Company by it voluntarily executed.

Juli Lynn Davis  
Juli Lynn Davis  
My commission expires 10-25-93



Return to: Allied Group Mortgage Company  
PO Box 8414  
Des Moines, IA 50301-8414

92887217

12570852

\$23.00 Z

UNOFFICIAL COPY

92887217

Property of Cook County Clerk's Office

92887217

92887217