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UNOFFICIAL COPY

JOHN C. MICHIE, BACHELOR AND
JEANINE C. MICHIE, DIVORCED AND NOT
REMARIED

MORTGAGOR
"I" includes each mortgagor above.

This instrument was prepared by
(Name) FRIEDA MOHLMAN
(Address) 14 N. DRYDEN, ARL. HTS., IL. 60004

DOUGLAS SAVINGS BANK
14 N. DRYDEN
ARLINGTON HEIGHTS, ILLINOIS 60004

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

REAL ESTATE MORTGAGE: For value received, I, JOHN C. MICHIE, BACHELOR AND JEANINE C. MICHIE, DIVORCED AND NOT REMARIED, mortgage and warrant to you to secure the payment of the secured debt described below, on DECEMBER 7, 1992, 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: 219 FOREST KNOLL, PALATINE, Illinois 60067

LEGAL DESCRIPTION:
LOT FIFTY (50) IN PLAT OF PLANNED UNIT DEVELOPMENT OF FOREST KNOLL TOWNHOMES IN THE SOUTHWEST QUARTER (1/4) OF THE SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ON SEPTEMBER 13, 1978, AS DOCUMENT NUMBER 30 45 755 AND BY PLAT OF CORRECTION REGISTERED ON SEPTEMBER 18, 1979 AS DOCUMENT NUMBER 31 18 313 AND BY PLAT OF CORRECTION REGISTERED ON MARCH 27, 1985 AS DOCUMENT NUMBER 34 27 034, IN COOK COUNTY, ILLINOIS.

DEPT-11 RECORD - T 123.00
T5555 TRAM 5/29 12/09/92 12/09/92
30810 3 5-42-92-525420
COOK COUNTY RECORDER

PERMANENT TAX NUMBER: 02 02 301 147

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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.):

PRIME ADVANTAGE LINE OF CREDIT AGREEMENT DATED DECEMBER 7, 1992

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 DECEMBER 7, 1992, with initial annual interest rate of 7.000%. 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 DECEMBER 7, 2002 if not paid earlier.

The total unpaid balance secured by this mortgage at any one time shall not exceed a maximum principal amount of TEN THOUSAND AND NO/100THS Dollars (\$ 10,000.00) 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.

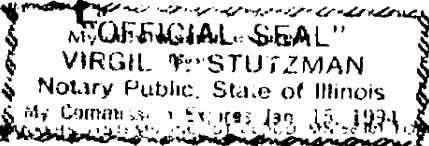
SIGNATURES

JOHN C. MICHIE

JEANINE C. MICHIE

ACKNOWLEDGMENT: STATE OF ILLINOIS, COOK County ss: The foregoing instrument was acknowledged before me this 5TH day of DECEMBER, 1992 by JOHN C. MICHIE, BACHELOR AND JEANINE C. MICHIE, DIVORCED AND NOT REMARIED

Notary Public of (Name of Corporation or Partnership) on behalf of the corporation or partnership.



Virgil T. Stutzman (Notary Public)

ILLINOIS

Property of University Credit

1. **Payments.** I agree to make all payments on the secured debt when due. Unless we agree otherwise, any payments you receive from me or for my benefit will be applied first to any amounts I owe you on the secured debt (excluding interest or principal), second, to interest and then to principal. If partial prepayment of the secured debt occurs for any reason, I will not reduce or excuse or I subsequently scheduled payment until the secured debt is paid in full.
2. **Claims against Title.** I will pay all taxes, assessments, liens and encumbrances on the property when due and will defend title to the property against any claims which would impair the lien of this mortgage. You may request me to assign any rights, claims or defenses which I may have against parties who supply labor or materials to improve or maintain the property.
3. **Insurance.** I will keep the property insured under terms acceptable to you at my expense and for your benefit. You will be named as loss payee or as the insured on any such insurance policy. Any insurance proceeds may be applied within your discretion to either the restoration or repair of the damaged property or to the secured debt. If you require mortgage insurance, I agree to maintain such insurance for as long as you require.
4. **Property.** I will keep the property in good condition and make all repairs reasonably necessary.
5. **Expenses.** I agree to pay all your expenses, including reasonable attorney's fees, if I break any covenants in this mortgage or in any obligation secured by this mortgage. You may accelerate the maturity of the secured debt and demand immediate payment and exercise any other remedy available to you. You may foreclose this mortgage in the manner provided by law.
6. **Default and Acceleration.** If I fail to make any payment when due or break any covenants under this mortgage, any prior mortgage or any obligation secured by this mortgage, you may accelerate the maturity of the secured debt and demand immediate payment and exercise any other remedy available to you. Unless we have agreed otherwise in writing, I may collect and retain the rents and profits of the property. I assign to you the rents and profits of the property. Unless we have agreed otherwise in writing, I may manage the property and collect the rents. Any costs you collect shall be applied first to the costs of managing the property, including court costs and attorneys' fees, commissions to real estate agents, and any other necessary related expenses. The remaining amount of rents will then apply to payments on the secured debt as provided in Covenant 1.
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 and manage the property and collect the rents. Any costs you collect shall be applied first to the costs of managing the property, including court costs and attorneys' fees, commissions to real estate agents, and any other necessary related expenses. The remaining amount of rents will then apply to payments on the secured debt as provided in Covenant 1.
8. **Waiver of Homestead.** I hereby waive all right of homestead exemption in the property.
9. **Leaseholds; Condominiums; Planned Unit Developments.** I agree to comply with the provisions of any lease if this mortgage is on a leasehold, regulations of the condominium or a planned unit development. I will perform all of my duties under the covenants, by-laws, or regulations of the condominium or planned unit development.
10. **Authority of Mortgagee to Perform for Mortgagee.** If I fail to perform any of my duties under this mortgage, you may perform the duties or cause them to be performed. You may sign any instrument necessary for performance of any construction on the property. This may include completing the construction.
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. **Condemnation.** I assign to you the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the property. Such proceeds will be applied as provided in Covenant 1. This assignment is subject to the terms of any prior security agreement.
13. **Waiver.** By exercising any remedy available to you, you do not give up your rights to later use any other remedy. By not exercising any remedy, if I default, you do not waive your right to later consider the event a default if it happens again.
14. **Joint and Several Liability; Co-signers; Successors and Assigns; Joint and Several.** All duties under this mortgage are joint and several. If I co-sign this mortgage but do not co-sign the underlying debt, I do so only to mortgage my interest in the property under the terms of this mortgage. I also agree that you and any party to this mortgage may extend, modify or make any other changes in the terms of this mortgage or the secured debt without my consent. Such a change will not release me from the successions and assigns of either or both of us.
15. **Notice.** Unless otherwise required by law, any notice to me shall be given by delivering it or by mailing it by certified mail addressed to me at the Property Address or any other address that I give 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 your prior written consent, you may demand immediate payment of the secured debt. You may also demand immediate payment if the mortgage is not a natural person and a beneficial interest in the mortgage is sold or transferred. However, you may not demand payment in the above situations if it is prohibited by Federal law, as of the date of this mortgage.
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.

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