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S2973438

JEFFREY B. STEINBACK

PATRICIA STEINBACK

2737 SHANNON ROAD

NORTHBROOK, IL 60062

MORTGAGOR

"I" includes each mortgagor above.

This instrument was prepared by
(Name) KAY ZILKA, VICE PRESIDENT
(Address) ONE WEST MONROE ST., CHICAGO, IL 60603AMALGAMATED BANK OF CHICAGO
ONE WEST MONROE STREET
CHICAGO, IL 60603

MORTGAGEE

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

REAL ESTATE MORTGAGE: For value received, I, JEFFREY B. STEINBACK AND PATRICIA STEINBACK, HIS WIFE AS JOINT TENANTS, mortgage and warrant to you to secure the payment of the secured debt described below, on DEC. 18, 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: 2737 SHANNON ROAD (Street) NORTHBROOK (City), Illinois 60062 (Zip Code)

LEGAL DESCRIPTION:

LOT 20, IN BLOCK 113 IN WHITE PLAINES, UNIT 6, BEING A SUBDIVISION IN SECTION 9, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

P.I.N. #04-09-110-020 VOL 131

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DEPT-01 RECORDING \$23.00
T#5555 TRAN 4450 12/28/92 14:56:00
#S2914 42-192-973438
COOK COUNTY RECORDER

S2973438

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 TRUST DEED DATED OCTOBER 6, 1987 AND RECORDED NOVEMBER 16, 1987 AS DOCUMENT #87613696 TO AMALGAMATED TRUST AND SAVINGS BANK FOR THE AMOUNT OF \$170,000.00

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 DEC. 18, 1992, with initial annual interest rate of 7.0 %. 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 DEC 18, 1997 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 FIVE THOUSAND AND NO/100 Dollars (\$ 65,000.00), 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:

JEFFREY B. STEINBACK

Patricia Steinback

PATRICIA STEINBACK

ACKNOWLEDGMENT: STATE OF ILLINOIS, COOK

County ss:

The foregoing instrument was acknowledged before me this _____ day of _____
by JEFFREY B. STEINBACK AND PATRICIA STEINBACK, HIS WIFE

Corporate or
Partnership
Acknowledgment

of _____

(Name of Corporation or Partnership)

a _____

on behalf of the corporation or partnership.

My commission expires

(Seal)

OFFICIAL SEAL
CHRISTINE O'BRIEN

Notary Public, State of Illinois

My Commission Expires 8/15/96

© 1985 BANKERS SYSTEMS, INC. ST. CLOUD, MN 56301 FORM NO. 1000-12-01

Christine O'Brien

(Notary Public)

23-50

ILLINOIS

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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 fees if I break any covenants under this mortgage, or pay all attorney fees incurred in collecting those fees.

6. Default. If I fail to make any payment when due or break any covenant of this mortgage, you may foreclose this mortgage in the manner provided by law.

7. Assignment of Rent and Profits. I assign to you the rents and profits of the property unless the rent exceeds my aggregate available to you. You may accelerate this mortgage in the manner provided by law.

8. Waiver of Homestead. I hereby waive all right of homestead exemption in the property.

9. Lienholders; Conditions of Sale; Developmental Rights. I agree to comply with the provisions of any lease if this mortgage is on a leased lot. This mortgage is on a lot in a condominium or planned unit development.

10. Authority of Mortgagor to Perform Duties. Any act of my duties under this mortgage is on the property is a continuation or not certified on it, or assignable name or pay any amount if necessary for performance, you may do whatever is necessary to protect your security interest in the property.

11. Inspection. You may enter the property to inspect it 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 of all or any part of the property. Such proceeds will be applied in full at the payment date, paid in full at the time of sale of any prior security interest in the property. This mortgage is subject to a lien of a condominium or planned unit development.

13. Waiver of Any Remedy. If I fail to perform any of my duties under this mortgage, you may sue for any other remedy.

14. Joint and Several Liability; Co-signers; Successors and Assigns. All duties under this mortgage are joint and several if I co-sign separately, or if I assign to another person to whom it happens again.

15. Notice. Notices addressed by law to me shall be given to me by certified mail to my address in the property under which I have been registered, 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 written consent, you may demand immediate payment of the principal, interest, taxes, insurance, and other charges due on the date of transfer, plus all costs to record 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.