

**MORTGAGE EQUITY SOURCE ACCOUNT**

**UNOFFICIAL COPY**



92114708

This Instrument was prepared by: **JULIE KOH**  
CHICAGO, IL 60603

62667157  
73-55-52  
130-55-52

THIS MORTGAGE ("Mortgage") is made this 13TH day of FEBRUARY, 1992, between Mortgagor, THE WINNETKA BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 22, 1986 AND KNOWN AS TRUST NUMBER R-609 (herein "You," "Your" or "Yours") and the Mortgagee, Citibank, Federal Savings Bank, a corporation organized and existing under the laws of the United States, whose address is One South Dearborn Street, Chicago, Illinois 60603 (herein "We," "Us" or "Our").

WHEREAS, THE WINNETKA BANK is (are) indebted to us pursuant to an Equity Source Account Agreement ("Agreement") of even date hereof, additionally secured, if appropriate, by a Security Agreement and Collateral Assignment of Beneficial Interest in the land trust holding title to the property ("Security Agreement"), in the principal sum of U.S. \$ 20,000.00, (your "Credit Limit") or so much of such principal as may be advanced and outstanding, with interest thereon, providing for periodic installment payments of interest, optional credit life and/or disability insurance premiums, and miscellaneous fees and charges for ten (10) years from the date hereof, thereafter, for periodic installment payments of 1/240th of the Outstanding Principal Balance (or such greater sum as necessary to fully repay the Outstanding Principal Balance in full in substantially equal installments of principal by the Maturity Date as more fully provided in paragraph 1 (C) hereof), interest, optional credit life and/or disability insurance premiums, and miscellaneous fees and charges for twenty (20) years; all such sums, if not sooner paid, being due and payable approximately thirty (30) years from the date hereof (the "Maturity Date.")

To secure to us (a) the repayment of the indebtedness evidenced by the Agreement, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements herein contained in this Mortgage, and (b) the repayment of any future advances, with interest thereon, made to you by us pursuant to paragraph 7 hereof, (such advances pursuant to paragraph 7 hereof of principal made after the date hereof being referred to as "future advances"), and (c) any "Loans" (advances of principal after the date hereof) as provided for in the Agreement (it being the intention of us and you that all such Loans made after the date hereof enjoy the same priority and security hereby created as if all such Loans had been made on the date hereof); and (d) the performance of your covenants and agreements under this Mortgage and the Agreement secured hereby. For this purpose, you do hereby mortgage, grant, convey and warrant (unless you are an Illinois land trust, in which case you mortgage, grant, convey and quit claim) to us the following described property located in the County of COOK and State of Illinois:  
UNIT NUMBER 605 IN COUNTRY HOMES OF BECK LAKE WOODS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: SEE ATTACHED RIDER FOR COMPLETE LEGAL

92114708

P.I.N. No. 09-09-201-056-1045  
which has the address of 605 COUNTRY LANE UNIT 605  
(street)  
DES PLAINES ILLINOIS 60016 (herein "property address");  
(city) (state and zip code)

330

Together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Mortgage. All of the foregoing is referred to in this Mortgage as the "property."

You covenant that you are lawfully seized of the estate hereby conveyed and have the right to mortgage, grant and convey the property and that the property is unencumbered, except for encumbrances of record. You, unless you are an Illinois land trust, warrant and will defend generally the title to the property against all claims and demands, subject to any encumbrances of record.

You acknowledge that this Mortgage secures an Agreement that contains provisions allowing for changes in the interest rate, and that we may, prior to the maturity of the Agreement and subject to certain conditions, reduce the Available Line of Credit and/or require repayment of the total balance outstanding under the Agreement.

Covenants. You and we covenant and agree as follows:

1. (A) Payment of Principal and Interest. You shall promptly pay when due the principal of and interest accrued on the indebtedness evidenced by the Agreement, together with any late charges or other fees, charges or premiums imposed by the Agreement, the Security Agreement, or by this Mortgage.

(B) Line of Credit Loan. This Mortgage secures a Line of Credit Loan Agreement. You will enjoy access to that Line of Credit during the first one hundred twenty-one (121) Billing Cycles assigned to your Account. Each Billing Cycle will be approximately one month. (Your initial Billing Cycle may be less than one month). The Revolving Line of Credit Term of the Agreement is therefore approximately ten (10) years long. You agree to repay the principal amount of the Loans advanced during the Revolving Line of Credit Term of the Agreement during the twenty (20) years commencing at the close of the Revolving Line of Credit Term. This repayment term is referred to herein and in the Agreement as the Closed-End Repayment Term. The total term of the Agreement secured by this Mortgage is therefore approximately thirty (30) years.

(C) AGREED PERIODIC PAYMENTS. During the Revolving Line of Credit Term and for the one hundred twenty-first (121st) Billing Cycle, you agree to pay on or before the payment due date shown on each periodic Billing Statement the Minimum Payment Due for that Billing Cycle. The minimum payment due is the sum of the following charges accrued or incurred in the Billing Cycle: (1) Finance Charges; (2) premiums for Optional Credit Life and/or Disability Insurance; (3) the Annual Fee; (4) all other fees and charges incurred pursuant to the Agreement except fees and charges charged to your Account at the inception of the Agreement as permitted by Paragraphs 11 (B) and (C) of the Agreement;

Citibank, Federal Savings Bank  
One South Dearborn Street  
Chicago, IL 60603

Box 165

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deficiency in one or more payments as required by us. held by us is not sufficient to pay the escrow items when due, you shall pay to us any amount necessary to make up the your option, either promptly repaid to you or credited to you on a monthly payments of funds. If the amount of the funds dates of the escrow items, shall exceed the amount required to pay the escrow items when due, the excess shall be, at the amount of the funds held by us, together with the future monthly payments of funds payable prior to the due pledged as additional security for the sums secured by this Mortgage.

showing credits and debits to the funds and the purpose for which each debit to the funds was made. The funds are paid you any interest or earnings on the funds. We shall give to you, without charge, an annual accounting of the funds on the funds. Unless an agreement is made or applicable law requires interest to be paid, we shall not be required to charge for holding and applying the funds, analyzing the account or varying the escrow items, unless we pay you interest state agency (including us if we are such an institution). We shall apply the funds to pay the escrow items. We may not The fund shall be held in an institution on the deposits or accounts of which are insured or guaranteed by a federal or reasonable estimates of future escrow items.

premiums, if any. These items are called "escrow items." We may estimate the funds due on the basis of current data and payments of ground rents on the property, if any; (c) yearly hazard insurance premiums; and (d) yearly mortgage insurance one-twelfth of: (a) yearly taxes and assessments which may attain priority over this Mortgage; (b) yearly leasehold on the day periodic payments are due under the Agreement until this Mortgage is released, a sum ("funds") equal to 2. FUNDS FOR TAXES AND INSURANCE. Subject to applicable law or to a written waiver by us, you shall pay to us immediately after that change date:

Each new interest rate will become effective with each Change Date, and will be reflected in the payment due Margin of ONE & 1/4 % per year. The interest rate effective on the first Change Date will be the Current Reference Rate plus a Margin of ONE & 1/4 % per year. On each succeeding Change Date, we will determine the Current Reference Rate, and the new interest rate will be equal to the Current Reference Rate, plus the

thereafter. Each day on which the interest rate effective during the Closed-End Repayment Term may change, and the first day of the Closed-End Repayment Term, is a "Change Date". Interest rate charges during the Closed-End Repayment Term may occur on the first day of the Closed-End Repayment Term and on the same day of the month every twelve (12) months (defined below).

The "Current Reference Rate" is the most recent Reference Rate available sixty (60) days prior to each "Change Date", varied based upon the Reference Rate described in the Agreement and in Paragraph 1 (D) hereof.

The rate of interest (Annual Percentage Rate during the Closed-End Repayment Term will be determined and will Closed-End Principal balance will be increased on subsequent periodic Billing Statements to reflect such loans. not been posted to your account as of the Conversion Date, and those checks are subsequently paid by us, your initial is referred to herein as the "Initial Closed-End Principal Balance". If you have used Equity Source Account checks that have periodic Billing Statement for your One Hundred Twenty (120) Billing Cycle as the Outstanding Principal Balance and Your Outstanding Principal Balance at the beginning of the Closed-End Repayment Term is that sum disclosed on the beginning on the day after the Conversion Date and continuing until the full Outstanding Principal Balance has been paid.

Closed-End Repayment Term on the Outstanding Principal Balance of your Equity Source Account which has not been paid (E) INTEREST DURING THE CLOSED-END REPAYMENT TERM. You agree to pay interest (a Finance Charge) during the Account for each day of the Billing Cycle in which there is an Outstanding Principal Balance.

Annual Percentage Rate applicable to that Billing Cycle, divided by 365) to the Daily Principal Balance on your Equity Source Finance Charges will be assessed on a daily basis by applying the Daily Periodic Rate (the "Daily Periodic Rate") is the Your rate of interest ("Annual Percentage Rate") shall be the Reference Rate plus a "Margin" of ONE & 1/4 % per year for the applicable Billing Cycle.

which the effective date of this Agreement occurs. after the effective date of this Agreement, the Reference Rate shall be the one determined on the first day of the month in determined on the first business day of the preceding month. If your initial Billing Cycle Billing Date occurs in the month Billing Date occurs in the same month as the effective date of this Agreement, the Reference Rate shall be the one Reference Rate effective for your initial Billing Cycle shall be determined in one of two ways. If your initial Billing Cycle The Reference Rate so determined shall be effective for any Billing Cycle that begins in that month. However, the required under the previous Reference Rate.

a substitute "Margin", so that the change in the Reference Rate results in substantially the same "Annual Percentage Rate" the Wall Street Journal, we will select a new Reference Rate that is based upon comparable information, and if necessary, any applicable day, the lowest rate so published shall apply. In the event such a Reference Rate ceases to be published by Money Center Commercial Banks. In the event more than one Reference Rate is published by the Wall Street Journal for Street Journal. The Reference Rate is defined by the Wall Street Journal as the base rate on corporate loans at large U.S. the first business day of each month, regardless of when such rates were quoted by the Commercial Banks to the Wall This Reference Rate shall be the prime rate of interest as published in the Money Rates Section of the Wall Street Journal on

The rate of interest ("Annual Percentage Rate") will be determined and will vary based upon a "Reference Rate" the Agreement.

Outstanding Principal Balance of your Equity Source Account during the Revolving Line of Credit Term as determined by (D) INTEREST DURING THE REVOLVING LINE OF CREDIT TERM. You agree to pay interest (a "Finance Charge") on the installments by the Maturity Date.)

Outstanding principal balance after payment of that check that has a numerator of 1 and a denominator equal to the number of Billing Cycles left in the Closed-End Repayment Term, so that your account is fully paid in substantially equal principal payments by the Maturity Date. In the event more than one Reference Rate is published by the Wall Street Journal for Street Journal. The Reference Rate is defined by the Wall Street Journal as the base rate on corporate loans at large U.S. the first business day of each month, regardless of when such rates were quoted by the Commercial Banks to the Wall This Reference Rate shall be the prime rate of interest as published in the Money Rates Section of the Wall Street Journal on

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RIDER LEGAL DESCRIPTION  
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UNIT NUMBER 605 IN COUNTRY HOMES OF BECK LAKE WOODS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WESTERLY LINE OF ILLINOIS TOLL ROAD AND PART OF LOT 1 IN LEVERENTZ SUBDIVISION LYING WEST OF THE WESTERLY LINE OF ILLINOIS TOLL ROAD; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 27402543 TOGETHER IN ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

MORTGAGOR ALSO HEREBY GRANTS TO MORTGAGEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION.

THIS MORTGAGE IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTION, CONDITIONS, COVENANTS, AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

09-09-201-056-1045

THIS RIDER IS ATTACHED TO AND MADE A PART OF THIS MORTGAGE DATED FEBRUARY 13, 1992 A.D.

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Property of Cook County Clerk's Office



Upon payment in full of all sums secured by this Mortgage, and termination of the Agreement, we shall promptly refund to you any funds held by us. If under paragraph 20, the property is sold or acquired by us, we shall apply, no later than immediately prior to the sale of the property or its acquisition by us, any funds held by us at the time of application as a credit against the sums secured by this Mortgage.

The above and foregoing provisions contained in this paragraph 2 relating to payment by you to us of funds in escrow shall be excused so long as you are required on the date hereof, and continue after the date hereof, to make comparable payment of funds in escrow to the holder of a Note secured by a mortgage or similar security agreement on with proof of payment of such funds in escrow.

3. APPLICATION OF PAYMENTS. Unless applicable law provides otherwise, all payments received by us under the Agreement and this Mortgage shall be applied, first to the Finance Charge stated in your oldest past due periodic Billing Statement, if any, and then (during the Closed-End Repayment Term) to the fraction of the Initial Closed-End Principal Balance due for the same Periodic Billing Statement. Payments will then be applied similarly to Finance Charges and the fraction of the Initial Closed-End Principal Balance due on the next oldest past due statement, and then to successive past due statements, until all past due Finance Charges and the fraction of the Initial Closed-End Principal Balance due are fully paid. The balance of your payments will next be applied to the amounts stated due on the current periodic Billing Statement in the following order: (1) insurance premiums billed and past due; (2) any Annual Fee which is due and payable; (3) any other charge, excluding insurance premiums, authorized by the Agreement; (4) Finance Charges billed but not past due; (5) insurance premiums billed but not yet past due as of the current statement; and (6) payment of any Outstanding Principal Balance. Any balance of payment will be applied to payment of all Finance Charges which accrue after the Periodic Billing Statement date and prior to the date payment was received by us. Any remaining amount will create a credit balance. Charges incurred pursuant to paragraph 7 hereof will be treated as Finance Charges for purposes of application of payments only.

4. CHARGES, FEES, LIENS. You shall pay all taxes, assessments, charges, fines and impositions attributable to the property which may attach in priority over this Mortgage, and household payments or ground rents, if any. You shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, you shall pay them on time directly to the person owed payments. You shall promptly furnish to us all notices of amounts to be paid under this paragraph. If you make these payments directly, you shall promptly furnish to us receipts evidencing the payments.

5. HAZARD INSURANCE. You shall keep the improvements now existing or hereafter erected on the property insured against loss by fire, and hazard included within the term "extended coverage" and any other hazard for which we require insurance. This insurance shall be maintained in the amounts and for the periods that we require. The insurance carrier providing the insurance shall be chosen by you subject to our approval which shall not be unreasonably withheld. All insurance policies and renewals shall be acceptable to us and shall include a standard mortgage clause. We shall have the right to hold the policies and renewals. If we require, you shall promptly give to us all receipts of paid premiums and renewal notices. In the event of loss, you shall give prompt notice to the insurance carrier and us. We may make proof of loss if not made promptly by you.

6. PRESERVATION AND MAINTENANCE OF PROPERTY; LEASEHOLD. You shall not destroy, damage or substantially change the property, allow the property to deteriorate or commit waste. If this Mortgage is on a leasehold, you shall comply with the provisions of the lease, and if you acquire fee title to the property, the leasehold and fee title shall not merge unless you agree to the merger in writing.

7. PROTECTION OF OUR RIGHTS IN THE PROPERTY; MORTGAGE INSURANCE. It is our intent to perform the covenants and agreements contained in this Mortgage, or there is a legal proceeding that may significantly affect our rights in the property (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or regulations), then we may do and pay for whatever is necessary to protect the value of the property and our rights in the property. Our action may include paying any sums secured by a lien which has priority over this Mortgage, appearing in court, paying reasonable attorneys' fees and entering on the property to make repairs. Although we may take action under this paragraph 7, we do not have to do so.

Any amounts disbursed by us under this paragraph 7 shall become additional debt of yours secured by this Mortgage. Unless you and we agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the rate provided in the Agreement and shall be payable, with interest, upon notice from us to you requesting payment. If we require mortgage insurance as a condition of making the loan secured by this Mortgage, you shall pay the premiums required to maintain the insurance in effect until such time as the requirement for the insurance terminates in accordance with your and our written agreement or applicable law.

8. INSPECTION. We or our agent may make reasonable entries upon and inspections of the property. We shall give you notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

9. CONDEMNATION. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to us.

In the event of a total taking of the property, the proceeds shall be applied to the sums secured by this Mortgage, whether or not then due, with any excess paid to you. In the event of a partial taking of the property, unless you and we otherwise agree in writing, the sums secured by this Mortgage shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the property immediately before the taking. Any balance shall be paid to you.

10. The above and foregoing provisions contained in this paragraph 2 relating to payment by you to us of funds in escrow shall be excused so long as you are required on the date hereof, and continue after the date hereof, to make comparable payment of funds in escrow to the holder of a Note secured by a mortgage or similar security agreement on with proof of payment of such funds in escrow.

11. The balance of your payments will next be applied to the amounts stated due on the current periodic Billing Statement in the following order: (1) insurance premiums billed and past due; (2) any Annual Fee which is due and payable; (3) any other charge, excluding insurance premiums, authorized by the Agreement; (4) Finance Charges billed but not past due; (5) insurance premiums billed but not yet past due as of the current statement; and (6) payment of any Outstanding Principal Balance. Any balance of payment will be applied to payment of all Finance Charges which accrue after the Periodic Billing Statement date and prior to the date payment was received by us. Any remaining amount will create a credit balance. Charges incurred pursuant to paragraph 7 hereof will be treated as Finance Charges for purposes of application of payments only.

12. You shall pay all taxes, assessments, charges, fines and impositions attributable to the property which may attach in priority over this Mortgage, and household payments or ground rents, if any. You shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, you shall pay them on time directly to the person owed payments. You shall promptly furnish to us all notices of amounts to be paid under this paragraph. If you make these payments directly, you shall promptly furnish to us receipts evidencing the payments.

13. You shall keep the improvements now existing or hereafter erected on the property insured against loss by fire, and hazard included within the term "extended coverage" and any other hazard for which we require insurance. This insurance shall be maintained in the amounts and for the periods that we require. The insurance carrier providing the insurance shall be chosen by you subject to our approval which shall not be unreasonably withheld. All insurance policies and renewals shall be acceptable to us and shall include a standard mortgage clause. We shall have the right to hold the policies and renewals. If we require, you shall promptly give to us all receipts of paid premiums and renewal notices. In the event of loss, you shall give prompt notice to the insurance carrier and us. We may make proof of loss if not made promptly by you.

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If you abandon the property, or, after notice by us to you that the consumer offers to make an award or settle a claim for damages, you fail to respond to us within thirty (30) days after the date the notice is given, we are authorized to collect and apply the proceeds, at our option, either to restoration or repair of the property or to the sums secured by this Mortgage, whether or not then due.

Unless we and you otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the periodic payments referred to in paragraphs 1 and 2 or change the amount of such payments.

10. **YOU'RE NOT RELEASED; FORBEARANCE BY US NOT A WAIVER.** Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by us to any successor in interest of yours shall not operate to release the liability of your original successor in interest. We shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by you or your successors in interest. Any forbearance by us in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

11. **SUCCESSOR AND ASSIGNS BOUND; JOINT AND SEVERAL LIABILITY; CO-SIGNERS.** The covenants and agreements of this Mortgage shall bind and benefit our and your successors and assigns, subject to the provisions of paragraph 19. Your covenants and agreements shall be joint and several. Any Mortgagor who co-signs this Mortgage but does not execute the Agreement (a) is co-signing this Mortgage only to mortgage, grant and convey that Mortgagor's interest in the property under the terms of this Mortgage; (b) is not personally obligated to pay the sums secured by this Mortgage; and (c) agrees that we and any other Mortgagor may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Mortgage or the Agreement without that Mortgagor's consent. Such a Mortgagor is identified below by executing this Mortgage as an "Other Owner" of the Property.

12. **LOAN CHARGES.** If the Agreement secured by this Mortgage is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from you which exceeded permitted limits will be refunded to you. We may choose to make this refund by reducing the principal owed under the Agreement or by making a direct payment to you. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Agreement.

13. **NOTICES.** Any notice to you provided for in this Mortgage shall be given by delivering it or by mailing it by first class mail, unless applicable law requires use of another method. The notice shall be directed to the property address or any other address you designate by notice to us. Any notice to us shall be given by first class mail to our address stated herein or any other address we designate by notice to you. Any notice provided for in this Mortgage shall be deemed to have been given as provided in this paragraph.

14. **GOVERNING LAW; SEVERABILITY.** This Mortgage shall be governed by federal law and regulation and the law of the jurisdiction in which the property is located. In the event that any provision or clause of this Mortgage or the Agreement conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Agreement which can be given effect without the conflicting provision. To this end the provisions of this Mortgage and the Agreement are declared to be severable.

15. **YOUR COPY.** You shall be given one confirmed copy of the Agreement and of this Mortgage.

16. **PRIOR MORTGAGES.** You covenant and agree to comply with all of the terms and conditions and covenants of any mortgage, trust deed or similar security instrument affecting the property which has or may have priority over this Mortgage, including specifically, but not limited to, timely making the payments of principal and interest due thereunder. Your failure to make such payments or keep such terms, conditions and covenants as provided for in such prior mortgages, trust deeds or security agreements shall constitute a default under this Mortgage, and we may invoke the remedies specified in paragraph 20 hereof.

17. **DEFAULT.** (a) The occurrence of any of the following events shall constitute a default by you under this Mortgage: (1) failure to pay when due any sum of money due under the Agreement or pursuant to this Mortgage, or the Security Agreement; (2) your action or inaction adversely affects our security for the Agreement or any right we may have in that security; (3) you gave or give us any false or materially misleading information in connection with any Loan to you or in your application for the Equity Source Account; (4) title to your home, the property, is transferred as more fully described in paragraph 19 below; or (5) any of you die.

(b) If you are in default under the Agreement or this Mortgage, we may terminate your Equity Source Account and require you to pay immediately the principal balance outstanding, any and all interest you may owe on that amount, together with all other fees, costs or premiums charged to your account. The principal balance outstanding under the Agreement after default shall continue to accrue interest until paid at the rate provided for in the Agreement as if no default had occurred. In addition to the right to terminate your Equity Source Account and declare all sums immediately due and owing under the Agreement, in the event of a default, we shall have the right to refuse to make additional Loans to you under the Agreement, (reduce your Credit Limit). If we refuse to make additional Loans to you after default, but do not terminate your account, you must notify us in writing if you would like to obtain further Loans and can demonstrate that the condition that led us to the default no longer exists.

18. **RIGHT TO REDUCE LINE OF CREDIT.** We may, during the Revolving Line of Credit Term, reduce your Credit Limit or suspend your credit privileges (refuse to make additional Loans) if: (a) the value of your property drops significantly below the appraised value upon which the Agreement was based; (b) a material change in your financial circumstances gives us reason to believe that you will not be able to make the required payments; (c) governmental action precludes us from charging the Annual Percentage Rate permitted by the Agreement or governmental action adversely affects our lien priority such that the value of our security interest falls below 120 percent of your Credit Limit; (d) the cap on the maximum Annual Percentage Rate provided in the Agreement prevents us from increasing the Annual Percentage Rate to match one or more increases in the Reference Rate; (e) we are notified by our Regulatory Agency that continuing to make Loans constitutes an unsafe and unsound practice; or (f) you are in default of any material obligation under the Agreement. If we refuse to make further Loans to you, but do not terminate your Equity Source Account, you must notify us in writing if you would like to obtain further loans and can demonstrate that the conditions that gave us the right to refuse to make further Loans has changed.

19. **TRANSFER OF THE PROPERTY.** If all or any part of the property, or an interest therein is sold or transferred by you or if the beneficial interest or any part thereof in any land trust holding title to the property is assigned, sold or transferred, or if you or the title holding trust enters into Articles of Agreement for Deed or any agreement for installment sale of the property or the beneficial interest in the title holding land trust, without our prior written consent, excluding (a) the creation of a purchase money security interest for household appliances, (b) a transfer by devise, descent or by operation of law upon the death of a joint tenant, or (c) the grant of any leasehold interest of three (3) years or less not containing an option to purchase, we may, at our option, declare all sums secured by this Mortgage to be immediately due and payable.

*[Signature]*  
1992 FEBRUARY 15TH day of

23395

Commission Expires:

Given under my hand and official seal, this 15TH day of FEBRUARY 1992  
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that  
D. BRUCE MAGERS VICE PRESIDENT and ANITA E. MORRIS, TRUST OFFICER/ASST  
Secretary, respectively, appeared before me this day in person, and acknowledged that they signed and delivered the said  
instrument as their own free and voluntary acts and as the free and voluntary act of said corporation, as Trustee, for the  
used and purposes therein set forth, and the said TRUST OFFICER/ASST Secretary did also then and there acknowledge  
that he, as custodian of the corporate seal of said corporation did affix the said corporate seal of said corporation to said  
instrument as his own free and voluntary act, and as the free and voluntary act of said corporation, as Trustee, for the uses  
and purposes therein set forth.

STATE OF ILLINOIS )  
) SS )  
) COUNTY OF COOK )

ATTEST: *[Signature]* TRUST OFFICER (Title)  
\*FIRST CHICAGO TRUST CO. OF ILLINOIS SUCCESSOR  
TRUSTEE TO FIRST CHICAGO BANK OF MINNETKA ILL  
THE MINNETKA BANK AS TRUSTEE VIA DTD 3/22/86  
KNOWN AS TRUST R-609  
VICE PRESIDENT (Title)  
BY: *[Signature]* D. Bruce Magers  
VICE PRESIDENT (Title)

IF MORTGAGOR IS A TRUST: THE MINNETKA BANK \*  
Notary Public  
Commission Expires: \_\_\_\_\_ day of \_\_\_\_\_

personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before  
me this day in person, and acknowledged that \_\_\_\_\_ signed, sealed, and delivered the said instrument as  
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 official seal, this \_\_\_\_\_ day of \_\_\_\_\_

STATE OF ILLINOIS )  
) SS )  
) COUNTY OF COOK )

Dated: FEBRUARY 13, 1992  
IF MORTGAGOR IS AN INDIVIDUAL:  
Individual Mortgagor \_\_\_\_\_  
Individual Mortgagor \_\_\_\_\_

20. ACCELERATION; REMEDIES. We shall give notice to you prior to acceleration following your breach of any  
covenant or agreement in this Mortgage but not prior to acceleration under paragraph 19 unless applicable law provides  
otherwise. The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30  
days from the date the notice is given to you, by which the default must be cured; and (d) that failure to cure the default  
on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclosure  
by judicial proceeding and sale of the property. The notice shall further inform you of the right to reinstatement after  
acceleration and the right to assert in the foreclosure proceeding the nonexistence of a default or any other defense to  
acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, at our option, we  
may require immediate payment in full of all sums secured by this Mortgage without further demand and may foreclose  
this Mortgage by judicial proceeding. We shall be entitled to collect all expenses incurred in pursuing the remedies  
provided in this paragraph 20, including, but not limited to, reasonable attorneys' fees and costs of title evidence.  
21. POSSESSION. Upon acceleration under paragraph 20 or abandonment of the property and at any time prior to  
the expiration of any period of redemption following judicial sale, we (in person, by agent or by judicially appointed  
receiver) shall be entitled to enter upon take possession of and manage the property and to collect the rents of the  
property including those past due. Any rents we or the Receiver collect shall be applied first to payment of the costs of  
management of the property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's  
bonds and reasonable attorneys' fees, and then to the sums secured by this Mortgage.  
22. RELEASE. Upon payment of all sums secured by this Mortgage, we shall release this Mortgage without charge to  
you. We shall pay any recordation costs.  
23. WAIVER OF HOMESTEAD. You waive all right of homestead exemption in the property.  
24. TRUSTEE EXCULPATION. If this Mortgage is executed by an Illinois land trust, trustee executes this Mortgage as  
trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such trustee, and it is  
expressly understood and agreed by us and by every person now or hereafter claiming any right or security hereunder that  
nothing contained herein or in the Agreement secured by this Mortgage shall be construed as creating any liability on the  
trustee personally to pay said Agreement or any interest thereon, or any indebtedness accruing hereunder  
or to perform any covenants either express or implied herein contained, all such liability, if any, being expressly waived,  
and that any recovery in this Mortgage and the agreement secured hereby shall be solely against and out of the property  
hereby conveyed by enforcement of the provisions hereof and of said Agreement, but this waiver shall in no way affect  
the personal liability of any individual co-maker or guarantor of the Agreement.

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INCORPORATED HEREIN

THIS MORTGAGE IS SECURED BY FIRST CHICAGO TRUST COMPANY OF ILLINOIS, NOT PERSONALLY BUT AS TRUSTEE AS AFORESAID IN THE EXERCISE OF THE POWER AND AUTHORITY VESTED UPON WRIT IN IT AS SUCH TRUSTEE AND FIRST CHICAGO TRUST COMPANY OF ILLINOIS, HEREBY WARRANTS THAT IT POSSESSES FULL POWER AND AUTHORITY TO EXECUTE THIS INSTRUMENT, AND IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT NOTHING HEREIN OR IN SAID NOTE CONTAINED SHALL BE CONSTRUED AS WAIVING OR INDEMNIFYING HEREUNDER, OR TO WAIVE ANY COVENANT EITHER EXPRESS OR IMPLIED HEREIN CONTAINED, OR ON ACCOUNT OF ANY DEFECT THEREON, OR ANY UNDEBTEDNESS ACCRUING HEREUNDER, ALL SUCH LIABILITY, IF ANY, SHALL BE BORNE BY THE TRUSTEE OR ON SAID FIRST CHICAGO TRUST COMPANY OF ILLINOIS PERSONALLY TO PAY THE SAID NOTE OR ANY INTEREST THAT MAY ACCRUE THEREON, OR SECURITY HEREUNDER, AND THAT SO FAR AS THE TRUSTEE AND ITS SUCCESSORS AND SAID FIRST CHICAGO TRUST COMPANY OF ILLINOIS PERSONALLY ARE CONCERNED, THE LEGAL HOLDER OR HOLDERS OF SAID NOTE AND THE OWNER OR OWNERS OF ANY UNDEBTEDNESS ACCRUING HEREUNDER SHALL LOOK SOLELY TO THE PREMISES HEREBY CONVEYED FOR THE PAYMENT THEREOF, BY THE ENFORCEMENT OF THE DEED HEREBY CREATED, IN THE MANNER HEREIN AND IN SAID NOTE PROVIDED OR BY ACTION TO ENFORCE THE GENERAL LIABILITY NOT THE GUARANTEE, IF ANY.

## MORTGAGE EXONERATION RIDER

2-609

INCORPORATED HEREIN

Cook County Clerk's Office



THIS CONDOMINIUM RIDER is made this 13TH day of FEBRUARY, 1992, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Equity Source Account Agreement with Citibank, Federal Savings Bank (the "Lender") of the same date and covering the Property described in the Security Instrument and located at:

605 COUNTRY LANE-UNIT 605, DES PLAINES, ILLINOIS 60016

(Property Address)

The Property includes a unit in, together with an undivided interest in the common elements of, a condominium project known as:

COUNTRY HOMES OF BECK LAKE WOODS

(Name of Condominium Project)

(the "Condominium Project"). If the owners association or other entity which acts for the Condominium Project (the "Owners Association") holds title to property for the benefit or use of its members or shareholders, the Property also includes Borrower's interest in the Owners Association and the uses, proceeds and benefits of Borrower's interest.

CONDOMINIUM COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender, further covenant and agree as follows:

A. Condominium Obligations. Borrower shall perform all of Borrower's obligations under the Condominium Project's Constituent Documents. The "Constituent Documents" are the: (i) Declaration or any other document which creates the Condominium Project; (ii) By-laws; (iii) code of regulations; and (iv) other equivalent documents. Borrower shall promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

B. Hazard Insurance. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy on the Condominium Project which is satisfactory to Lender and which provides insurance coverage in the amounts, for the periods, and against the hazards Lender requires, including fire and hazards included within the term "extended coverage," then:

(i) Lender waives the provision in Uniform Covenant 2 for the monthly payment to Lender of one-twelfth of the yearly premium installments for hazard insurance on the Property; and

(ii) Borrower's obligation under Uniform Covenant 5 to maintain hazard insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

Borrower shall give Lender prompt notice of any lapse in required hazard insurance coverage.

In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the Property, whether to the unit or to common elements, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by the Security Instrument, with any excess paid to Borrower.

C. Public Liability Insurance. Borrower shall take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property, whether of the unit or of the common elements, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument as provided in Uniform Covenant 9.

E. Lender's Prior Consent. Borrower shall not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to:

(i) the abandonment or termination of the Condominium Project except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain;

(ii) any amendment to any provision of the Constituent Documents if the provision is for the express benefit of Lender;

(iii) termination of professional management and assumption of self-management of the Owners Association; or

(iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

F. Remedies. If Borrower does not pay condominium dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower secured by the Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this Condominium Rider.

BY [Signature] (Seal)  
VICE PRESIDENT -Borrower

[Signature] (Seal)  
THE WINNETKA BANK, NOT PERSONALLY BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED  
MARCH 22, 1986 AND KNOWN AS TRUST NUMBER  
R-609 (Seal)  
-Borrower

ATTEST: [Signature] (Seal)  
TRUST OFFICER -Borrower

\*FIRST CHICAGO TRUST COMPANY OF ILLINOIS SUCCESSOR TRUSTEE TO FIRST CHICAGO BANK OF WINNETKA F/K/A THE WINNETKA BANK (Sign Original Only)

CITIBANK, FEDERAL SAVINGS BANK  
ONE SOUTH DEARBORN STREET  
CHICAGO, ILLINOIS 60603

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## GENERAL DOCUMENT EXONERATION RIDER

This document is executed by *First Chicago Trust Company of Illinois*, not personally but as Trustee under Trust No. R-609 as aforesaid, in the exercise of power and authority conferred upon and vested in said Trustee as, and it is expressly understood and agreed that nothing in said document contained shall be construed as creating any liability on said Trustee personally to pay any indebtedness accruing thereunder or to perform any covenants, either expressed or implied including but not limited to warranties, indemnities and hold harmless representations in said document, all such liabilities, if any being expressly waived by the parties hereto and their respective successors and assigns and that so far as said Trustee is concerned, the owner of any indebtedness or right accruing under said document shall look solely to the premises described therein for the payment of enforcement thereof, it being understood that said Trustee merely holds legal title to the premises described therein and has no control over the management thereof or the income therefrom, and has no knowledge respecting any factual matter with respect to said premises, except as represented to it by the beneficiary or beneficiaries of said trust. In event of conflict between the terms of this rider and of the agreement to which it is attached, on any questions of apparent liability or obligation resting upon said trustee, the provisions of this rider shall be controlling.

EXONERATION  
INCORPORATED HEREIN

EXONERATION  
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