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d. isi	COLE TAYLOR BANK MORTGAGE	O				
00 (0)	The MORTGAGOR(S): GERALD M. NOSKIN AND SHART C. NOSKIN, HIS WIFE, AS JOINT TENANTS of the City of GLENCOE COUNTY of COOK and State of LILINOIS MORTGAGE(S) and WARRANT(S) to COLE TAYLOR BANK a(n) BANKING CORPORATION the principal place of business in CHICAGO ILLINOIS the Mortgagee, the following described real estate: LOT 59 IN BAIRD AND WARNER'S SKOKIE RIDGE SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 12, EAS'T OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, IL PIN 04 01 410 019 A/K/A 1076 ELM RIDGE DR., GLENCOE, IL					
7	situated in the County of in the State of in the State of					
9	TOGETHER with all buildings, fixtures and improvements now or hereafter erected thereon, the appurtenances thereto, rents; issues, and provides, and all right, title, and interest of the Mortgagors in and to said real estate.					
	The Mortgagors hereoy release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of					
and the United States of America.						
9	This Mortgage secures the performance of obligations pursuant to the Home Equity Line of Credit Agreement dated					
1.375	the Mortgagee's office. The Mortgage sources not only indebtedness outstanding at the date hereof, if any, but also such future advances as are made pursuant to such Agreement within twenty (20) years from the date hereof, to the same extent as if such future advances were made on the cate of execution hereof, although there may be no advances made at the time of execution hereof and although there may be no indebtedness outstanding at the time any advance is made. The total amount of indebtedness secured hereby may increase or decrease from time to time, but the total amount secured hereby					
m	shall not exceed \$ONE_HUNDRED_FTFTY_THOUSA_ID_AND_00/100	17				
3	MORTGAGORS COVENANT AND WARRANT: TDP 1-01 RECORDING TDP 1-01 REC	?3.				
	To now the indebtedness as hereinhelpre provided + \$2737 \$ #-72-122065					
	2. To maintain the premises in good condition and repair, not to contril or suffer any waste of the premises; to comply with or cause to be compiled 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 after any building or other property now or hereafter covered by the lien of this mortgage without the prior written consent of the Mortgagee.	はなべいない				
	3. To keep the buildings on the premises and the equipment insured for the benefit of the Mcrtgagee against loss or damage					

- by fire, lightning, windstorm, hail, explosion, aircraft, vehicles, smoke and other casuatties covered by extended fire insurance, all in amounts approved by the Mortgagee not exceeding 100% of the full insurable value and, to the extent required by Mortgagee, 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 Mortgagee. Mortgagers shall deliver to Mortgagee with mortgage clause satisfactory to Mortgagee all said insurance policies. Mortgagors grant Mortgagoe power to settle or compromise all claims under all policies and to demand a receipt for all moneys becoming payable thereunder and to receive any money for loss or damage. Such amount may, at the option of Mortgagee, be retained and applied by the Mortgagee 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.
- 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.
- 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.
- To permit the Mortgagee and any persons authorized by the Mortgagee to enter and inspect the premises at all reasonable times.
- Not to assign the whole or any part of the rents, income or profits arising from the premises without the written consent of the Mortgagee.

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- 8. In the event of default in the performance of any of the Mortgagors' covenants or agreements herein, the Mortgagoe, at the Mortgagee's option, may perform the same, and the cost thereof with interest at $\frac{18.000}{9}$ % per annum shall immediately be due from Mortgagors to Mortgagoe and included as part of the indebtedness secured by this mortgago.
- 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 fail 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 failure 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.
- 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, corporation or banking association (including Mortgagee itself) named by Mortgagee, a receiver of the premises; such continuent 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 rendency of such foreclosure suit, and in the case of a suit and deficiency, during the full statutory redemption, if any es well as during any further times, when the Mongagors, except for the intervention of such receiver, would be entitled 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 ierics, issues and profits, may pay costs incurred in the management and operation of the premises, prior and coordinate liers, it 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 Mortgagee, including but without limitation thereto, attorneys' fees, appraisers' 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 arises; the failure of the Mortgagee to exercise such rights or ran edies or any of them howsoever often shall not be deemed a waiver thereof; and shall inure to the benefit of its successors and assigns.
- The party or parties named above as Mortgagor and their respective heirs, personal representatives, successors and assigns are jointly and severally liable to perform the covenants herein, and the term "Mortgagors" shall include all parties executing this mortgage, their respective heirs, personal representatives, and assigns.

IN WITNESS WHEREOF, Mo	tgagors have set their hands a	and seals this	of FERRUARY , 19 92 .
	(SEAL)		Unskin (SEAL)
	(SEAL)	GERAND-AI. NOSKIN	obstacen (SEAL)
STATE OFIllinois)) SS.	SHARI C. NOSKIN	CO
COUNTY OF Cook)		
me this day in person and ackitary act for the uses and purp	ify that <u>GERALD M. NOSK</u> he same persons whose names nowledged that they signed, sea coses therein set forth, including	IN and SHART s are subscribed to the foregoir aled and delivered the said inst g the release and waiver of th	rument as their free and volun-
Given under my hand and	Notarial seal this7th	Oira G. A.	19.92 .
My Commission Expires:	" OFFICIAL SEA Dina G. De La C NOTARY PUBLIC, STATE OF IL MY COMMISSION EXPIRES	AL " { ruz {	y Public 0
Form No. IBA-HE-B Copyright 1988, ILLIANA FINANCIAL, INC. Hickory and ILLIMOUS BANKERS ASSOCIATION, Chicago, IL (A			H From ILLIANA FINANCIAL, INC., PO Box 1227 ICKDry Hills, IL 60455-0227, (708) 598-9000 This Form Appetred by The Illinois Benders Association