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LASALLE BANK MORTGAGE
REVOLVING CREDIT MORTGAGE

92132353

THIS MORTGAGE is dated as of February 20, 1992, and is between Robert E. Gendreau and Rita M. Gendreau, his wife (J) (Mortgagor) and LaSalle Bank Mortgage (Mortgagee).
LaSalle Bank Mortgage, 1701 River Oaks Drive, Oakbrook Terrace, Illinois (Mortgagee).

WITNESSETH:

DEPT. OF RECORDING \$29.00
17111 1500 177 03/03/92 09:39:00
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Mortgagor has executed a Revolving Credit Note dated the same date as this Mortgage payable to the order of Mortgagee (the "Note"), in the principal amount of Forty-thousand and 00/100 (\$40,000.00) (the "Line of Credit"). Interest on the Note shall be due and payable monthly beginning April 1, 1992, and continuing on the same day of each month thereafter, and the entire unpaid balance of principal and interest shall be due and payable five (5) years after the date of this Mortgage. Interest on the Note shall be calculated on the daily unpaid principal balance of the Note at the per annum interest rate equal to 4% per annum in excess of the Variable Rate Index (defined below). Interest after default, (defined below), or maturity of the Note, whether by acceleration or otherwise, shall be calculated at the per annum interest rate equal to 4% per annum in excess of the Variable Rate Index. Mortgagor has the right to prepay all or any part of the aggregate unpaid principal balance of the Note at any time, without penalty. The maximum per annum rate of interest on the Note will not exceed 20%.

To secure payment of the indebtedness evidenced by the Note and the liabilities (defined below), including any and all renewals and extensions of the Note, Mortgagor does by these presents CONVEY, WARRANT and MORTGAGE unto Mortgagee, all of Mortgagor's estate, right, title and interest in the real estate situated, lying and being in the County of Cook and State of Illinois, legally described as follows:

Lot 27 in Bremerton Woods, a subdivision in the West Half of the South East Quarter of Section 30, Township 36 North, Range 14, East of the Third Principal Meridian according to the plat thereof recorded as Deed # 16190835, in Cook County, Illinois.

ALSO

The south one half of Lot 26 in Bremerton Woods, a subdivision in the South East Quarter of Section 30, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN 29-30-408-021

Common Address: 17307 Hawthorne Drive
Hazelcrest, IL

which is referred to herein as the "Premises", together with all improvements, buildings, tenements, hereditaments, appurtenances, and, not only, but also, improvements located in, on, over or under the Premises, and all types and kind of fixtures, including without limitation, all of the necessary and used to supply heat, gas, air conditioning, water, cable, power systems, and ventilation (whether single units or centrally controlled) and all screens, window shades, storm doors and windows, floor coverings, awnings, stoves and water heaters, whether now on or in the Premises or hereafter erected, installed or placed on or in the Premises, and whether or not physically attached to the Premises. The foregoing items are and shall be deemed a part of the Premises and a portion of the security for the installation.

The Note considered a "revolving credit" as defined in Illinois Revised Statutes, Chapter 17, Paragraph 600. The term of this Mortgage requires payment of any existing indebtedness and future advances made pursuant to the Note, to the same extent as if such advances were made by the date of the execution of this Mortgage, without regard to

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RE TITLE SERVICES

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6. Mortgagor shall keep the Premises and all buildings and improvements now or hereafter situated on the Premises insured against loss or damage by fire, lightning, vandalism and malicious damage and such other hazards as may from time to time be designated by Mortgagee. Mortgagee shall keep all buildings and improvements now or hereafter situated on the Premises insured against loss or damage by flood, if

5. No remedy or right of Mortgagee hereunder shall be exclusive. Each right or remedy of Mortgagee with respect to the liabilities, this Mortgage or the Premises shall be in addition to every other remedy or right now or hereafter existing at law or in equity. The delay by Mortgagee in exercising or attempting to exercise any remedy or right, or in equity, shall not constitute a waiver or assignment of any such remedy or right or affect any subsequent benefit of the same or a different nature, remedy such remedy or right may be exercised concurrently or independently, and when as often as may be deemed expedient by Mortgagee.

4. Any award of damages resulting from condemnation proceedings, exercise of the power of eminent domain, or the taking of the Premises for public use are hereby transferred, assigned and shall inure to Mortgagee and such award or any part thereof may be applied by Mortgagee after the payment of all of Mortgagee's expenses, including costs and attorney fees and legal fees, to the reduction of the indebtedness secured hereby and Mortgagee, its heirs, assigns, or estate and in the name of the Mortgagee, to exercise and deliver valid acquittances and to appeal from any such award.

3. Upon the request of Mortgagee, Mortgagee shall deliver to Mortgagee all original notes of all or any portion of the Premises, together with assignments of such notes from Mortgagee to Mortgagee, which assignments shall be in form and substance satisfactory to Mortgagee. Mortgagee shall not, without Mortgagee's prior written consent, prepay or accept any prepayment, change or compromise of any note or release any bond or other obligation, at any time, while the indebtedness secured hereby remains unpaid.

2. Mortgagee shall pay when and before any liability attached, all general taxes, special taxes, and assessments, water taxes or charges, drainage taxes or charges, sewer taxes or charges, and other taxes, assessments or charges against the Premises. Mortgagee shall, upon written request, furnish to Mortgagee duplicate copies of all such taxes, assessments and charges. To prevent default hereunder Mortgagee shall pay in full and promptly, in the manner provided by statute, any tax, assessment or charge which Mortgagee may desire to contest prior to such tax, assessment or charge becoming delinquent.

1. Mortgagee shall (a) promptly repair, replace or rebuild any buildings or improvements now or hereafter on the Premises which may become damaged or be destroyed; (b) keep the Premises in good condition and repair, without waste, and except for the repairs, free from any encumbrances, security interests, liens, mortgages, liens or claims for loss (c) pay when due any indebtedness which may be incurred by a form of charge on the Premises; and upon request exhibit satisfactory evidence of the discharge of such lien or charge or Mortgagee (d) complete within a reasonable time any building or buildings now or at any time in process of construction upon the Premises; (e) comply with all covenants or all laws or municipal ordinances with respect to the Premises and the use of the Premises; (f) make no material alterations in the Premises except as required by law or municipal ordinance; and (g) indemnify and hold Mortgagee harmless from all claims, damages, losses and expenses incurred by Mortgagee in writing or diminished by the value of the Premises.

Further, Mortgagee covenants and agrees as follows:
1. Mortgagee shall (a) promptly repair, replace or rebuild any buildings or improvements now or hereafter on the Premises which may become damaged or be destroyed; (b) keep the Premises in good condition and repair, without waste, and except for the repairs, free from any encumbrances, security interests, liens, mortgages, liens or claims for loss (c) pay when due any indebtedness which may be incurred by a form of charge on the Premises; and upon request exhibit satisfactory evidence of the discharge of such lien or charge or Mortgagee (d) complete within a reasonable time any building or buildings now or at any time in process of construction upon the Premises; (e) comply with all covenants or all laws or municipal ordinances with respect to the Premises and the use of the Premises; (f) make no material alterations in the Premises except as required by law or municipal ordinance; and (g) indemnify and hold Mortgagee harmless from all claims, damages, losses and expenses incurred by Mortgagee in writing or diminished by the value of the Premises.

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11. "Mortgage" means any and all liability, obligation and indebtedness of Mortgagor or any other maker of the Note to Mortgagee for payment of any and all amounts due under the Note or this Mortgage, whether or not owing or evidenced, hereunder or under the Note, whether direct or indirect, absolute or contingent, primary or secondary, joint or several, whether existing or arising, together with attorneys' fees relating to the Mortgage's rights, remedies and security interests, hereunder, including advising the Mortgagee or drafting any documents for the Mortgagee as any third party. Notwithstanding the foregoing or any provisions of the Note, the liabilities secured by this Mortgage shall not exceed the principal amount of the Note, plus interest thereon, and any disbursements made for the payment of taxes, special assessments or insurance on the property subject to

10. Notwithstanding any other provisions of this Mortgage, no sale, lease, mortgage, trust deed, grant by Mortgagee of an encumbrance of any kind, conveyance, transfer of occupancy or possession, contract to sell, or transfer of the Premises, or any part thereof, or sale or transfer of ownership of any beneficial interest or power of direction in a trust which holds title to the Premises, shall be made without the prior written consent of Mortgagee.

9. Upon default, at the sole option of Mortgagee, the Note and/or any other liabilities shall become immediately due and payable, and Mortgagee shall pay all expenses of Mortgagee, including attorney's fees and expenses incurred in connection with this Mortgage, and all expenses incurred in the enforcement of Mortgagee's rights in the Premises and other costs incurred in connection with the disposition of the Premises. The term "default" when used in this Mortgage, has the same meaning as defined in the Note and includes the failure of the Mortgagor to completely cure any Cause for Default and to deliver to the Mortgagee written notice of the complete cure of the Cause for Default within seven (7) days after the Mortgagee's written notice to the Mortgagee that a Cause for Default has occurred and is existing. Default under the Note shall be defined under this Mortgage. The term "Cause for Default" as used in this Mortgage means any one or more of the following conditions or events defined as a "Cause for Default" in the Note, including but not limited to the failure of Mortgagee to pay the Note or liabilities in accordance with their terms or failure of Mortgagee to comply with or to perform in agreement with any registration, warranty, term, provision, condition, covenant or agreement contained in this Mortgage, the Note or any instrument, agreement or writing securing any liabilities.

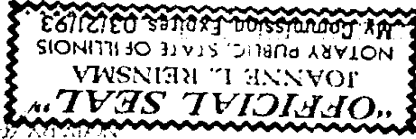
8. Mortgagee may, at its option, authorize any payment authorized by this Mortgage relating to taxes, assessments, charges, liens, security interests or encumbrances, Mortgagee may do so according to any law, regulation or ordinance received from the appropriate authority during such period. Mortgagee shall be authorized to pay any such taxes, assessments, charges, liens, security interests or encumbrances, Mortgagee may do so according to any law, regulation or ordinance received from the appropriate authority during such period. Mortgagee shall be authorized to pay any such taxes, assessments, charges, liens, security interests or encumbrances, Mortgagee may do so according to any law, regulation or ordinance received from the appropriate authority during such period.

7. Upon default by Mortgagee hereunder, Mortgagee may, but need not, make any payment or perform any act required of Mortgagee hereunder in any form and manner deemed expedient by Mortgagee, and Mortgagee may, but need not, make full or partial payments of principal or interest on any encumbrances, liens or security interests affecting the Premises and Mortgagee has full power, authority, discretion, or settle or pay then or other from or take or claim thereon, or redeem from any tax sale or forfeiture affecting the Premises or control any tax or assessment. All money paid for any of the purposes herein authorized and all expenses paid or incurred in connection with the Premises, including attorney's fees, and any other taxes, assessments, charges, liens, security interests or encumbrances, Mortgagee may advance by Mortgagee to protect the Premises or the loan hereon, plus reasonable compensation for Mortgagee for each matter concerning which action herein authorized is taken, shall be no much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at a per annum rate equivalent to the then market rate set forth in the Note. Inaction of Mortgagee shall never be considered as a waiver of any right according to Mortgagee on account of any default hereunder on the part of the Mortgagee.

6. The Premises is located in a tax jurisdiction. Each insurance policy shall be for an amount sufficient to pay in full the cost of replacing or repairing the building. The Premises shall be insured in a tax jurisdiction. Each insurance policy shall be for an amount which is acceptable to Mortgagee. All policies shall be issued by a company satisfactory to Mortgagee. Each insurance policy shall be payable, in case of loss or damage, to Mortgagee. Each insurance policy shall contain a lender's loss payable clause or endorsement, in form and substance satisfactory to Mortgagee. Mortgagee shall deliver all insurance policies, including additional and renewal policies to Mortgagee. In case of insurance about to expire, Mortgagee shall deliver to Mortgagee renewal policies not less than ten days prior to the respective dates of expiration. Each insurance policy shall not be cancellable by the insurance company without at least 30 days' prior written notice to Mortgagee.

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COUNTY OF COOK
STATE OF ILLINOIS

My Commission Expires:

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State aforesaid, do hereby certify that Robert R Gendreau and Rita M Gendreau, his wife (2) signed and delivered said instrument as his/her own free and voluntary act, for the uses and purposes therein set forth.

COUNTY OF COOK
STATE OF ILLINOIS

Witness the hand and seal of notary for the day and year set forth above.

17. Mortgagee shall have the right to map or the premises at all reasonable times and access thereto... 18. Mortgagee agrees to release the lien of this mortgage and pay all expenses...

19. This mortgage and all provisions hereof, shall extend to and be binding upon mortgagee and all persons claiming by, under or through mortgagee... 20. In the event the mortgagor is a limited partner...

21. This mortgage shall be deemed to be delivered to mortgagee in full of all liabilities secured by this mortgage... 22. The action for the enforcement of the terms of any provision of this mortgage shall be subject to any defenses which would be good and available to the party enforcing the same in an action of law upon the note.

23. The mortgagor hereby certifies that the information of the facts of any provision of this mortgage shall be subject to any defenses which would be good and available to the party enforcing the same in an action of law upon the note.

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