

UNOFFICIAL COPY

Steven E. Gorelik and Emily R. Gorelik	This instrument was prepared by (Name) <u>Rose Reilly</u> (Address) <u>555 W. Roosevelt, Chicago</u>
MORTGAGOR "I" includes each mortgagor above.	MORTGAGEE "You" means the mortgagee, its successors and assigns.
SOUTH CENTRAL BANK AND TRUST CO. 555 W. ROOSEVELT RD. CHICAGO, ILLINOIS 60607	

REAL ESTATE MORTGAGE: For value received, I, Steven E. Gorelik & Emily R. Gorelik mortgage and warrant to you to secure the payment of the secured debt described below, on February 4, 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: 9019 N. Abbey Lane, Des Plaines, Illinois 60016
(Street) (City) (Zip Code)

LEGAL DESCRIPTION:
SEE EXHIBIT "A" ATTACHED

DEPT-01 RECORDINGS \$25.50
T#8888 TRAM 7640 03/26/92 12:41:00
#7046 # 1F *-92-201386
COOK COUNTY RECORDER

P. I. N. 09-15-400-009 (09-15-499-990)

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.):

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 February 4, 1992 with initial annual interest rate of 9.0%. 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 February 4, 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: Five Thousand and no/100 Dollars (\$ 5,000.00), 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

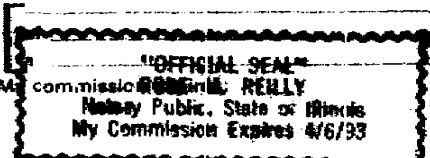
SIGNATURES:

X Steven E. Gorelik
Steven E. Gorelik

X Emily R. Gorelik
Emily R. Gorelik

ACKNOWLEDGMENT: STATE OF ILLINOIS, Cook County ss:
The foregoing instrument was acknowledged before me this 4th day of February, 1992
by Steven E. Gorelik & Emily R. Gorelik (Title(s))

Corporals or Partnership Acknowledgment



[Signature]
(Notary Public)

Property
Copyright

92201085

- 17. **Release** When I have made the secured debt, I agree to pay all costs to record this mortgage.
- 16. **Transfer of the Property or a Beneficial Interest in the Property** If I or any part of the property or any interest in it is sold or transferred without your prior written consent, I agree to make the payment of the secured debt, but I do not demand immediate payment. If the mortgage is not a natural person, I agree to make the payment of the secured debt, but I do not demand immediate payment. In the above situations, this is provided by the terms of this mortgage.
- 15. **Notice** Unless otherwise required in writing, I agree to provide notice to the lender at the address set forth in the mortgage. I agree to provide notice to the lender at the address set forth in the mortgage. I agree to provide notice to the lender at the address set forth in the mortgage. I agree to provide notice to the lender at the address set forth in the mortgage.
- 14. **Joint and Several Liability, Co-signers, Successors and Assigns** I agree to be jointly and severally liable with all other parties who sign this mortgage. I agree to be jointly and severally liable with all other parties who sign this mortgage. I agree to be jointly and severally liable with all other parties who sign this mortgage. I agree to be jointly and severally liable with all other parties who sign this mortgage.
- 13. **Waiver** By exercising any remedy available to you, you do not give up your right to later exercise any other remedy. I agree to waive any other remedy. I agree to waive any other remedy. I agree to waive any other remedy. I agree to waive any other remedy.
- 12. **Condemnation** I agree 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 shall be applied to the secured debt. I agree 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 shall be applied to the secured debt. I agree 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 shall be applied to the secured debt.
- 11. **Inspection** You may enter the property to inspect and you give the lender the right to inspect. I agree to you the right to inspect. I agree to you the right to inspect. I agree to you the right to inspect. I agree to you the right to inspect.
- 10. **Authority of Mortgagee** I agree to perform any duties under this mortgage. I agree to perform any duties under this mortgage. I agree to perform any duties under this mortgage. I agree to perform any duties under this mortgage.
- 9. **Leaseholds; Condominiums; Planned Unit Developments** I agree to comply with the provisions of any lease if this mortgage is on a leasehold. I agree to comply with the provisions of any lease if this mortgage is on a leasehold. I agree to comply with the provisions of any lease if this mortgage is on a leasehold. I agree to comply with the provisions of any lease if this mortgage is on a leasehold.
- 8. **Waiver of Homestead** I agree to waive my right of homestead in the property. I agree to waive my right of homestead in the property. I agree to waive my right of homestead in the property. I agree to waive my right of homestead in the property.
- 7. **Assignment of Rents and Profits** I assign to you the rents and profits of the property. I agree to you the rents and profits of the property. I agree to you the rents and profits of the property. I agree to you the rents and profits of the property.
- 6. **Default and Acceleration** If I fail to make any payment when due or break any covenant under this mortgage, any prior mortgage or any other remedy available to you, you may accelerate the maturity of the secured debt and demand immediate payment and exercise any other remedy available to you. I agree to you the right to accelerate the maturity of the secured debt and demand immediate payment and exercise any other remedy available to you.
- 5. **Expenses** I agree to pay all your expenses, including reasonable attorneys' fees, if I break any covenants in this mortgage or in any obligation secured by this mortgage. I agree to pay all your expenses, including reasonable attorneys' fees, if I break any covenants in this mortgage or in any obligation secured by this mortgage. I agree to pay all your expenses, including reasonable attorneys' fees, if I break any covenants in this mortgage or in any obligation secured by this mortgage.
- 4. **Property** I will keep the property in good condition and make all repairs, reasonably necessary, you require.
- 3. **Insurance** I will keep the property insured or otherwise protected to you at my expense and for your benefit. I agree to you the right to insure the property. I agree to you the right to insure the property. I agree to you the right to insure the property. I agree to you the right to insure the property.
- 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 title of this mortgage. I agree to you the right to defend title to the property against any claims which would impair the title of this mortgage.

UNOFFICIAL COPY

38310226

Property of Cook County

Eastment for ingress and egress appurtenant for the benefit of Parcel 1 as set forth in the Abbey Lane Carriage Home Association Declaration of Party Wall Rights, easements, covenants and restrictions dated October 5, 1984 and recorded December 10, 1984 as Document No. 27365844 and by Restatement and Rededication of Abbey Lane Carriage Home Association Dated June 14, 1985 and Recorded June 19, 1985 as Document No. 35966544.

PARCEL 2:
The North 26 feet of the South 280.23 feet (except the West 51.975 feet thereof as measured along the East line of the following described property and at right angles thereto): that part North of the North line of Ballard Road of the East 31.71 chains of the Southeast 1/4 of Section 15, Township 41 North, Range 12, East of the Third Principal Meridian described as follows: Beginning at the point of intersection of the center line of Ballard Road with the West line of said East 31.71 chains; thence East along said center line a distance of 104.0 feet; thence North parallel with the West line of said East 31.71 chains, a distance of 419.07 feet; thence West parallel with the center line of Ballard Road, a distance of 104.0 feet to the West line of said East 31.71 chains; thence South along said West line, a distance of 419.07 feet, to the place of beginning, in Cook County, Illinois.

EXHIBIT "A"