

UNOFFICIAL COPY

MORTGAGE

The MORTGAGOR(S) PETER PILLONIG AND PAULINA PILLONIG, HUSBAND AND WIFE, AS JOINT TENANTS
of the City of RIVERSIDE, County of COOK, and State of ILLINOIS
MORTGAGE(S) and WARRANT(S) to PRAIRIE BANK & TRUST CO (a) BANKING CORPORATION with its principal place of
business in BRIDGEVIEW, ILLINOIS, the Mortgagee, the following described real estate:

SEE SCHEDULE A ATTACHED

33438260

DEPT-01 RECORDING \$25.50
T46666 TRAM 4576 06/09/93 14:54:00
#1183 # --93-438260
COOK COUNTY RECORDER

situated in the County of COOK in the State of ILLINOIS

TOGETHER with all buildings, fixtures and improvements now or hereafter erected thereon, the appurtenances thereto, the rents, issues, and profits and all right, title, and interest of the Mortgageors in and to said real estate.

The Mortgageors hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of ILLINOIS and the United States of America.

This Mortgage secures the performance of obligations pursuant to the Home Equity Line of Credit Agreement dated MAY 28, 19 93, between Mortgageor(s) and Mortgagee. A copy of such Agreement may be inspected at the Mortgagee's office. The Mortgage secures 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 date 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

shall not exceed \$ TWENTY FIVE THOUSAND AND 00/100 plus interest thereon and any disbursements made for payment of taxes, special assessments or insurance on real estate described herein plus interest on such disbursements.

MORTGAGORS COVENANT AND WARRANT:

- To pay the indebtedness as hereinbefore provided.
- To maintain the premises in good condition and repair, not to commit or suffer any waste of the premises; to comply with or cause to be complied 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 alter any building or other property now or hereafter covered by the lien of this mortgage without the prior written consent of the Mortgagee.
- To keep the buildings on the premises and the equipment insured for the benefit of the Mortgagee against loss or damage by fire, lightning, windstorm, hail, explosion, aircraft, vehicles, smoke and other casualties 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. Mortgageors shall deliver to Mortgagee with mortgage clause satisfactory to Mortgagee all said insurance policies. Mortgageors grant Mortgagee 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 Mortgageors 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.
- Mortgageors 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 Mortgageors and all persons claiming through the Mortgageors.
- 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.

MORTGAGORS TITLE GUARANTEE 05 15 0047

33438260

Handwritten initials/signature

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SCHEDULE A

LOT 1083 (EXCEPT THAT PART OF SAID LOT LYING WESTERLY OF A LINE RUNNING NORTHWESTERLY FROM A POINT IN SOUTHERLY LINE OF SAID LOT, 100 FEET NORTHEASTERLY OF SOUTHWESTERLY CORNER THEREOF TO A POINT IN THE NORTHERLY LINE OF SAID LOT, 52 FEET SOUTHEASTERLY OF NORTHERLY CORNER THEREOF) IN BLOCK 23 IN THIRD DIVISION OF RIVERSIDE IN SECTION 36, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN # 15 36 200 041

COMMON ADDRESS: 416 SHENSTONE ROAD, RIVERSIDE, IL. 60546

93138260

Property of Cook County Clerk's Office