## **UNOFFICIAL COPY**

Service

# 93448769 Revolving Credit Mortgage

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1200 CENT	(Street)		(City)		(State)	(Zip Code)
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- 3. To keep the Property Insured against loss or damage by fire and windstorm and such other hazards as Mortgagee requires for the benefit of Mortgagee and the holder of any prior mortgage in the aggregate amount of the total mortgage indebledness encumbering said Property with insurance companies acceptable to Mortgagee, and to dopusit the policies of insurance with Mortgagee if requested by Mortgagee. Mortgagee is hereby authorized to ediust and compromise any loss covered by such insurance, to collect the proceeds thereof, endorse checks and drafts issued therefor, and to apply such proceeds as a credit upon any part of the Indebtedness secured hereby whether then due or thereafter becoming due, or to permit the uses of the same for the purpose of rebuilding or repairing the damaged Property.
- 4.To pay all taxes and assessments against said Property as the same shall become due and payable or, at the request of the Mortgagee, to pay to Mortgagee on each installment date a sum equal to the sum of one-twelfth (1/12) of the taxes and assessments for the fiscal period for which taxes and assessments are next due and payable, as estimated by Mortgagee. Said deposits shall be without interest paid by the Mortgagee (unless required by law) and the taxes and assessments shall be paid therefrom as they become due and payable to the extent that the deposits are sufficient therefor. Mortgagee assumes no responsibility for the validity of any tax or assessments.

In the event such deposits exceed the amount required for the payment of taxes and assessments, the Montgages may apply a part or all of such excess at such time as it may elect to the principal of indebtedness secured hereby. If such deposits are less than the amount required for the payment of taxes and assessments, Montgager shall, on demand, pay such deliciency.

It all or any part of the Property or an interest therein (including baneficial interest in the land trust, if applicable) is sold, assigned, transferred or further encumbered by Mortgagor or its beneficiary (including modification or amendment of the prior mortgage to increase the indebtedness thereby secured) without Mortgagee's prior written consent, or the Property is no longer the principal residence of Mortgagor or its beneficiary (if applicable) Mortgagee may, at its option, declare all the sums secured by this Mortgage to be immediately due and payable.

Upon Mortgagor's (or Mortgagor's beneficiary, if applicable) breach of any covenant or agreement of the Agreement or this Mortgage, including the covenants to pay when due any sums and red by this Mortgage or as set torth in the Agreement, Mortgagea prior to acceleration shall mail notice to Mortgagor (and Mortgagor's beneficiary, if applicable) specifying; (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 30 days from the date the notice is mailed, by which such it each must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage and foreclosure by judicial proceeding and sale of the Property. If the breach is not cured on or before the date specified in the notice, Mortgage and foreclosure at of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceedings.

Any forbearance by Montgagee in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or pliectude the exercise of any such right or remedy by Montgag 18.

This Mortgage shall be governed by the law of the State of initials, including without limitation the provisions of Illinois Revised Statute Chapter 17, Sections 6405, 6406 and 6407; and 312.2. In the event that any provisions or clause of this Mortgage, or Agreement conflicts with then applicable law, such conflict shall not affect other provisions of this Mortgage or the Agreement which can be given effect without conflicting provision, and to this end the provisions of the Mortgage and Agreement are declared to be severable.

Mortgagor shall be liable to Mortgagee for all legal costs, including out not limited to reasonable attorney fees and costs and charges of any sale in any action to enforce any of Mortgageo's rights hereunder whether or not such action proceeds to judgement. Said costs shall be included in the indebtedness secured hereby and become a lien on the Property.

Mortgagor (and the beneficiary of Mortgagor, If applicable) hereby waives all light of homestead exemption in the Property.

Each of the covenants and agreements herein shall be binding upon and shall intine of the benefit of the respective heirs, executors, administrators, successors and assigns of the Mongagor, Montgagor's beneficiary (if applicable), and Mongagor.

In the event the Mortgagor executing this Mortgage is an Illinois land trust, this Mortgage is executed by Mortgagor, not personally, but as Trustee aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee and the Mortgagor hereby warrants that it possesses full power and authority to execute this instrument and it is expressly understood and agreed that nothing or italin id herein or in the Note shall be construed as creating (any liability on the Mortgagor personally to pay any and all obligations due under or pursuant to the Acreement or Mortgage, or any indebtedness secured by this Mortgage for to perform any covenant, either express or implied herein contained, all such liability, if any, being expressly waived by Mortgagee and by every person fow an hereafter claiming any right or security in the Property hereby mortgaged, conveyed and assigned to any other security in the engine to secure the payment thereof.

and known as Trust Number  and known as Trust Number  ARVID 0. DAH_STROM JR.  SUE K. DAH_STROM  Personally known to me to be the same person S  whose name S  subscribed to the foregoing instrument, appeared before this day in person and acknowledged that THEY sligned, sealed and delivered the said instrument. THEIR  free and voluntary act, for the uses and purposes therein set torth, including the reliable and waiver of the right of homester.  ROBERTA S. LOTSOFF  COOK COUNTY  Notary Public. State of Illinois	LAND TRUST:	INDIVIDUALS:
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ROBERTA S. LOTSOFF  COOK COUNTY  Notary Public, State of Illinois  ROBERTA S. LOTSOFF  Commission Expires: 3-2-97	to me to be the same person S	DAH_STROM personally know whose name S subscribed to the foregoing instrument, appeared before
ROBERTA S. LOTSOFF  COOK COUNTY  Notary Public, State of Illinois  Commission Expires: 3-2-97	to me to be the same person S me_this-day-in_person, and_acknowledge	DAH_STROM personally know whose name S subscribed to the foregoing instrument, appeared before that THEY signed, sealed, and delivered the said instrument and delivered the said instrument.
ROBERTA S. LOTSOFF  COOK COUNTY  Notary Public, State of Illinois  Commission Expires: 3-2-97	to me to be the same person S	DAH_STROM personally know whose name S subscribed to the foregoing instrument, appeared before that THEY signed, sealed, and delivered the said instrument and delivered the said instrument.
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