COLF TAYLOR BANK

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MORTGAGE

•	SEE WILLIAM WIN	MONTO	MOL		
Of MC	the City of	BLOCK AND LAURI B. BLOCK, COUR	HIS WIFE, AS JOINT the Mortgage NUE SUBDIVISION	nd State of ILLINOI CORPORATION with its prin ee, the following describe IN THE NORTH	cipal place of
مادند	13, EAST OF THE THIR PIN 10 25 404 019 CK	RD PRINCIPAL MERIDIAN, KA 2642 W. BIRCHWOOD, C	IN COOK COUNTY,	, IL	
то	GETHER with all cuildings, fix	tures and improvements now o	or hereafter erected ti	hereon, the appurtenance	s thereto, the
Thi N the futions time total	ILLINOIS is Mortgage secures the periodemser 15 19 93 Mortgagee's office. The Mortgagee's office. The Mortgagee's office are made puriode of execution hereof and although amount of indebtedness securiors.	and waive all rights under and ind the United States of Americannance of obligations pursuatives made on the onte of execution bough there may be no indebted and hereby may increase or decipied hereby may increase or decipied.	ca. ant to the Home Editoring ages. A copy of diness outstanding at a twenty (20) years from the editors outstanding a creas; from time to time.	quity Line of Credit Agre f such Agreement may be t the date hereof, if any, to the date hereof, to the tere may be no advances at the time any advance in	ement dated inspected at out also such isame extent made at the is made. The
plu		ED THOUSAND AND 30/100 bursements made for payment such disbursements.	of taxes, special as:	sessments or insurance of	
MC	RTGAGORS COVENANT ANI	D WARRANT:		740011 TRAN 3503 12/0	\$23. 50 03/93 14:42:00
1.	To pay the indebtedness as	hereinbefore provided.	4/2.		988991
2.	with or cause to be complied the premises; and to prompt the lien of this mortgage whi	good condition and repair, not d with all statutes, ordinances a tly repair, restore, replace, or re ich may be damaged or destro ig or other property now or here	and requirements of a abuild any part of the yed by any casualty	any governmental authori premises now or hereaft whatsouver; not to remov	es; to comply ity relating to ler subject to re, demolish,

- 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 Mortgages.

 3. To keep the buildings on the premises and the equipment insured for the benefit of the Mortgages 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 Mortgages not exceeding 100% of the full insurable value and, to the extent
- 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. Mortgagers shall deliver to Mortgagee with mortgage clause satisfactory to Mortgagee all said insurance policies. Mortgagers grant Mongagee 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 agitinst the premises or any part thereof.
- 5. Mortgagors have good title to the prefixes 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 person's claiming through the Mortgagors.
- 6. To permit the Mortgagee and any person's authorized by the Mortgagee to enter and inspect the premises at all reasonable times.
- 7. 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 puriormance of any of the Mortgagor (characteristic default in the puriormance of any of the Mortgagor (characteristic default) in the mortgagor of the Mortgagor of the Mortgagor of the cost thereof with interest at \$18,000.96 per annum shall immediately be due from Mortgagors to Mortgagor and included as part of the indebtedness secured by this mortgage.
- 9. 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, flouidator or trustee of the premises and the adjudication of the Mortgagors to be bankrupt or insolvant 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.
- 10. Upon or at any time after filling a suit to foreclose this mortgage, the court in which such suit is filled may appoint any qualified person, corporation or banking association (including Mortgagee itself) named by Mortgagee, a receiver of the premises; such appointment may be made either before or after the sale, without notice and without requiring a bond (notice and bond incling hereby waived). Such receiver shall have the power to collect rents, issues and profits of said premises during the pendency 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 Mortgagors, 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 rents, issues and profits, may pay costs incurred in the management and operation of the premises, prior and coordinate livins, if any, taxes assessments, and insurance and pay all or any part of the inceptotechness secured hereby or any deficiency decree.
- 11. It any suit to foreclose the lien of this mortgage there shall be allowed and included as additional indebtedness in the cacree for sale all expenditures and expenses which may be paid or incurred on behalf of the Mortgagee, including that without limitation thereto, attorneys' fees, apprairant fees, surveys, title searches and similar data.
- 12. To pay all costs incurred, including reasonable attorneys fees, to perfect and maintain the lien on this mortgage.
- 13. 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 remedies or any of them howsoever often shall not be deemed a waiver thereof; and shall inure to the benefit of its successors and assigns.
- 14. 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, Mortgagors have set th	neir hands a	nd se sis trys	tatin 75/101 -	NOVEMBER 19 3
	(SEAL)	X M	1/K	(SEAL)
	(SEAL)		BLOCK BLOCK	(SEAL)
STATE OF TLLINOIS		LAURI B.	BLOCK	, C
COUNTY OF COOK) SS	5 .			
State aforesaid do hereby certify that Kichan	d A. F	Work S	a Notiny Public	in and for the County and . B/n
personally known to me to be the same persons we me this day in person and acknowledged that they tary act for the uses and purposes therein set for	hose names signed, sea th, including	are subscribed to	k:regoing in	strument, appeared before ent as their free and volun-
Given under my hand and hotelfall seal files	t A L " 5	day of	15	
ROXIE L. HJSZ NOTARY PUBLIC, STATE (ZAG - 1000S } - 1010 S }	COLE TAYLO	Notary Pu	blic
MAIL '	TO-COLE	TAYLOR BAN	IK	

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P.O. BOX 909743 CHICAGO, IL 60690-9743

leorge From ILLIANA FINANCIAL INC. PO. Box 1227 Hickory Hills. H. 80456-0227. (708) 598-9030 'You Perin Appended By The Allicel Bendon, Appended by