

UNOFFICIAL COPY

THIS IS A MORTGAGE between the Mortgagors who sign below and the Bank whose name appears at the top of this Mortgage, as the Mortgagee. Additional terms of the Mortgage appear on the other side.

The Mortgagor mortgages and warrants to the Mortgagee land located in the Village of Westchester County of Cook State of Illinois, described as follows:

LOT 44 IN ASHLEY WOODS, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 (EXCEPT THE WEST 30 RODS OF THE NORTH 21 AND 1/3 RODS THEREOF) OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1987 AS DOCUMENT 87546573, IN COOK COUNTY, ILLINOIS.

PTN # 15-30-418-044 COMMON ADDRESS: 11568 Burton Court Westchester, IL 60154

together with all easements, improvements, hereditaments and appurtenances that now or in the future belong to this land, any rents, income and profits from this land, and all fixtures, including all plumbing, heating, air conditioning and ventilating equipment, that are now or in the future attached to or used in connection with this land (the "PROPERTY").

This Mortgage is given to secure the DEBT, which includes the payment of all indebtedness and the performance of all obligations that the Mortgagor now and hereafter owes the Mortgagee under this Mortgage and under a certain Home Equity Line of Credit

Disclosure and Agreement dated February 5, 1993

Including all extensions, renewals, and modifications thereof ("Agreement"). The Agreement has a credit limit of \$ 75,000.00

unless the limit is increased and a Notice of Increase is filed in the Office of the Registrar of Deeds where this Mortgage has been recorded. Under the terms of this Agreement, the Mortgagor has the absolute obligation in certain circumstances to make, and shall make, future advances to Mortgagor upon demand. When this obligation is terminated, Mortgagor will record in the Office of the Registrar of Deeds where this Mortgage has been recorded, a Notice of Termination of Obligation which shall recite the then outstanding indebtedness under the Agreement.

This Mortgage is given to secure a revolving credit loan and shall secure not only presently existing indebtedness under the Agreement but also future advances, whether such advances are obligatory or to be made at the option of the Mortgagee, or otherwise, as are made within twenty (20) years from the date hereof, to the same extent as if such future advances were made on the date of the execution of this Mortgage, although there may be no advances made at the time of the execution of this Mortgage and although there may be no indebtedness secured hereby outstanding at the time any advance is made. The lien of this Mortgage shall be valid as to all indebtedness secured hereby, including future advances, from the time of its filing for record in the recorder's or registrar's office in the county in which the property is located. The total amount of indebtedness secured hereby may increase or decrease from time to time, but the total unpaid balance of indebtedness secured hereby (including disbursements which the Mortgagee may make under this Mortgage, the Agreement or any other document with respect thereto) at any one time outstanding shall not exceed the credit limit set forth above, plus interest thereon and any disbursements which the Mortgagee may make under this Mortgage, the Agreement or any other document with respect hereto, including but not limited to payment for taxes, special assessments or insurance on the real estate and the interest on such disbursements. This Mortgage is intended to and shall be valid and have priority over all subsequent liens and encumbrances, including statutory liens, excepting taxes and assessments levied on the real estate not yet due and payable, to the extent of the maximum amount secured hereby.

Additional Provisions. Mortgagor grants this Mortgage to Mortgagee free from all rights and benefits under and by virtue of the RECORDING Exemption laws, of the State of Illinois, which said rights and benefits the Mortgagor does hereby expressly release and waive.

RECORDED 1248 93 116927 COOK COUNTY RECORDER

Additional Provisions.

93116927

Each Mortgagor agrees to all of the terms of the Mortgage Agreement, which appear on the other side. The Mortgagor has executed this Mortgage as of February 5, 1993

Witnesses: Signature: X Name: Signature: X Name:

Mortgagors: Signature: X Name: Tim M. Shevlin Address: 11568 Burton Court Westchester, IL 60154 Marital Status: Married to Virginia A. Shevlin

Signature: X Name: Virginia A. Shevlin Address: 11568 Burton Court Westchester, IL 60154

STATE OF ILLINOIS COUNTY OF Cook

I, Tim M. Shevlin & Virginia A. Shevlin, his wife, do hereby certify that I personally know to me to be the same person whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the

instrument as their free and voluntary act, for the use and purposes therein set forth. Notary Public, State of Illinois, Commission Expires 01/27/96

This instrument prepared by: Clifford Scott Rudnick 105 S. York Street Elmhurst, IL 60126

Subsequent tax bills are to be sent to the following: Tim Shevlin 11568 Burton Ct Westchester, IL 60154

Box 15

2300 RP

