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THIS MORTGAGE IS dated as of February 22, 1993

is between Richard T. Garrigan and Kristine
Garrigan, His Wife ("Mortgagor")
Old Kent Bank 109 S. York Street, Elmhurst, Illinois ("Mortgagee").

WITNESSETH

Mortgagor has executed a Home Equity Line of Credit Revolving Credit
Note, dated of even date herewith and payable to the order of the Mortgagee (the
"Note"), in the principal amount of One Hundred Fifty Thousand
and 00/100 (the "Credit Limit")
(\$ 150,000.00) (the "Credit Limit")
The interest on the Note shall be calculated and payable as provided therein. The
unpaid balance of principal and interest shall be due and payable on the
first day of each month after the date of this Mortgage. The Note and this Mortgage are made
pursuant to a certain Home Equity Line of Credit Agreement and Federal Truth in
Lending Disclosures, dated of even date herewith (the "Loan Agreement"),
between Mortgagee and Mortgagor.

To secure payment of the indebtedness evidenced by the Note and the
Liabilities (defined below), including any and all renewals and extensions of the
Note and the Loan Agreement, Mortgagor does by these presents CONVEY,
WARRANT and MORTGAGE unto Mortgagee, all of Mortgagor's estate, right,
title and interest in the real estate situated, lying and being in the County of
Cook, and State of Illinois, legally de-
scribed as follows:

See Attached Legal Description Exhibit "A"

Property Index No. 05 34 402 002
Property Address: 21 Crescent Place
Wilmette, IL 60091

which is referred to herein as the "Premises," together with all improvements,
buildings, tenements, hereditaments, appurtenances, gas, oil, minerals, lease-
holds located in, on, over or under the Premises, and all types and kinds of
furnaces, apparatus, machinery and equipment including without limitation, all
the foregoing used to supply heat, gas, air conditioning, water, light, power,
refrigeration or ventilation (whether single units or centrally controlled) and all
curtains, window shades, storm doors and windows, floor coverings, awnings,
drives and water heaters, whether now on or in the Premises or hereafter
added, installed or placed on or in the Premises, and whether or not physically
attached to the Premises. The foregoing items are and shall be deemed a part of
the Premises and a portion of the security for the Liabilities.

Further, Mortgagor does hereby pledge and assign to Mortgagee, all
rights, written or verbal, rents, issues and profits of the Premises including
without limitation, all rents, issues, profits, revenues, royalties, bonuses, rights
of benefits due, payable or accruing, and all deposits of money as advance
for or for security, under any and all present or future leases of the Premises,
together with the right, but not the obligation, to collect, demand, sue for and
recover the same when due or payable. Mortgagee by acceptance of this Mort-
gage agrees, as a personal covenant applicable to Mortgagor only, and not as a
condition or condition hereof and not available to anyone other than Mortgagee,
that in the event of any default, breach or non-compliance with the terms
of this Mortgage, the mortgagor shall pay to Mortgagee this Mortgage, Mortgagor

has defined in Illinois Revised
Uniform Code of Securities Act, Chapter 405. The lien of this Mortgage secures pay-
ment of any existing indebtedness and future advances made pursuant to the
Note, to the same extent as if such future advances were made on the date of the
execution of this Mortgage, without regard to whether or not there is any ad-
vance made at the time this Mortgage is executed and without regard to whether
or not there is any indebtedness outstanding at the time any advance is made.
Advances hereunder shall have the same priority.

Mortgagor does hereby expressly waive and release all rights and bene-
fits under and by virtue of the Homestead Exemption Laws of the State of
Illinois.

Further, Mortgagor covenants and agrees as follows:

Mortgagor shall (a) promptly repair, restore or rebuild any buildings or
improvements now or hereafter on the Premises which may become
damaged or be destroyed; (b) keep the Premises in good condition and
repair, without waste, and, except for this Mortgage, keep the Premises
free from any encumbrances, security interests, liens, mechanics' liens
or claims for lien; (c) pay when due any indebtedness which may be
secured by a lien or charge on the Premises, and upon request exhibit
satisfactory evidence of the discharge of such lien or charge to Mortgagee;
(d) complete within a reasonable time any building or buildings now

or at any time in process of construction upon the Premises; (e) comply
with all requirements of all laws or municipal ordinances with respect to
the Premises and the use of the Premises; (f) make no material altera-
tions in the Premises, except as required by law or municipal ordinance,
unless such alterations have been previously approved in writing by
Mortgagee; and (g) refrain from impairing or diminishing the value of the
Premises.

2 Mortgagee shall pay, when due and before any penalty attaches, all gen-
eral taxes, special taxes, special assessments, water taxes or charges,
drainage taxes or charges, sewer service taxes or charges, and other
taxes, assessments or charges against the Premises. Mortgagee shall,
upon written request, furnish to Mortgagee duplicate paid receipts for
such taxes, assessments and charges. To prevent Default hereunder,
Mortgagor shall pay in full under protest, in the manner provided by
statute, any tax assessment or charge which Mortgagee may desire to
contest prior to such tax, assessment or charge becoming delinquent.

3 Upon the request of Mortgagee, Mortgagor shall deliver to Mortgagee all
original leases of all or any portion of the Premises, together with assign-
ments of such leases from Mortgagee to Mortgagee, which assignments
shall be in form and substance satisfactory to Mortgagee; Mortgagee
shall not, without Mortgagee's prior written consent, procure, permit or
accept any prepayment, discharge or compromise of any rent or release
any tenant from any obligation, at any time while the indebtedness se-
cured hereby remains unpaid.

4 Any award of damages resulting from condemnation proceedings, exer-
cise of the power of eminent domain, or the taking of the Premises for
public use are hereby transferred, assigned and shall be paid to Mortga-
gore; and such awards or any part thereof may be applied by Mortgagee,
after the payment of all of Mortgagee's expenses, including costs and
legal fees, to the reduction of the indebtedness secured hereby and Mortga-
gore is hereby authorized, on behalf and in the name of Mortgagee, to
execute and deliver valid acquittances and to appeal from any such
award.

5 No remedy or right of Mortgagee hereunder or under the Loan Agree-
ment shall be exclusive. Each right or remedy of Mortgagee with respect
to the Liabilities, this Mortgage or the Premises shall be in addition to
every other remedy or right now or hereafter existing at law or in equity.
No delay by Mortgagee in exercising, or omitting to exercise, any remedy
or right accruing on Default shall impair any such remedy or right, or
shall be construed to be a waiver of any such Default, or acquiescence
therein, or shall attract any subsequent Default of the same of a different
nature. Every such remedy or right may be exercised concurrently or
independently, and when and as often as may be deemed expedient by
Mortgagee.

6 Mortgagee shall maintain, with respect to the Premises and all buildings
and improvements now or hereafter situated on the Premises, property
damage insurance which shall cover, without limitation, loss or damage
by fire, lightning, windstorm, vandalism and malicious damage and such
other hazards as may from time to time be designated by Mortgagee. If
the Premises is located in a flood hazard zone, Mortgagee shall keep all
buildings and improvements now or hereafter situated on the Premises
insured against loss or damage by flood. Each insurance policy shall be
for an amount sufficient to pay in full the cost of replacing or repairing the
buildings and improvements on the Premises, which amount shall in no
event be less than the sum of the principal amount of the Note and the
principal amount of all other notes secured in whole or in part by the
Premises. Mortgagee shall also obtain liability insurance with respect to
the Premises in an amount which is acceptable to Mortgagee. All policies
shall be issued by companies satisfactory to Mortgagee and Mortgagee
shall deliver same to Mortgagee. Each insurance policy shall be payable,
in case of loss or damage, to Mortgagee. Each insurance policy shall
contain a lender's loss payable clause or endorsement, in form and sub-
stance satisfactory to Mortgagee. In the event that Mortgagee fails to
provide any such required insurance or if such insurance is not accept-
able to Mortgagee, Mortgagee may obtain such insurance and the cost
thereof shall be paid by Mortgagee as provided in the Loan Agreement. In
case of insurance about to expire, Mortgagee shall deliver to Mortgagee
renewal policies not less than ten days prior to the respective dates of
expiration. Each insurance policy shall not be cancellable by the insur-
ance company without at least 30 days' prior written notice to Mortga-
gore.

7 Upon Default by Mortgagor hereunder, Mortgagee may, but is not re-
quired to, make any payment or perform any act required of Mortgagor
hereunder in any form and manner deemed expedient by Mortgagee, and
Mortgagee may, but is not required to, make full or partial payments of
principal or interest on any encumbrances, liens or security interests
affecting the Premises and Mortgagee may purchase, discharge, com-
promise or settle any tax lien or other lien or title or claim thereof, or
redeem from any tax sale or forfeiture affecting the Premises or contest
any tax or assessment. All moneys paid for any of the purposes herein
authorized and all expenses paid or incurred in connection therewith,
including legal fees, and any other funds advanced by Mortgagee to
protect the Premises or the lien hereof, plus reasonable compensation to
Mortgagee for each matter concerning which action herein authorized
may be taken, shall be so much additional indebtedness secured hereby
and shall become immediately due and payable without notice and with
interest thereon at a per annum rate equivalent to the post maturity rate
set forth in the Note. Inaction of Mortgagee shall under no circumstances
be considered a waiver of any right accruing to Mortgagee on account of
any Default hereunder on the part of the Mortgagor.

8. If Mortgagee makes any payment authorized by this Mortgage relating to
taxes, assessments, charges, liens, security interests or encumbrances,
Mortgagee may do so according to any bill, statement or estimate re-
ceived from the appropriate party claiming such funds without inquiry
into the accuracy or validity of such bill, statement or estimate or into
the validity of the lien, encumbrance, security interest, tax, assessment,
sale, forfeiture, tax lien or claim of any of the foregoing.

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9. Upon a Default at the sole option of Mortgagee, the Note and/or any other Liabilities shall become immediately due and payable and Mortgagee may exercise any rights or remedies it may have at law or equity. Upon a Default, Mortgagor shall pay all expenses of Mortgagee, including legal fees and expenses incurred in connection with this Mortgage and all expenses incurred in the enforcement of Mortgagee's rights in the Premises and the costs incurred in connection with the disposition of the Premises. The term "Default" when used in this Mortgage shall mean written notice has been given to Mortgagor by Mortgagee that any one or more of the following events, conditions or acts have occurred: (i) Mortgagor fails to make payment of any amount due hereunder, under the Loan Agreement or under the Note within

20 days of the due date of such amount; (ii) Mortgagor fails or neglects to comply with or to perform any term, obligation or agreement in this Mortgage, the Note, the Loan Agreement, or any other document relating thereto; (iii) any application or statement furnished to the Bank by Mortgagor is found to be materially false or incorrect; (iv) the death or insolvency of Mortgagor (however expressed or indicated) or the inability of Mortgagor to pay any of its and/or their respective debts as they mature; (v) the filing of a petition in bankruptcy or for the adjustment of debt, of, by or against Mortgagor; (vi) if all or any part of the Premises or any interest in it is sold, leased, transferred, or further encumbered or a transfer of occupancy or possession occurs, or contract to sell or transfer for the Premises or any part thereof is entered into, or a sale or transfer of ownership of any beneficial interest in a land trust which holds title to the Premises occurs, in each case without the Mortgagee's prior written consent; (vii) any judgment, attachment, lien, execution or levy against Mortgagor or against Premises in any amount which is not promptly paid, discharged, released, bonded or otherwise fully satisfied; (viii) the enactment or expiration of any applicable law which has the effect of rendering in enforceable any provision of this Mortgage, the Note, the Loan Agreement or any other instrument, document, agreement or other writing relating thereto; or (ix) a Default under any prior mortgage on the Premises. Without limitation of the foregoing, a Default under the Note or the Loan Agreement shall constitute Default under this Mortgage.

10. Notwithstanding any other provisions of this Mortgage, no sale, lease, mortgage, trust deed, grant by Mortgagee or an encumbrance of any kind or a conveyance, transfer of occupancy or possession, contract to sell, or transfer of the Premises, or any part thereof, or sale or transfer of ownership of any beneficial interest or power of direction in a land trust which holds title to the Premises, shall be made without the prior written consent of the Mortgagee.

11. "Liabilities" means any and all liabilities, obligations and indebtedness of Mortgagor or any other maker of the Note to Mortgagee for payment of any and all amounts due under the Note, the Loan Agreement or the Mortgage, whether heretofore, now owing or hereafter arising or owing, due or payable, however created, arising or evidenced, whether direct or indirect, absolute or contingent, primary or secondary, joint or several, whether existing or arising, together with legal fees resulting from a Default by the Mortgagor and relating to the Mortgagee's rights, remedies and security interests hereunder, including advising the Mortgagee or drafting any documents for the Mortgagee arising or resulting from any Default by the Mortgagor. Notwithstanding any other provisions of this Mortgage, the Note, or the Loan Agreement, the Liabilities secured by this Mortgage shall not exceed an amount equal to 200% of the principal amount of the Note, plus interest thereon and any other charges provided for in the Loan Agreement relating to the maintenance of the revolving line of credit secured hereby, and any disbursements made for the payment of taxes, special assessments, or insurance on the property subject to this Mortgage, with interest on such disbursements, and if permitted by law, disbursements made by Mortgagee which are authorized hereunder or under the Loan Agreement, and legal fees, costs, and expenses relating to the enforcement of the Note, the Loan Agreement and this Mortgage, plus interest as provided herein.

12. When the Liabilities shall become due whether by acceleration or otherwise, Mortgagee shall have the right to foreclose the lien of this Mortgage. In any suit to foreclose the lien of this Mortgage, there shall be allowed and allowed as additional indebtedness in the judgment of foreclosure all expenditures and expenses which may be paid or incurred by or on behalf of Mortgagee for legal fees, appraisers' fees, outlays for documentary and expert evidence, descriptions, changes, publication costs and costs of preparing all abstracts of title, title searches and examinations, title insurance policies, errors and omissions, tax and lien searches, and similar data and appliances with respect to title as Mortgagee may deem to be reasonably necessary either to prosecute the foreclosure suit or to evidence to bidders at any foreclosure sale. All of the foregoing items, which may be expended after entry of the foreclosure judgment, may be estimated by Mortgagee. All expenditures and expenses mentioned in this paragraph when incurred or paid by Mortgagee shall become additional indebtedness secured hereby and shall be immediately due and payable, with interest thereat at a rate equivalent to the post maturity interest rate set forth in the Note. This paragraph shall also apply to any expenditures or expenses incurred or paid by Mortgagee or on behalf of Mortgagee in connection with (a) any proceeding, including without limitation, probate and bankruptcy proceedings, in which Mortgagee shall be a party, either as plaintiff, claimant or defendant, by reason of this Mortgage or any indebtedness secured hereby; and (b) any preparation for the commencement of any suit for the foreclosure of this Mortgage after accrual of the right to foreclose whether or not actually commenced or preparation for the commencement of any suit to collect upon or enforce the provisions of the Loan Agreement, the Note, this Mortgage or any instrument which secures the Note after Default, whether or not actually commenced, or (c) any preparation for the defense of any threatened suit or proceeding which might affect the Premises or the security hereof, whether or not actually commenced.

13. Upon, or at any time after the filing of a complaint to foreclose this Mortgage, the court in which such suit is filed may appoint a receiver of the Premises. The receiver's appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency of Mortgagor at the time of application for the receiver and without regard to the then value of the Premises or whether or not the Premises shall be

then occupied as a homestead. Mortgagee may be appointed as the receiver. Such receiver shall have power to collect the rents, issues and profits of the Premises during the pendency of the foreclosure suit and, in case of a sale and deficiency, during the full statutory period of redemption, if any, whether there be redemption or not, as well as during any further times when Mortgagor, except for the intervention of the receiver, would be entitled to collect the rents, issues and profits. Such receiver shall also have all other powers which may be necessary or are usual for the protection, possession, control, management and operation of the Premises. The court in which the foreclosure suit is filed may from time to time authorize the receiver to apply the net income in the receiver's hands in payment in whole or in part of the Liabilities or secured by any judgment foreclosing this Mortgage, or any tax, special assessment or other lien or encumbrance which may be or become superior to the lien hereof or of the judgment, and the deficiency judgment against Mortgagor or any guarantor of the Note in case of a foreclosure sale and deficiency.

14. No action for the enforcement of the lien or of any provision of this Mortgage shall be subject to any defense which would not be good and available to the party interposing the same in an action at law upon the Note.

15. Mortgagee shall have the right to inspect the Premises at all reasonable times and access thereto shall be permitted for that purpose.

16. Upon payment of all sums secured by this Mortgage, Mortgagee shall release this Mortgage without charge to Mortgagor. Mortgagee shall pay costs of recordation, if any.

17. This Mortgage and all provisions hereof shall extend to and be binding upon Mortgagor and all persons or parties claiming by, under or through Mortgagor. The word "Mortgagor" when used herein shall also include all persons or parties liable for the payment of the indebtedness secured hereby or any part thereof, whether or not such persons or parties shall have executed the Note, the Loan Agreement or this Mortgage. Each Mortgagor shall be jointly and severally obligated hereunder. The singular shall include the plural, the plural shall mean the singular and the use of any gender shall be applicable to all genders. The word "Mortgagee" includes the successors and assigns of Mortgagee.

18. This Mortgage has been made, executed and delivered to Mortgagee in Illinois and shall be construed in accordance with the laws of the State of Illinois. Wherever possible, each provision of this Mortgage shall be interpreted in such manner as to be effective and valid under applicable law. If any provisions of this Mortgage are prohibited by or determined to be invalid under applicable law, such provisions shall be ineffective to the extent of such prohibitions or invalidity without invalidating the remainder of such provisions or the remaining provisions of this Mortgage.

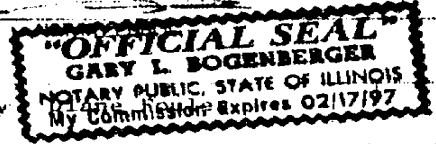
19. Any notice required to be given by Mortgagor or Mortgagee under this Mortgage shall be given as provided in the Note.

Richard T. Garrigan
Richard T. Garrigan
Kristine O. Garrigan
Kristine O. Garrigan
STATE OF ILLINOIS

COUNTY OF COOK
GARY L. BOGENBERGER
GARY L. BOGENBERGER
a Notary Public in and for the County and State aforesaid, do hereby certify that

RICHARD T. GARRIGAN AND KRISTINE O. GARRIGAN, HIS WIFE
RICHARD T. GARRIGAN AND KRISTINE O. GARRIGAN, HIS WIFE, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person(s) and acknowledged to me that they signed and delivered said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 17 day of March, 1993



My Commission Expires
This document prepared by Old Kent Bank
233 S. Wacker Drive
CHICAGO, ILLINOIS
Chicago, Ill. 60606

MAR 17 PM 2:53 93200793

This document should be returned to
Old Kent Bank
same as above
Subsequent Illinois 88026

Attn: Frances Hanel

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Legal Description Exhibit "A"

All that part of Lot 7 lying Southerly of a Line drawn from a point in the West Line of said Lot 7, 9, 95 Feet South from the Northwest Corner of said Lot 7 to a Point 2.34 Feet on the Westerly Line of said Lot 7 to a Point 2.34 Feet South from the Northeast Corner of said lot 7 measured on the Easterly Line thereof, in Block 2 in the subdivision of the Easterly Line thereof, in Block 2 in the subdivision of Blocks 1, 2, 5, & 6 in Deuster Addition to Wilmette, being a Subdivision of Lots 20, 21, 22, 23, 24, & 25 in Baxter, a Subdivision of the South Section of Quilmette Reservation, in Section 34, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN #05 34 402 002

Property Commonly Known As: 51 Crescent Place, Wilmette, IL 60091

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