

# UNOFFICIAL COPY

PATRICK J HUNT SALLY A HUNT 12555 S MANSFIELD XXXX ALSIK IL 60658		94514321 24-2941003-0000 Randal L. L. Walker, V.P. (Name) First Federal Savings Bank of Indiana P.O. Box 11110 Merrillville, IN 46411
MORTGAGOR * includes each mortgagor above		MORTGAGEE * You" means the mortgagee, its successors and assigns.
<b>PATRICK J HUNT and SALLY A HUNT</b>		

**REAL ESTATE MORTGAGE:** For value received, I, MARCH 15, 1994, mortgage and warrant to you to secure the payment of the secured debt described below, on March 15, 1994, the real estate described below and all rights, easements, appurtenances, rents, leases and existing and future improvements and fixtures (all called the "property").

**PROPERTY ADDRESS:** 12555 S MANSFIELD  
(Street)

ALSIK, Illinois 60658  
(City) (Zip Code)

**LEGAL DESCRIPTION:**

LOT 174 IN CHIPERWA RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

DEPT-01 RECORDING \$23.50  
1000000 TRAN 5169 06/10/94 12:31:00  
108334 # 5169 + 124 -514321  
COOK COUNTY RECORDER

COOK

**94514321**

located in \_\_\_\_\_

County, Illinois.

**TITLE:** I covenant and warrant title to the property, except for encumbrances of record, municipal and zoning ordinances, current taxes and assessments not yet due and \_\_\_\_\_

**SECURED DEBT:** This mortgage secures repayment of the secured debt and the performance of the covenants and agreements contained in this mortgage and in any other document incorporated herein. Secured debt, as used in this mortgage, includes any amounts I owe you under this mortgage or under any instrument secured by this mortgage.

The secured debt is evidenced by (List all instruments and agreements secured by this mortgage and the dates thereof):  
 A First Loan Agreement dated March 15, 1994

Future Advances: All amounts owed under the above agreement are secured even though not all amounts may yet be advanced. Future advances under this agreement are contemplated and will be secured and will have priority to the same extent as if made on the date this mortgage is executed.

March 15, 1994

10,000.00

Revolving credit loan agreement dated \_\_\_\_\_, with initial annual interest rate of \_\_\_\_\_. All amounts owed under this agreement are secured even though not all amounts may yet be advanced. Future advances under this agreement are contemplated and will be secured and will have priority to the same extent as if made on the date this mortgage is executed.

XXXXXXXXXXXXXX APRIL 1, 2004

The above obligation is due and payable on \_\_\_\_\_ if not paid earlier.

Twenty years from the date secured by this mortgage, any one month's unpaid amount \$29,500.00

Dollars (\$\_\_\_\_\_).

plus interest, plus any disbursements made for the payment of taxes, special assessments, or insurance on the property, with interest on such disbursements.

Variable Rate: The interest rate on the obligation secured by this mortgage may vary according to the terms of that obligation.

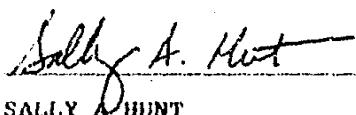
A copy of the loan agreement containing the terms under which the interest rate may vary is attached to this mortgage and made a part hereof.

**TERMS AND COVENANTS:** I agree to the terms and covenants contained in this mortgage and in any riders described below and signed by me.

Commercial  Construction

**SIGNATURES:**

  
PATRICK J. HUNT

  
SALLY A. HUNT

**IN WITNESS WHEREOF,**

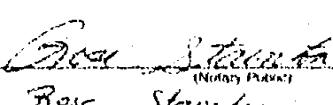
The foregoing instrument was acknowledged before me this 15 day of March, 1994, County of Lake, State of Illinois, by Rose Stansler.

Corporate or  
Partnership  
Acknowledgment

of \_\_\_\_\_  
 in \_\_\_\_\_  
(Name of Corporation or Partnership)

My commission expires: 10-13-84  
(State)

on behalf of the corporation or partnership

  
Rose Stansler  
(Notary Public)

ILLINOIS

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1. **Property.** I will keep the property in good condition and make all reparations reasonably necessary.
2. **Claims against Title.** I will pay all taxes, assessments, including reasonable attorney's fees, incurred by me to assert my title to the property, to defend it, or to remove any encumbrance of it, or to improve or maintain the property.
3. **Indemnity.** You will be named as lessor under terms acceptable to you at my expense and for your benefit. You will be responsible for any damage to the property caused by me.
4. **Default and Acceleration.** If I fail to make any payment when due or break any covenant under this mortgage, any prior acceleration of this mortgage, or any other provision of this agreement, you may accelerate the entire amount due.
5. **Expenses.** I agree to pay all your expenses, including reasonable attorney's fees, incurred by me to assert my title to the property, to defend it, or to remove any encumbrance of it, or to improve or maintain the property.
6. **Default and Foreclosure.** I will pay all your expenses, including reasonable attorney's fees, incurred by me to assert my title to the property, to defend it, or to remove any encumbrance of it, or to improve or maintain the property.
7. **Assignment of Rents and Profits.** I assign to you the rents and profits of the property in the manner provided in this agreement.
8. **Leasehold Condominium.** This mortgage is on a unit in a condominium or planned development, and development, and completion, and sale of the unit to you is subject to certain restrictions of which you are advised.
9. **Leaseholders' Condominium.** This mortgage is on a unit in a condominium or planned development, and development, and completion, and sale of the unit to you is subject to certain restrictions of which you are advised.
10. **Authority of Mortgagor to Perform for Mortgagee.** If any person whose name or any name of my dailies under this mortgage is necessary to pay the principal or interest or any costs or expenses of this mortgage, or any other amount due on this mortgage, you may name any other person to pay any amount necessary to pay the principal or interest or any costs or expenses of this mortgage, or any other amount due on this mortgage.
11. **Waiver of Homestead.** I hereby waive all right of homestead exemption in the property.
12. **Condemnation.** I agree to comply with the provisions of any lease if this mortgage is on the property.
13. **Waiver.** By executing any remedy available to you, you do not waive up your rights to later take any other remedy, if any dailies under this mortgage are delinquent.
14. **Joint and Several Liability; Co-Borrowers; Successors and Assignees.** Such damages造成的 liability under this mortgage shall remain in full force and effect until paid in full, notwithstanding any assignment of this mortgage, if such assignee shall be liable to you for any part of this mortgage.
15. **Notice.** Unless otherwise required by law, any notice to me shall be given by delivery of a certified mail to my address on page 5 of this mortgage, or to my other addresses which you have given to either of us within five days of the mailing.
16. **Transferor of the Property or a Successoral Interest in the Mortgage.** If all or any part of the property or any interest in it is sold or transferred to me, you may demand payment in full of the balance due.
17. **Revolving.** When I have paid the secured debt, you will discharge this mortgage without charge to me, if you agree to pay all costs to record this mortgage.

## Covenants