



NBD Bank  
Mortgage (Installment Loan or Line of Credit) - Illinois

# UNOFFICIAL COPY

This Mortgage is made on

Charles T. Cullen and Shirley H. Cullen, his Wife, as Joint Tenants  
920 Edgemere Court, Evanston, IL 60202  
whose address is 211 South Wheaton Ave., Wheaton, IL 60187

June 29

1994

, between the Mortgagors,

whose address is

and the Mortgagee, NBD Bank,

(A) Definitions.

- (1) The words "borrower", "you" or "yours" mean each Mortgagor, whether single or joint, who signs below.
- (2) The words "we", "us", "our" and "Bank" mean the Mortgagee and its successors or assigns.
- (3) The word "Property" means the land described below. Property includes all buildings and improvements now on the land or built in the future. Property also includes anything attached to or used in connection with the land or attached or used in the future, as well as proceeds, rents, income, royalties, etc. Property also includes all other rights in real or personal property you may have as owner of the land, including all mineral, oil, gas and/or water rights.

(B) Security. You owe the Bank the principal sum of \$ 100,000.00

the aggregate unpaid amount of all loans and disbursements made by the Bank to you pursuant to a Home Equity Credit Agreement and Disclosure Statement or Installment Loan and Security Agreement ("Agreement") dated JUNE 29, 1994, which is incorporated herein by reference.

As security for all amounts due to us under that Agreement, including all future advances made within 20 years from the date hereof and all extensions, amendments, renewals, modifications of that Agreement, not to exceed the maximum principal sum of \$ 100,000.00, all of which future advances shall have the same priority as the original loan, you convey, mortgage and warrant to us subject to liens of record, the Property located in the City of Evanston Cook County, Illinois described as:

See Exhibit "A" attached and made a part hereof.

Permanent Index No 11-19-225-018  
Property Address 920 Edgemere Court Evanston, IL 60202

94585406

DEPT-01 RECORDING	\$23.00
T90011 TRAN 2807 07/06/94 111051:00	
\$2768 + RV *--94-585406	
COOK COUNTY RECORDER	

(C) Borrower's Promises. You promise to:

- (1) Pay all amounts when due under your Agreement, including interest and to perform all duties of the loan agreement and/or this Mortgage.
- (2) Pay all taxes, assessments and fees that are assessed against the Property when they are due. If you do not pay the taxes, assessments or fees, we can pay them if we choose and add what we have paid to the amount you owe us under your Agreement with interest to be paid as provided in that Agreement.
- (3) Not execute any mortgage, security agreement, assignment of leases and rentals or other agreement granting a lien against your interest in the property without our prior written consent, and then only when the document grants that he expressly provides that it shall be subject to the terms of this Mortgage.
- (4) Keep the Property in good repair and not damage, destroy or substantially change the Property.
- (5) Keep the Property insured against loss or damage caused by fire or other hazards with an insurance carrier acceptable to us. The insurance policy must be payable to us and name us as Insured Mortgagors for the amount of your loan. You must deliver a copy of the policy to us if we request it. If you do not obtain insurance, or pay the premiums, we may do so and add what we have paid to the amount you owe us under your Agreement with interest to be paid as provided in the loan agreement. At our option, the insurance proceeds may be applied to the balance of the loan, whether or not due, or to the rebuilding of the Property.
- (6) Keep the Property covered by flood insurance if it is located in a specially designated flood hazard zone.

(D) Environmental Condition. You shall not cause or permit the presence, use, disposal or release of any hazardous substance on or in the Property. You shall not do nor allow anyone else to do anything affecting the Property that is in violation of any environmental law. You shall promptly give us written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property or release of any hazardous substance on the Property. If you are ordered by any governmental or regulatory authority that the removal or other remediation of any hazardous substance affecting the Property is necessary, you shall promptly take all necessary remedial actions in accordance with applicable environmental laws.

(E) Default. If you do not keep the promises you made in this Mortgage, even but to us the terms of your Agreement, you will be in default. If you are in default, we may exercise all the rights or remedies stated in your Agreement, including, but not limited to those stated in the Exhibit Remedies on Demand and/or Reducing the Credit Limit paragraphs as otherwise provided by applicable law. If we accelerate your outstanding balance and demand payment in full, you give us the power and authority to sell the property according to procedures allowed by law. The proceeds of any sale will be applied first to any costs and expenses of the sale, including the cost of any environmental investigation or remediation paid for by us, then to reasonable attorney's fees and then to the amount you owe us under your Agreement.

(F) Due on Sale. If you sell or transfer all or any part of the Property or any interest in the Property without our prior written consent, the entire balance of what you owe us under your Agreement is due immediately.

(G) Eminent Domain. Notwithstanding any taking under the power of eminent domain, you shall continue to pay the debt in accordance with the terms of the Agreement until any award or payment shall have been actually received by you. By signing this Mortgage, you assign the entire proceeds of any award or payment and any interest to us.

(H) Waiver of Homestead Right. You hereby release an Irrevocable waiver under and by virtue of the homestead exemption laws of the State of Illinois.

(I) Other Terms. We do not give up any of our rights by delaying or failing to exercise them at any time. Our rights under the Agreement and this Mortgage are cumulative. You will allow us to inspect the Property on reasonable notice. This shall not be the right to perform any environmental investigation that we deem necessary and to perform any environmental remediation required under environmental law. Any investigation or remediation will be conducted solely for our benefit and to protect our interests. If any term of this Mortgage is found to be illegal or unenforceable, the other terms will still be in effect. This Agreement may secure "revolving credit" as defined in Ill. Rev. Stat. Ch. 17, para. 6405. The revolving credit line shall be governed by and construed in accordance with the Illinois Financial Services Development Act, Ill. Rev. Stat. Ch. 17, para. 7001, et seq. Upon or at any time after the filing of a complaint to foreclose this mortgage, we shall be entitled to enter upon, take possession of, and manage the Property and collect rents in person, by agent or by judicially appointed receiver without notice and before or after any judicial sale. You agree to pay all of our fees including attorney's fees, receiver's fees and court costs upon the filing of a foreclosure complaint.

By Signing Below, You Agree to All the Terms of This Mortgage.

Witnesses:

X Al Anthony  
Print Name: Al Anthony

X Shirley H. Cullen  
Print Name: Shirley H. Cullen

STATE OF ILLINOIS

COUNTY OF Cook

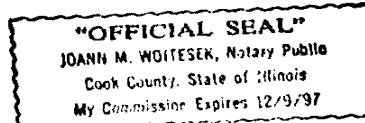
I, Joann M. Whitesek, a notary public in and for the above county and state, certify that Charles T. Cullen and Shirley H. Cullen, his Wife, as Joint Tenants, personally known to me to be the same person whose name is (or are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed and delivered the instrument as his/her/their free and voluntary act for the use and purposes therein set forth.

Subscribed and sworn to before me this 29th day of June 1994.

X Joann M. Whitesek  
Notary Public COOK  
My Commission Expires: 12-9-97

County, Illinois

Drafted by: NBD Bank  
1603 Orrington Ave.  
Evanston, IL 60204  
Prepared by: Al Anthony

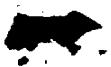


When recorded return to:

NBD Bank  
1603 Orrington Ave.  
Evanston, IL 60204

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Property of Cook County Clerk's Office

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EXHIBIT "A"

## LEGAL DESCRIPTION

THAT PART OF LOT 12 IN KNOX'S RESUBDIVISION IN BLOCK 6 IN GIBB'S LADD AND GEORGE'S ADDITION TO EVANSTON IN THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF LOT 12, 337.35 FEET SOUTHEASTERLY FROM THE NORTHWEST CORNER OF SAID LOT, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT, 183 FEET TO THE CENTER LINE OF EDGEMERE COURT; THENCE SOUTH EASTERLY PARALLEL WITH THE WEST LINE OF SAID LOT 12, 85.65 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 12, 183 FEET TO THE WEST LINE OF SAID LOT 12 AND THENCE NORTHEASTERLY 85.65 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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