

94621471

MORTGAGE

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This Mortgage dated as of [blank] 1990, made by [blank] into being [blank] Commercial National Bank of Berwyn, whose address is [blank] 2734 S. Oak Park Avenue, Berwyn, Illinois 60402, Trust #900727, and not individually

(the "Mortgage") and COMMERCIAL NATIONAL BANK OF BERWYN 3322 S. Oak Park Ave., Berwyn, IL 60402 a national banking association, (the "Mortgagee"). Whereas, the Mortgagor is indebted to the Mortgagee in the principal sum of Ten thousand dollars and no cents Dollars (\$ 10,000.00), or the aggregate unpaid amount of all loans made by the Mortgagee pursuant to that certain Home Equity Revolving Line of Credit Agreement (the "Agreement") of even date herewith, whichever is less. This indebtedness is evidenced by the Agreement executed by Mortgagor which Agreement provides for monthly interest payments at the rates and at the times provided for in the Agreement, with the full indebtedness, plus interest thereon, if not paid earlier, due and payable on demand after five (5) years from the date of this Mortgage. The Mortgagee will provide the Mortgagor with a final payment notice at least 90 days before the final payment must be made. The Agreement provides that loans may be made from time to time (but in no event later than twenty (20) years from the date hereof) not to exceed the above stated maximum loan amount outstanding at any one time. All future loans will have the same priority as the original loan.

All payments received by Mortgagee under the Agreement shall be applied first to fees and charges payable pursuant to the Agreement, next to any amounts advanced by the Mortgagee under this Mortgage, next to any billed and unpaid interest, next to the principal amounts outstanding under the Agreement, and then to accrued and unbilled interest.

To secure the payment of the indebtedness incurred pursuant to the Agreement with interest thereon, the payment of all other debts with interest thereon advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of this Mortgage and in the Agreement, the Mortgagor does hereby mortgage, ~~convey~~ and convey to the Mortgagee the following described real estate located in the County of Cook State of Illinois, to wit:

THE SOUTH 1/4 OF LOT 16 AND ALL OF LOT 17 IN BLOCK 8 IN J. H. CURTIS' ADDITION TO BERWYN, A SUBDIVISION OF THAT PART OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This Document is signed by COMMERCIAL NATIONAL BANK OF BERWYN not individually, but only as Trustee under Trust Agreement mentioned in said Document. Said Trust Agreement is hereby made a part hereof and any claims against said Trustee which may result from the signing of this Document shall be payable only out of any Trust property which may be held thereunder, except that no duty shall rest upon the COMMERCIAL NATIONAL BANK OF BERWYN personally, or as Trustee, to sequester any of the earnings, avails, or proceeds of any real estate in said Trust. Said Trustee shall not be personally liable for the performance of any of the terms and conditions of this Document or for the validity or condition of the title of said property or for any agreement with respect thereto. Any and all personal liability of the COMMERCIAL NATIONAL BANK OF BERWYN is hereby expressly waived by the parties hereto and their respective Successors and assigns. All warranties, covenants, indemnities and representations of each and every kind are those of the Trustee's beneficiaries only and shall not in any way be considered the responsibility and liability of the COMMERCIAL NATIONAL BANK OF BERWYN. This Trustee's exculpatory clause shall be controlling in the event of a conflict of terms created by the documents executed by COMMERCIAL NATIONAL BANK OF BERWYN as Trustee.

DEPT-01 RECORDING 140012 TRAM 6748 07/18/94 09:35:00 \$29.50 #0273 # SK #-94-621471 COOK COUNTY RECORDER

Commonly known as: 2734 S. OAK PARK AVENUE, BERWYN, ILLINOIS 60402

PIN: 16-30-313-129

94621471

Together with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon or placed thereon, including all apparatus, equipment, fixtures or articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation or other services, and any other thing now or hereafter, therein or thereon, the furnishing of which by lessors to tenants is customary or appropriate, including screens, window shades, storm doors and windows, floor coverings, screen doors, in-a-door beds, awnings, water heaters (all of which are intended to be and are hereby declared to be a part of said real estate whether physically attached thereto or not); and also together with all easements and the rents, issues and profits of said premises, which are hereby pledged, assigned, transferred and set over unto the Mortgagee, whether now due or hereafter to become due as provided herein; and all of the foregoing, together with said real estate (or leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property". The Mortgagee is hereby subrogated to the rights of all mortgages, liensholders and others paid off by the proceeds of the Agreement hereby secured.

To have and to hold the Property, with said buildings, improvements, fixtures, appurtenances, apparatus and equipment, unto said Mortgagee forever for the uses herein set forth, free from all rights and benefits under the Homestead Exemption Laws of the State of Illinois, which said rights and benefits said Mortgagor does hereby release and waive.

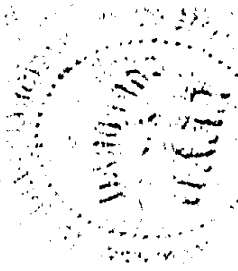
THE MORTGAGOR COVENANTS:

A. (1) To pay the indebtedness and the interest thereon as stated in said Agreement, or according to any agreement extending the time of payment thereof; (2) To pay when due and before any penalty attaches thereon all taxes, special taxes, special assessments, water charges, and sewer service charges against the Property (including those heretofore due), and to furnish Mortgagee, upon request, duplicate receipts therefor, and all such items extended against the Property shall be conclusively deemed valid for the purpose of this requirement; (3) To keep the improvements now or hereafter upon the Property insured against damage by fire hazards included within the term "extended coverage," and such other hazards as the Mortgagee may require to be insured against and to provide public liability insurance and such other insurances as the Mortgagee may require, until said indebtedness is fully paid, or in case of foreclosure, until expiration of the period of redemption, for the full insurable value thereof, in such companies and in such form as shall be satisfactory to the Mortgagee; such insurance policies shall remain with the Mortgagee during said period or periods, and contain the usual clause making them payable to the Mortgagee; and in case of foreclosure sale payable to the owner of the certificate of sale, owner of any deficiency, any receiver or trustee, or any grantee in a deed pursuant to foreclosure; and in case of loss under such policies, the Mortgagee is authorized to adjust, collect and compromise, in its discretion, all claims thereunder and to execute and deliver on behalf of the Mortgagor all necessary proofs of loss, receipts, vouchers, releases and acquittances required to be signed by the insurance companies, and the Mortgagor agrees to sign, upon demand, all receipts, vouchers and releases required of it to be signed by the Mortgagee for such purposes, and the Mortgagee is authorized to apply the proceeds of any insurance claim to the restoration of the Property or upon the indebtedness hereby secured in its discretion, but monthly payments shall continue until said indebtedness is paid in full; (4) Immediately after destruction or damage, to commence and promptly complete the rebuilding or restoration of buildings and improvements now or hereafter on the Property, unless Mortgagee elects to apply on the indebtedness secured hereby the proceeds of any insurance covering such destruction or damage; (5) To keep the Property in good condition and repair, without waste, and free from any mechanic's or other lien or claim of lien not expressly subordinated to the lien hereof; (6) To comply with the provisions of any lease if this Mortgage is on a leasehold; (7) To perform all obligations under any declaration, covenant, by-laws, regulations, and constituent documents governing the Property if the Mortgage is on a condominium or a planned unit development; (8) Not to make, suffer or permit any unlawful use of or any nuisance to exist on the Property nor to diminish nor impair its value by any act or omission to act; (9) To comply with all requirements of law with respect to Mortgagee premises and the use thereof; (10) Not to make, suffer or permit, without the written permission of the Mortgagee being first had and obtained, (a) any use of the Property for any purpose other than that for which it is now used, (b) any alterations, additions, demolition, removal or sale of any improvements, apparatus, appurtenances, fixtures or equipment now or hereafter upon the Property, (c) any purchase on conditional sale, lease or agreement under which title is reserved in the vendor, of any apparatus, fixtures or equipment to be placed in or upon any buildings or improvements on the Property, (d) any sale, assignment or transfer of any right, title or interest in and to the Property or any portion thereof including, but not limited to, any installment contract or articles of agreement for deed, unless otherwise permitted hereunder; (11) To complete

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all indebtedness secured hereby is paid in full or until the delivery of a deed pursuant to a judgment foreclosing the lien hereof, but if no deed be issued, then until the expiration of the statutory period during which it may be issued. Mortgagee shall, however, have the discretionary power at any time to refuse to take or to abandon possession of the Property without affecting the lien hereof. Mortgagee shall have all powers, if any, which it might have had without this paragraph. No suit shall be sustainable against Mortgagee based upon acts or omissions relating to the subject matter of this paragraph unless commenced within sixty days after Mortgagee's possession ceases.

J. That each right, power and remedy conferred by this Mortgage or the Agreement upon the Mortgagee is cumulative of every other right or remedy of the Mortgagee, whether herein or by law conferred, and may be enforced concurrently therewith, that no waiver by the Mortgagee of performance of any covenant contained herein or in the Agreement shall thereafter in any manner affect the right of Mortgagee to require or enforce performance of the same or any other of said covenants; that wherever the context hereof requires, the masculine gender, as used herein, shall include the feminine and the neuter, and singular number, as used herein, shall include the plural; that all rights and obligations under this Mortgage shall extend to and be binding upon the respective heirs, executors, administrators, successors and assigns of the Mortgagor, and the successors and assigns of the Mortgagee; and that the powers herein mentioned may be exercised as often as occasion therefor arises.

K. Mortgagee may make or cause to be made reasonable entries upon and inspections of the Property, provided that Mortgagee shall give Mortgagor notice prior to any such inspection specifying reasonable cause therefor related to Mortgagee's interest in the Property.

L. Except for any notice required under applicable law to be given in another manner, (a) any notice to Mortgagee provided for in this Mortgage shall be given by mailing such notice by regular mail, addressed to Mortgagor at the Property address or at such other address as Mortgagor may designate by notice to Mortgagee as provided herein, and (b) any notice to Mortgagee shall be given by certified mail, return receipt requested to Mortgagee's address stated herein or to such other address as Mortgagee may designate by notice to Mortgagor as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Mortgagor or Mortgagee when given in the manner designated herein.

M. This Mortgage shall be governed by the law of the State of Illinois. In the event that any provision or clause of this Mortgage or the Agreement conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Agreement which can be given effect without the conflicting provision and to this end the provisions of the Mortgage and the Agreement are declared to be severable.

N. Upon payment of all debts secured by this Mortgage and termination of the Agreement, Mortgagee shall release this Mortgage.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 7TH day of JUNE, 19 94

COMMERCIAL NATIONAL BANK OF BERWYN (SEALS) AS TRUSTEE, U/T/A DATED 2/15/90, TRUST #900727

BY: Carol Ann Weber (SEALS)
Carol Ann Weber, Trust Officer

and not individually

ATTEST: Timothy T. Fullerton (SEALS)
Timothy T. Fullerton, Assistant Secretary

STATE OF ILLINOIS }
COUNTY OF Cook } SS

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Carol Ann Weber, Trust Officer and Timothy T. Fullerton, Assistant Secretary, COMMERCIAL NATIONAL BANK OF BERWYN personally known to me to be the same person or persons whose name or names is or are subscribed to the foregoing mortgage, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said mortgage as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of all rights under any homestead, exemption and valuation laws.

GIVEN under my hand and Notarial Seal this 8th day of June

OFFICIAL SEAL
LINDA M. TONETTI
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 07/1/98 Notary Public

THIS INSTRUMENT PREPARED BY: COMMERCIAL NATIONAL BANK OF BERWYN
3222 SOUTH OAK PARK AVENUE
BERWYN, ILLINOIS 60402
JAMES A. CAIRO/MAG



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Mortgages, on all liability evidence thereon. If the mortgagee, in the absence of any other evidence, records the mortgage, the mortgagee's agreement herein, the

any judgment of foreclosure, and on the deficiency in the proceeds of sale, if any, whether there be a judgment in personam thereafter or not. Wherever all of the indebtedness secured hereby is paid, and the mortgagee, in the absence of any other evidence, records the mortgage, the mortgagee's agreement herein, the

1. All payments, rents, issues and profits of the Property are pledged and transferred to the Mortgagee, whether now due or hereafter to become due, under the amount of the indebtedness shall be delivered to the Mortgagee or his assignee.

2. In case the Property, or any part thereof, shall be taken by condemnation, the Mortgagee is hereby empowered to collect and receive all compensation which may be paid for any of the Property taken or for damages to any of the Property not taken and all condemnation compensation so received shall be forthwith applied by the Mortgagee

not be obliged to see to the application of the purchase money.

3. In the event of a foreclosure sale of the Property, the interest due thereon up to the time of such sale, and the overplus, if any, shall be paid to the Mortgagee, and the purchase money

(f) preparations for the defense of or intervention in any threatened or contemplated suit or proceeding which might affect the Property, or the security hereon, whether or not

hereby secured; (g) preparation for the commencement of any suit for the foreclosure, redemption, or enforcement of the mortgage, or the enforcement of the agreement

connection with (a) any proceeding, including private or bankruptcy proceedings to which either party hereto is a party, or in which the Mortgagee or the Mortgagee's

ment the title to or value of the Property, or of which a substantial amount is or may be at stake, or of which either party hereto is a party, or in which the Mortgagee or the Mortgagee's

and advances with respect to the mortgage may reasonably seem necessary either to prosecute such suit or to avoid it, or to obtain any relief or to defend against such suit

judgment, including attorney's fees) procuring all abstracts of title, title searches, title examinations and reports, title insurance policies, forms certificates and similar data

which may be paid or incurred by or on behalf of the Mortgagee for attorney's fees, Mortgagee's fees, appraiser's fees, surveyors' fees, and other expenses, and the cost of

noting the mortgage, or any part thereof, or of any other documents or instruments, or of any other expenses, or of any other expenses, or of any other expenses, or of any other expenses,

notice to the Mortgagee, or any party claiming under him, and without regard to the priority of the Mortgagee or the then value of the Property, or whether the same shall then

be occupied by the owner of the property of redemption as a homestead, appoint a receiver with power to manage and rent and to collect the rents, issues and profits of the Property

of the Mortgagee, or any other party claiming under him, and without regard to the priority of the Mortgagee or the then value of the Property, or whether the same shall then

be occupied by the owner of the property of redemption as a homestead, appoint a receiver with power to manage and rent and to collect the rents, issues and profits of the Property

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of the Mortgagee, or any other party claiming under him, and without regard to the priority of the Mortgagee or the then value of the Property, or whether the same shall then

1712936

LAND TRUST RIDER TO MORTGAGE

This Rider is dated JUNE 7, 1994 and is a part of and amends and supplements the Mortgage, ("Mortgage") of the same date executed by the undersigned ("Trustee"), COMMERCIAL NATIONAL BANK OF BERWYN [a national banking association] [an Illinois banking corporation], not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to the undersigned pursuant to a Trust Agreement dated FEBRUARY 15, 1990, 1990, and known as Trust No. 900727 ("Trust No. 900727") to secure a certain Home Equity Revolving Line of Credit Agreement executed by the Trustee and the beneficiaries under Trust No. 900727 ("Agreement") of the same date to COMMERCIAL NATIONAL BANK OF BERWYN ("Bank"). The Mortgage covers the property described in the Mortgage and located at: 2734 S. OAK PARK AVENUE, BERWYN, ILLINOIS

The Trustee agrees that the Mortgage is amended and supplemented to read as follows:

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- A. The property covered by the Mortgage (referred to as "Property" in the Mortgage) includes, but is not limited to, the right of the Trustee, if any, or of any beneficiary of Trust No. 900727 and covering the Property to manage, control or possess the Property or to receive the net proceeds from the rental, sale, hypothecation or other disposition thereof, whether such right is classified as real or personal property.
- B. This Mortgage is executed by the undersigned, not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and the undersigned thereby warrants that it possesses full power and authority to execute this instrument), and it is expressly understood and agreed that nothing herein or in the Agreement contained shall be construed as creating any liability on the undersigned personally to pay the Agreement or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by the Mortgagee and by every person now or hereafter claiming any right or security hereunder, and that so far as the undersigned and its successors personally are concerned, the legal obligations of the Agreement and the owner or

OFFICE OF THE CLERK OF THE CIRCUIT COURT OF COOK COUNTY

IN RE: [Illegible text]

RETURN

[Illegible text]

[Illegible text]

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payment thereof, by the enforcement of the lien hereby created, in the manner herein and in the Agreement provided or by action to enforce the personal liability of the guarantor, if any.

IN WITNESS WHEREOF, COMMERCIAL NATIONAL BANK OF BERWYN not personally but as Trustee as aforesaid, has caused these presents to be signed by its Vice President, and its corporate seal to be hereunto affixed and attested by its Assistant Secretary, the 7th day of June, 1994.

COMMERCIAL NATIONAL BANK OF BERWYN
as Trustee as aforesaid and not personally under Trust No. 900727 and dated 2/15/90

By: Carol Ann Weber
~~XXXXXXXXXXXXXX~~
Carol Ann Weber, Trust Officer

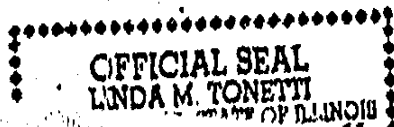
Attest: Timothy T. Fullerton
Assistant Secretary
Timothy T. Fullerton

STATE OF ILLINOIS)
COUNTY OF Cook)

94621471

I, Linda M. Tonetti, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Carol Ann Weber, Trust Officer, ~~XXXXXXXXXXXXXXXXXX~~ of COMMERCIAL NATIONAL BANK OF BERWYN and Timothy T. Fullerton, Assistant Secretary, of said Bank who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such officers appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary as custodian of the corporate seal of said Bank did affix the corporate seal of said Bank to said instrument as said Assistant Secretary own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 8th day of June 19 94.



Linda M. Tonetti
Notary Public

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Cook, Illinois, this _____ day of _____, 20__.

CLERK OF COOK COUNTY

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RECEIVED

COOK COUNTY CLERK'S OFFICE