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This Mortgage is made on 7-19 19 94, between the Mortgagor, George J. Gerkitz and Robynn Gerkitz whose address is 17634 Maple Lansing, IL 60438 and the Mortgagee, NBD Bank, N.A., a national banking association, whose address is 8585 Broadway, Merrillville, IN 46410

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(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. As security for a loan agreement dated 7-19-94 for a line of credit in the TOTAL AMOUNT of \$35,000.00 including all future advances, draws, protective advances, extensions, amendments, renewals, modifications, refinancings and/or replacements of that loan agreement up to the above stated total amount, whether made as an obligation, made at the option of the lender, made after a reduction in the balance or otherwise to the same extent as if the future advances were made on the date of the mortgage, you mortgage and warrant to us, subject to liens of record, the Property located in the Village/City of Lansing Cook County, Indiana, described as: Illinois

PIN 30 39 401 085 0000

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SEE ATTACHED ADDENDUM

(C) Future Advances. THIS IS A FUTURE ADVANCE MORTGAGE. The maximum principal amount of all advances secured by this Mortgage is \$ _____, excluding "protective advances."

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

- (1) Pay all amounts when due under your loan agreement, including interest, and to perform all duties of the loan agreement and/or this Mortgage.
- (2) Pay all taxes, assessments and liens that are assessed against the Property when they are due. If you do not pay the taxes, assessments or liens, we can pay them, if we choose, and add what we have paid to the amount you owe us under your loan agreement with interest to be paid as provided in the loan 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 granting that lien expressly provides that it shall be subject to the lien 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 Mortgagee 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 loan 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.

dous substance affecting the Property is necessary, you shall promptly take all necessary remedial actions in accordance with applicable environmental laws.

(F) Default. If you do not keep the promises you made in this Mortgage or you fail to meet the terms of your loan agreement, you will be in default. If you are in default, we may use any of the rights or remedies stated in your loan agreement including, but not limited to, those stated in the Default, Remedies on Default, and/or Reducing the Credit Limit paragraphs or 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 costs 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 loan agreement.

(G) 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 loan agreement is due immediately.

(H) 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 loan 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.

(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 loan agreement and this Mortgage are cumulative. You will allow us to inspect the Property on reasonable notice. This shall include 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. We may, at our option, extend the time of payment of any part or all of the indebtedness secured by this Mortgage, reduce the payments or accept a renewal note, without the consent of any junior lienholder. No such extension, reduction or renewal shall impair the lien or priority of this Mortgage, nor release, discharge or affect your personal liability to us.

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

Witnesses:

X _____

Print Name: _____

X _____

Print Name: _____

X _____

Print Name: _____

X _____

Print Name: _____

STATE OF INDIANA)
COUNTY OF Lake)

The foregoing instrument was acknowledged before me on this 19 day of July, 19 94 by George J. Gerkitz and Robynn Gerkitz, Mortgagors.

Drafted by: C. P. Connors, Vice President

X Peggy Beam _____
Notary Public, _____ County, Indiana

My Commission Expires: 09-21-97
When recorded, return to: N.B.D. Bank
1 Indiana Square M1300
Indianapolis, IN 46266

BOX 333-CTI

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ADDENDUM TO MORTGAGE DOCUMENT

LOT 32 EXCEPT THE WEST 5 FEET THEREOF IN LANSHIRE LANES BEING A SUBDIVISION OF THE SOUTH 348 FEET OF THE SOUTH EAST FRACTIONAL 1/4 EXCEPT THE SOUTH 13.03 CHAINS THEREOF OF SECTION 29, TOWNSHIP 36 NORTH RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN. ALSO THAT PART FALLING IN LOT 23 IN BLOCK 1 IN MORNINGSIDE ADDITION, BEING A SUBDIVISION OF LOTS "A" "B" AND "C" IN MEETER'S FIRST SUBDIVISION, A SUBDIVISION OF CERTAIN LANDS IN FRACTIONAL SOUTHEAST 1/4 OF FRACTIONAL SECTION 29 AND THE FRACTIONAL EAST 1/2 OF FRACTIONAL SECTION 32 ALL IN TOWNSHIP 36 NORTH RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN AS PER PLAT THEREOF RECORDED JUNE 28, 1923 AS DOCUMENT NUMBER 1993946 OF LOT 32 "A" EXCEPT THE SOUTH 5 FEET THEREOF IN LANSHIRE LANES FIRST ADDITION BEING A SUBDIVISION OF THE 16 FOOT VACATED PUBLIC ALLEY LYING SOUTH OF THE ADJOINING LOTS 32 TO 46 AND THE EAST 19 FEET OF LOT 47 IN LANSHIRE LANES, BEING THE SOUTH 13.03 CHAINS THEREOF OF SECTION 29 TOWNSHIP 36 NORTH RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN ALSO OF LOT 23 IN BLOCK 1 IN MORNINGSIDE ADDITION BEING A SUBDIVISION IN SECTION 29 AND 32 TOWNSHIP 36 NORTH RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN.

30-39-401-085

DATE: 7-19-94



GEORGE J. GERKITZ
17634 MAPLE LANSING, MI 48906



ROBYNN GERKITZ

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