

UNOFFICIAL COPY

This Mortgage is made on Oct. 20, 1994 between the Mortgagor(s),

Mary Ann Naghski, a single person
221-F Dodge Ave. Evanston, IL 60202

whose address is
and the Mortgagee, NBD Bank,

whose address is 211 South Wheaton Ave. Wheaton, IL 60187

94921488

(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 real, mineral 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 \$ 32,000.00 or 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 of Installment Loan and Security Agreement ("Agreement") dated Oct. 20, 1994 which is incorporated herein by reference. Interest on the outstanding principal shall be calculated on a fixed or variable rate as referenced by that Agreement. As security for all amounts due to us under that Agreement, including all future advances made within 30 years from the date hereof and all extensions, amendments, renewals, modifications of that Agreement, not to exceed the maximum principal sum of \$ 32,000.00 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.

DEPT-01 RECORDING \$23.50
 189999 TRAN ADU1 10/28/94 09131:00
 0289 DW *--74-721488
 COOK COUNTY RECORDER

Permanent Index No. 10-25-213-041
 Property Address 221-F Dodge Evanston, IL 60202

(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 under 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 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 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 hazard, 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 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 notified by any governmental or regulatory authority that any remedial or other remediation of any hazardous substance on the Property is necessary, you shall promptly take all necessary remedial actions in accordance with applicable environmental law.

(E) Default. If you do not keep the promises you made in this Mortgage, or you fail to meet the terms of your Agreement, you will be in default. If you are in default, we may use any of the rights or remedies stated in your Agreement including, but not limited to those stated in the Default Remedies and Default and/or Reducing the Credit Limit portions or as otherwise provided by applicable law. If we exercise 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 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 claim 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 and waive all rights 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 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. This Agreement may receive "revolving credit" as defined in Ill. Rev. Stat. Ch. 12, para. 6105. The revolving credit line shall be governed by and construed in accordance with the Illinois Financial Services Development Act, Ill. Rev. Stat. Ch. 12, para. 2001, 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 *[Signature]*
 Print Name *Al Anthony*

X *[Signature]*
 Mortgagee Mary Ann Naghski

X

X Mortgagee

Print Name

94921488

23.50

STATE OF ILLINOIS

COUNTY OF Cook

I, Lucy Nesbitt

- Mary Ann Naghski, a single person

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/hier/their free and voluntary act for the use and purposes therein set forth.

Subscribed and sworn to before me this day of October 1994

X *[Signature]*
 Notary Public

My Commission Expires
 My Commission Expires 12-31-97

Drafted by: NBD Bank
 1603 Orrington Ave.
 Evanston, IL 60204
 Prepared by: Lucy Nesbitt

When recorded, return to:
 NBD Bank
 1603 Orrington Ave.
 Evanston, IL 60204

48588 R10-1547

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PAID

Property of Cook County Clerk's Office

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BANK COPY

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE NORTH 36.92 FEET OF LOT 1 AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT LYING WEST OF A LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT THROUGH A POINT 91.91 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT, IN PAUL DANIEL'S SUBDIVISION OF THE SOUTH 3 1/8 ACRES OF THE NORTH 12 1/2 ACRES OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTH 23.0 FEET OF LOT 2 (AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT) LYING BETWEEN LINES DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT, THROUGH POINTS 145.52 FEET EAST AND 165.57 FEET EAST OF THE NORTHWEST CORNER OF LOT 1 IN PAUL DANIEL'S SUBDIVISION OF THE SOUTH 3 1/8 ACRES OF THE NORTH 12 1/2 ACRES OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 10-25-213-041

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