LIMAFFI CORY

The MORTGAGOR(S):COLBTAYLORJIANKASTRUSTEEUNDER	TRUST AGREEMENT DATED 9-20-91 91-2046
of the City of BRIDGEVIEW, County of COOK	
MONTGAGE(8) and WARRANT(8) (6)*RAIRLE_UANK_AND_TRUS'E(n)	harman and the principal place of
business inBRINGEVIEW	, the Mortgugee, the following described real estate:

LOT 4 IN BERG'S SUBDIVISION OF THE SOUTH I OF THE NORTH I OF THE SOUTH I OF THE SOUTHWEST & OF SECTION 25, TOWNSHIP 38 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL 94173544 MERIDIAN IN COOK COUNTY, ILLINOIS

P.I.N. 18-25-108-004

RETURN TO BOX 43

COMMON ADDRESS: 7936 W. 74TH PLACE BRIDGEVIRW, IL 60455

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TOGETHER with all delidings, fixtures and improvements new or hereafter erected thereon, the appurtenances thereto, the rents, issues, and profits, and all right, title, and interest of the Mortgagore in and to said real estate.

The Mortgagors hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of

This Mortgage secures the partermance of obligations pursuant to the Home Equity Line of Credit Agreement dated

EBBUARY 14 ... 19.94...... batwien Mortgagor(s) and Mortgagoe. A copy of such Agreement may be inspected at the Mongageo's office. The Mongage secules not only indebtedness cutstanding at the date hereof, if any, but also such future advances as are made pursuant to such Agreement within twenty (20) years from the date hereof, to the same extent as if such future advances were made on the daic of execution hereof, although there may be no advances made at the time of execution hereof and although there may be no indebtedness outstanding at the time any advance is made. The total amount of indebiedness secured hereby may incir use or decrease from time to time, but the lotal amount secured hereby

shall not exceed \$ __ELGHTEEN_THOUSAND_DOLLARS_AND_NO/100.____ plus interest thereon and any disbursements made for payment of taxes, special assessments or insurance on real estate described herein plus interest on such disbursements. DEPT OF RECORDING

MORTGAGORS COVENANT AND WARRANT

To pay the indebtedness as hereinbefore provided.

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- To maintain the premises in good condition and repair, not to commit or suffer any waste of the premises; to comply with or cause to be compiled with all statutes, ordinances and requirements of any governmental authority relating to the premises; and to promptly repair, restore, replace, or rebuild any part of the premises now or hereafter subject to the lien of this mortgage which may be damaged or destroyed by any casualty whatsoever; not to remove, demolish, or materially after any building or other property now or hereafter covered by the lies of this mortgage without the prior written consent of the Mortgagee.
- To keep the buildings on the premises and the equipment insured for the benefit of the Montphysics against loss or damage by fire, lightning, windstorm, hall, explosion, aircraft, vehicles, smoke and other casualties covered by extended fire insurance, all in amounts approved by the Mortgagee not exceeding 100% of the full insurable value and, to the extent required by Moligagee, against any other risk insured against by persons operating like properties. All insurance herein provided for shall be in the form and companies approved by the Mortgagee. Mortgagers shall deliver to Mortgagee with mortgage clause satisfactory to Mortgagee all said insurance policies. Mortgagors grant Mortgagee power to settle or compromise all claims under all policies and to demand a receipt for all moneys becoming payable thereunder and to receive any money for loss or damage. Such amount may, at the option of Mortgages, be retained and applied by the Mortgagee toward the payment of the moneys secured by this mortgage or be paid over wholly or in part to the Mortgagors for the repair of said buildings or for the erection of new buildings in their place.
- 4. To pay all taxes, assessments, special assessments, water rates, sewer service charges and other charges now or hereafter assessed or liens on or levied against the premises or any part thereof.
- Mortgagors have good title to the premises and have the right to mortgage the same and shall make, execute, acknowledge or deliver in due form of law all such further or other deeds or assurances as may, at any time hereafter, be required for more fully and effectively carrying out the mortgage to the premises described and shall defend said premises from all and any person, firm or corporation deriving any estate, title or interest therein against said Mortgagors and all persons claiming through the Mortgagers.
- To permit the Mortgagee and any persons authorized by the Mortgagee to enter and inspect the premises at all reasonable times.
- Not to assign the whole or any part of the rents, income or profits arising from the premises without the written consent of the Mortgageo.

ENESTORS TITLE GUARANTEE

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- The whole of the principal aum and interest thereon shall be due at the option of the Mortgagee upon the happening of any one of the following events: (a) if Mortgagors fail to comply with any repayment term or condition of the Home Equity Line of Credit Agreement; (b) if Mortgagors have engaged in fraud or material misrepresentation in connection with said Agreement; (c) if Mortgagors have engaged in any action or have failed to act in a way which adversely affects the Mortgagor's accurity or any right of the Mortgagor in such security including, but not limited to, (i) default in the observance or performance of any of the covenants or agreements of the mortgagor hereunder, which default is not corrected by Mortgagors within ten (10) days after receipt of notice of said default (ii) the assertion of any liens, machanics or otherwise, against the premises (iii) the assignment by Mortgagors for the benefit of creditors (iv) the appointment of a receiver, liquidator or trustee of the premises and the adjudication of the Mortgagors to be bankrupt or insolvent or the failure to make payments under a reaffirmation plan and (v) the sale or transfer of the Mortgagor's inferest in real estate which is security for this indebtedness; and the whole sum may forthwith be collected by suit at law, foreclosure of, or other proceedings upon this mortgage or by any other legal or equitable procedure without notice or declaration of such action.
- 10. Upon or at any time after filling a suit to foraclose this mortgage, the court in which such suit is filled may appoint any qualified person, corporation or banking association (including Mortgages itself) named by Mortgages, a receiver of the premises; such appointment may be made either before or after the sale, without notice and without requiring a bond (notice and bond but of hereby waived). Such receiver shall have the power to collect rents, issues and profits of said premises during the pendency of such foreclosure suit, and in the case of a nuit and deficiency, during the full statutory redemption, if any, ar wall as during any further times, when the Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits and all other powers which may be necessary or usual in such cases for the protection, possession, control and operation of the premises during the whole of said period, and the receiver out of such rents, issues and profits, may pay costs incurred in the management and operation of the premises, prior and coordinate lient, if any, taxes, assessments, and insurance and pay all or any part of the indebtedness secured hereby or any delicious doctors.
- 11. In any suit to foreclose the lien of this mortgage, he're shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred on behalf of the Mortgagee, including but without limitation thereto, attorneys' tees, appraisers lives, surveys, title searches and similar data.
- 12. To pay all costs incurred, including reasonable attorneys lines, to perfect and maintain the lien on this mortgage
- 13. The rights and remedies of the Mortgagee are cumulative; may be exercised as often and whenever the occasion thereof arises; the fallure of the Mortgagee to exercise such rights or romodes or any of them howspever often shall not be deemed a waiver thereof; and shall inure to the benefit of its successors and assigns.
- 14. The party or parties named above as Mortgagor and their respective heirs, personal representatives, successors and assigns are jointly and severally liable to perform the covanants herein, and the term "Mortgagors" shall include all parties executing this mortgage, their respective heirs, personal representatives, and assigns.

		nd seals this 14TH Cay of FEERUARY 1894
ATTEST: LAND TRUST ADMINISTRATOR	(SEAL)	TRUST OFFICER (SEAL)
STATE OF)) SS.	COLE TAYLOR BANK AS TRUSTEL UNDER TRUST #91-2046 DATED 9-20-91 AND NOT PERSONALLY
COUNTY OF I. State aloresaid do hereby certify that	The state of the s	
personally known to me to be the same persone this day in person and acknowledged that	ns whose names they signed, see	are subscribed to the foregoing instrument, appeared before led and delivered the said instrument as their free and volun- the release and waiver of the right of homestead
My Commission Expires The Indian of the Property of the Proper	in the defendant property of the defendant of the defendant property of the frame or the defendant property of the frame or the defendant property of the defendant property of the defendant of	there are all the second to the control of the cont

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STATE OF ILLINOIS COUNTY OF COOK

the undersigned , a Notary Public in and for said County, in the State aforesaid, Do Rereby Cartify, , Trust Officer Lucille C. Hart of Cole Taylor Bank and Constance E. Considing Land Trust Administrator of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer, and Land respectively, appeared before me Trust Administrator 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 mid Trust Officer and Land Trust Administrator then and there acknowledge that Land Trust Administrator as custudien of the corporate seal of said Bank, did affix the corporate sept of said Bank to said instrument as his/her own free and voluntary act as the free and voluntary act of said Bank as Trusted as aforesaid, for the uses and purposes therein wet forth.

"Given under my hand and Notarial Seal this / b, lb, day of 1.6-14.014 , 1994 .

OFFICIAL SEAL JOAN S. HLACH

MOTARY PUBLIC STATE OF ILLINOIS

MY COMMISSION EXP. JUNE 13,1995

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