

MORTGAGE UNOFFICIAL COPY

(Mortgage Form 17) Rev. 10/91

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FIRST AMERICAN TITLE Case C 732220DF

THIS INDENTURE made March 2 1994, between Roger M. Keaton, a single person herein referred to as "Mortgagors" and ALBANY BANK & TRUST COMPANY N.A., a National Banking Association doing business in Chicago, Illinois, herein referred to as "Mortgagee"; witnesseth: THAT, WHEREAS, the Mortgagors are justly indebted to the Mortgagee in the principal sum of Seventy Thousand and 00/100's----- (\$70,000.00)----- DOLLARS,

evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to ALBANY BANK & TRUST COMPANY N.A., and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from May 1st, 1994 on the balance of principal remaining from time to time unpaid at the rate of 7.50 percent per annum in instalments as follows:

Two Thousand One Hundred Seventy-Seven and 44/100's----- Dollars on the 1st day of May 19 94 and Two Thousand One Hundred Seventy-Seven and 44/100's Dollars on the 1st day of each month thereafter until said note is fully paid except that the final payment of principal and interest, if not sooner paid, shall be due on the 1st day of April 19 97.

The interest rate shall be adjusted to ----- on the ----- day of -----, 19 ----- and on the ----- day of -----, 19 ----- thereafter until maturity. The interest rate shall be adjusted to ----- on the ----- day of -----, 19 ----- and shall be fixed thereafter until maturity.

The payment due for principal and interest shall also be adjusted to reflect any change in the interest rate based on the amortization term. All such payments on account of the indebtedness evidenced by said note to be first applied to interest on the unpaid principal balance and the remainder to principal; provided that the principal of each instalment unless paid when due shall bear interest after maturity at the rate of Albank prime rate plus 4% per annum, and all of said principal and interest being made payable at Albany Bank & Trust Company N.A. in Chicago, Illinois or as the Mortgagee may, from time to time, in writing appoint.

This loan is payable in full at the end of 3 years. At maturity or if the Mortgagee demands payment, you must repay the entire principal balance of the loan and unpaid interest then due. The Mortgagee is under no obligation to refinance the loan at the time. You will therefore be required to make payment out of other assets you may own, or you will have to find a lender willing to lend you the money at prevailing market rates, which may be considerably higher than the interest rate of this loan. A late charge in the amount of 5.00% of this monthly payment due hereunder will be assessed for any payment made more than 15 days after the due date.

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this Mortgage, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY and WARRANT unto the Mortgagee, its successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the CITY OF Chicago and STATE OF ILLINOIS, to-wit:

Parcel 1: Lot 1 in block 24 in Sauganash Village, being a resubdivision of part of lot 1 in Ogdon and Jones Subdivision of Bronson's part of Caldwell's Reserve in the southeast 1/4 of Section 3, Township 40 North, Range 13, East of the third principal meridian, in Cook County, Illinois.

Parcel 2: Easement for the benefit of parcel 1 over outlot "A" in aforesaid Sauganash Village as state on plat of resubdivision recorded January 12, 1989 as Document 89017108 and created by deed recorded as Document 90060453, in Cook County, Illinois.

Commonly Known As: 4256 Harrington Lane, Chicago, Illinois

PIN # 13-03-403-143 which, with the property hereinafter described, is referred to as the "premises". TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances therein belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, insulator beds, air conditioning and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by the mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the said Mortgagee, its successors and assigns, forever, for the purposes and upon the uses and trusts herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and waive.

This Mortgage consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this Mortgage) are incorporated herein by reference and are a part hereof and shall be binding on the mortgagors, their heirs, successors and assigns. WITNESS the hand and seal of Mortgagors the day and year first above written.

Roger M. Keaton [SEAL] DEPT-01 RECORDING [SEAL] \$23.50 T80014 TRAN 0735 03/09/94 14:18:00

STATE OF ILLINOIS 1. Grace E. Stanton 8385 217332 a Notary Public in and for and residing in said County, in the State of Illinois, DO HEREBY CERTIFY THAT Roger M. Keaton, a single person COOK COUNTY RECORDER

County of Cook who is personally known to me to be the same person, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

"OFFICIAL SEAL" GRACE E. STANTON Notary Public Cook County, Illinois My Commission Expires Feb. 17, 1996

3rd day of March A. D. 1994 Grace E. Stanton Notary Public

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THE COVENANTS, CONDITIONS AND PROVISIONS HEREOF ARE ON PAGE FIFTEEN (15) OF THIS MORTGAGE.

1. Mortgagors shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter in the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste and free from mechanics or other liens or claims for lien not expressly subordinated to the lien hereof; (3) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to the Mortgagee; (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (6) make no material alterations in said premises, except as required by law or municipal ordinance.

2. Mortgagors represent and agree that, except as disclosed in writing to the Mortgagee, the premises are in compliance with all Environmental Laws (as hereinafter defined); that there are no conditions existing currently or likely to exist during the term of the note that require or are likely to require clean up, removal or other remedial action; that Mortgagee is not a party to any litigation or administrative proceeding, nor, to the best of Mortgagee's knowledge, is there any litigation or administrative proceeding contemplated or threatened, related to or arising out of any Environmental Law; that neither the premises nor Mortgagee is subject to any judgment, decree, order, citation or complaint related to or arising out of any Environmental Law; that Mortgagee has obtained all permits or licenses and filed all reports required under any applicable Environmental Laws. The term "Environmental Laws" shall mean any and all federal, state and local law, statutes, regulations, ordinances, codes, rules and other governmental restrictions or requirements relating to matters of environmental protection, pollution, health, safety, sanitation, or conservation, including without limitation those relating to the presence, maintenance and removal of asbestos now or at any time hereafter in effect. Mortgagee covenants and agrees to comply with all applicable Environmental Laws and to require its tenants or others operating on the premises to comply with all applicable Environmental Laws and to provide to Mortgagee immediately upon receipt, copies of any correspondence of any nature whatsoever received by Mortgagee relating to Environmental Laws, and to advise Mortgagee in writing as soon as Mortgagee becomes aware of any condition or circumstances which makes any of the representations or statements contained in this paragraph incomplete or inaccurate. In the event Mortgagee determines in its sole and absolute discretion that there is any evidence that any such circumstance might exist, whether or not described in any communication or notice to either Mortgagee or Mortgagee, Mortgagee agrees, at its own expense, and at no expense to Mortgagee, to permit an environmental audit to be conducted by Mortgagee or any independent agent selected by Mortgagee. This provision shall not relieve Mortgagee from conducting its own environmental audits or taking any other steps necessary to comply with any Environmental Laws. If, in the opinion of Mortgagee, there exists any uncorrected violation of an Environmental Law or any condition which requires or may require any clean up, removal, or other remedial action, and such correction, clean up, removal, or other remedial action is not completed within sixty (60) days from the date of written notice from Mortgagee to Mortgagee, the same shall, at the option of Mortgagee constitute a default hereunder, without further notice or cure period.

Mortgagee agrees to indemnify, defend and hold Mortgagee and its current, future or former officers, directors, employees and agents harmless from and against any and all losses, damages, liabilities, obligations, claims, costs and expenses (including without limitation, attorneys' fees and costs) incurred by Mortgagee, whether prior to or after the date hereof and whether direct, indirect, or consequential, relating to or arising out of matters of environmental protection, pollution, health, safety, sanitation, or conservation, including without limitation those relating to the presence, maintenance, or removal of asbestos. Any and all amounts owed by Mortgagee to Mortgagee under this paragraph shall constitute additional indebtedness secured by this Mortgagee. Any of the provisions of this Mortgagee to the contrary notwithstanding, the representations, warranties, covenants, agreements, and indemnification obligations contained herein shall survive all termination of the relationship between Mortgagee and Mortgagee including, without limitation, the repayment of all amounts due under the Mortgage, cancellation of the Note and the release of any and all of the Loan Documents.

3. Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to Mortgagee duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagee may desire to contest.

4. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorm under policies providing for payment by the insurance companies of monies sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the Mortgagee under insurance policies payable, in case of loss or damage, to Mortgagee, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall maintain all policies, including additional and renewal policies, to holders of the note, and in case of insurance about to expire, shall cause renewal policies not less than ten days prior to the respective dates of expiration.

5. In case of default hereunder, Mortgagee may, but need not, make any payment or perform any act hereinbefore required of Mortgagors in any form and manner deemed expedient and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other moneys advanced by the Mortgagee to protect the mortgaged premises and the lien hereof shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the rate of Albank prime rate plus 4% per annum. Inaction of the Mortgagee shall never be considered as a waiver of any right accruing thereon on account of any default hereunder on the part of Mortgagors.

6. The Mortgagee hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, foreclosure, lien or title or claim thereof.

7. Mortgagors shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the option of the Mortgagee, and without notice to Mortgagors, all unpaid indebtedness secured by this Mortgage shall notwithstanding anything in the note or in this Mortgage to the contrary, become due and payable (1) immediately in the case of default in making payment of any installment of principal or interest on the note, or (2) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.

8. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, Mortgagee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Mortgagee for attorneys' fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title searches and examinations, guarantee policies, Torrens certificates, and similar data and assurances with respect to title as Mortgagee may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, with interest thereon at the rate of Albank prime rate plus 4% per annum, when paid or incurred by Mortgagee in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which it shall be a party, either as plaintiff, claimant or defendant, by reason of this Mortgage indebtedness hereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced; or (c) preparations for the defense of any threatened suit or proceeding which might affect the premises or the security hereof, whether or not actually commenced.

9. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness in addition to that evidenced by the note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note; fourth, any overplus to Mortgagors, their heirs, legal representatives or assigns, as their rights may appear.

10. Upon, or any time after the filing of a bill to foreclose this Mortgage, the court in which such bill is filed shall appoint a receiver of the premises chosen by the Mortgagee. The Mortgagee may serve as Mortgagee in possession. Such receiver shall have the power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and during the full statutory period of redemption, whether there be redemption or not, as well as during any further times when 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 are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) The indebtedness secured hereby, or by any decree foreclosing this Mortgage, or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency available to the party interposing same in an action at law upon the note hereby secured.

11. No action for the enforcement of the lien or of any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the note hereby secured.

12. Mortgagee shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

13. Mortgagee has no duty to examine the title, location, existence, or condition of the premises, nor shall Mortgagee be obligated to record this Mortgage or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any acts or omissions hereunder, except in case of its own gross negligence or misconduct or that of the agents or employees of Mortgagee, and it may require indemnities satisfactory to it before exercising any power herein given.

14. This Mortgage and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the note or this Mortgage.

15. In addition to the payments of principal and interest hereinabove provided, the Mortgagors shall pay each month to the Mortgagee 1/12th of the annual general real estate taxes, assessed or to be assessed against said premises and 1/12th of the annual cost of fire and extended coverage insurance in an amount approved by the Mortgagee. The Policy or Policies evidencing such insurance shall contain a mortgage clause covering and protecting the interest of the Mortgagee.

16. For prepayment privilege, see note hereby secured.

17. The Mortgagors are prohibited from selling, conveying, assigning the beneficial interest in and to, entering into Articleless Agreement for the sale of, leasing, renting, or in any manner transferring title to the mortgaged premises without the prior written consent of Mortgagee. Failure to obtain prior written consent shall constitute a default hereunder entitling the Mortgagee to declare the whole of the debt immediately due and payable.

18. The real estate described herein shall secure the obligations, and shall also secure any other liabilities, direct or indirect, absolute or contingent, due or to become due, now existing or hereafter arising, of Mortgagor to Mortgagee or its successors and assigns; provided, however, that in no event shall this Mortgage secure indebtedness of the Mortgagor to the Mortgagee in an amount exceeding \$ _____.

94217332

D	Name	Albany Bank & Trust Co. N.A.		RECORDERS INDEX PURPOSES
E		Dick Lorenz		1 STREET ADDRESS OF ABOVE
I	Street	3400 W. Lawrence		DESCRIBED PROPERTY HERE
V	City	Chicago, Illinois 60625		66 Harrington Lane, Chgo, IL
R				
Y		OR BOX 35		MPPS #12401D