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Mortgage —
Home Equity Line of Credit

OLD KENT

Old Kent Bank
105 South York Street
Elmhurst, Illinois 60126

DEPT-01 RECORDING \$27.00
T#0012 TRAN 5852 08/15/95 11:11:00
#2256 JM *-95-538033
COOK COUNTY RECORDER

7555091605557

THIS IS A MORTGAGE between the Mortgagors who sign below and the Bank whose name appears at the top of this Mortgage as the Mortgagee. Additional terms of the Mortgage appear on the additional page(s).

The Mortgagor mortgages and warrants to the Mortgagee land located in the _____ City _____ of _____ Chicago _____ County of _____ Cook _____ State of Illinois, described as follows:

Unit 3100A in the 111 East Chestnut Condominium, as delineated on a survey of the following described real estate:

Lots 1, 1*, 1A, 1A*, 1B, 1B*, 1C, 1C*, 1D, 1D*, 1E, 1F, 1F*, 1H, 1J, 1K, 1L, 1M, 1N in the Maria Gouletas' Subdivision, being a subdivision in the south fractional quarter of section 3, township 39 north, range 14 east of the third principal meridian; which survey is attached as exhibit "A" to the Declaration of Condominium recorded as document number 04074563; together with 1/8 undivided percentage interest in the common elements in Cook County, Illinois.

Common Address: 111 E. Chestnut Street, Unit No. 31A, Chicago, Illinois 60611
F.I.N.: 17-03-225-025-0000 and 17-03-225-030-0000

together with all easements, improvements, hereditaments and appurtenances that now or in the future belong to this land, any rents, income and profits from this land, and all fixtures, including all plumbing, heating, air conditioning and ventilating equipment, that are now or in the future attached to or used in connection with this land (the "PROPERTY").

This Mortgage is given to secure the DEBT, which includes the payment of all indebtedness and the performance of all obligations that the Mortgagor now and hereafter owes the Mortgagee under this Mortgage and under a certain ***** Agreement

Home Equity Line of Credit Disclosure and ***** Agreement dated July 28, 1995, including all extensions, renewals, and modifications thereof ("Agreement"). The Agreement has a

credit limit of \$ 25,000.00 unless the limit is increased and a Notice of Increase is filed in the Office of the Register of Deeds where this Mortgage has been recorded. Under the terms of the Agreement, the Mortgagee has the absolute obligation in certain circumstances to make, and shall make, future advances to Mortgagor upon demand. When this obligation is terminated, Mortgagee will record in the Office of the Register of Deeds where this Mortgage has been recorded, a Notice of Termination of Obligation which shall recite the then outstanding indebtedness under the Agreement.

This Mortgage is given to secure a revolving credit loan and shall secure not only presently existing indebtedness under the Agreement but also future advances, whether such advances are obligatory or to be made at the option of the Mortgagee, or otherwise, as are made within twenty (20) years from the date hereof, to the same extent as if such future advances were made on the date of the execution of this Mortgage, although there may be no advances made at the time of the execution of this Mortgage and although there may be no indebtedness secured hereby outstanding at the time any advance is made. The lien of this Mortgage shall be valid as to all indebtedness secured hereby, including future advances, from the time of its filing for record in the recorder's or registrar's office in the county in which the property is located. The total amount of indebtedness secured hereby may increase or decrease from time to time, but the total unpaid balance of indebtedness secured hereby (including disbursements which the Mortgagee may make under this Mortgage, the Agreement or any other document with respect thereof) at any one time outstanding shall not exceed the credit limit set forth above, plus interest thereon and any disbursements which the Mortgagee may make under this Mortgage, the Agreement or any other document with respect hereto, including but not limited to payment for taxes, special assessments or insurance on the real estate and the interest on such disbursements. This Mortgage is intended to and shall be valid and have priority over all subsequent liens and encumbrances, including statutory liens, excepting taxes and assessments levied on the real estate not yet due and payable, to the extent of the maximum amount secured hereby.

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MORTGAGE AGREEMENT

These terms are part of your **Mortgage** to be bound by these terms when you sign page 1 of this Mortgage. You are signing this Mortgage because you are the person who signs this Mortgage. We are the lender of this loan and the "Mortgagee" in the Public Record. Your name appears on the other side of anyone to whom the Public Record of this Mortgage is assigned. In this Mortgage, words printed in all capital letters, such as "AGREEMENT," refer to information on the other side.

Promise to Pay: You promise to pay all DEBT in accordance with the terms of this AGREEMENT and this Mortgage.

Warranty: You represent and warrant to us that all DEBT is your debt and that you are not a co-borrower or guarantor with the PROPERTY and that you are the owner of the DEBT and will not assign or transfer the DEBT to anyone else.

Taxes: You agree to pay all taxes, assessments, and charges, including the DEBT, on the PROPERTY, and to pay any penalties or interest that you owe. You must provide us with information, proof of payment, and other documents that we need to know about the taxes and charges that you owe.

Insurance: You agree to keep the PROPERTY insured against fire, theft, and other risks, and to provide us with information about the insurance policy. You agree to pay all premiums on this insurance when the fact of an occurrence of an insured risk is established. You must provide us with information about the insurance policy or other insurance policy that you have or that you intend to purchase, and you must provide us with information about the policy, including the name of the insurer, the policy number, the policy amount, the policy terms, and the policy conditions. You must provide us with information about the policy, including the name of the insurer, the policy number, the policy amount, the policy terms, and the policy conditions. You must provide us with information about the policy, including the name of the insurer, the policy number, the policy amount, the policy terms, and the policy conditions.

You agree to immediately notify us of any loss or damage to the PROPERTY. We will have the right to inspect the PROPERTY and to take any action that we deem necessary to protect our interest in the PROPERTY, including the right to sue for damages. We may, at our option, require that all or part of the proceeds from the sale of the PROPERTY be used to pay the DEBT. We are authorized to make adjustments to the terms of this agreement, including any change in the amount of the DEBT, without your consent.

Maintenance and Repair: You agree to keep the PROPERTY in good condition and to pay for all repairs and maintenance. You agree to pay for all repairs and maintenance that are necessary to keep the PROPERTY in good condition. You agree to pay for all repairs and maintenance that are necessary to keep the PROPERTY in good condition. You agree to pay for all repairs and maintenance that are necessary to keep the PROPERTY in good condition.

Our Right to Perform: If you fail to pay the taxes, assessments, and other charges, or to maintain or improve the PROPERTY, or to perform any other obligation you have under this Mortgage, then we may, at our option, perform any or all of your obligations for you. Any amounts we spend in performing our obligations will become part of the DEBT, payable to you on demand, and will bear interest at the same rate as the DEBT bears from the date we begin to perform our obligations. We may, at our option, inspect the PROPERTY or perform any of your obligations.

Condemnation: If any part of the PROPERTY is taken (wholly or partly) or permanently by a public authority or by any other person, the proceeds of the taking (except any portion of the proceeds that the holder of a first mortgage has a right to claim) shall be paid to us and applied to the DEBT, whether or not it is then due. We may, at our option, require that all or part of the proceeds from the taking be used to pay the DEBT or any part of the DEBT. We may, at our option, require that all or part of the proceeds from the taking be used to pay the DEBT or any part of the DEBT.

- Default:** You will be in default under this Mortgage if you are in default under the AGREEMENT.
- You are in default under the AGREEMENT if:
 - You fail to do anything you agree to do or do anything that agrees to do under the Mortgage.
 - You fail to do anything you agree to do or do anything that agrees to do under the Mortgage.
 - Any warranty or representation you made in the Mortgage or in any other document is untrue or you fail to disclose to us any material fact when made.
 - You fail to pay any debt that is secured by a claim on the PROPERTY when it is due.
 - A foreclosure or foreclosure proceeding is begun with respect to the PROPERTY or any other real property that you own that is subject to the PROPERTY.
 - You fail to maintain or improve the PROPERTY in accordance with the terms of this Mortgage.
 - You fail to pay any debt that is secured by a claim on the PROPERTY when it is due.
 - You fail to pay any debt that is secured by a claim on the PROPERTY when it is due.
 - You fail to pay any debt that is secured by a claim on the PROPERTY when it is due.
- If the holder of any first mortgage to whom we have assigned the first mortgage on the PROPERTY is in default under the AGREEMENT.

- Remedies:** If you are in default:
 - We may declare the DEBT to be immediately due and payable without notice or demand.
 - We may foreclose this Mortgage.
 - We may sell or lease any part of the PROPERTY at public sale and execute and deliver to such purchaser a deed and a certificate of conveyance and obtain a deficiency judgment if the proceeds of a foreclosure sale are insufficient to pay the debt.
 - We may, to the extent permitted by law, collect any rent, proceeds from a lease, or other payments made to a third party, or other payments, by whom you are leasing or selling any part of the PROPERTY, and exercise our right to set off such payments against the DEBT. We will have no obligation to make any demand or payment to the lender or to the holder of any other mortgage on the PROPERTY or to any other party. We will have no obligation to make any demand or payment to the lender or to the holder of any other mortgage on the PROPERTY or to any other party.
 - We may pay on your behalf all or any part of the debt and set off against the debt any amount that we are entitled to set off against the debt, and whether or not you are then in default under the first mortgage. However, we may not be required to do so. Any amount we make shall become part of the DEBT and shall be payable on demand, together with interest at the same rate as the DEBT bears from time to time.
 - We may obtain or update commitments for title insurance, tax insurance, and other insurance concerning the PROPERTY. Any amounts that we spend in doing so will become part of the DEBT.
 - We may exercise any of your rights and options under any lease, deed, or other agreement by which you are leasing or purchasing any interest in the PROPERTY, including any option to purchase the PROPERTY or to exercise any other right or option, or any other agreement, or to prepay in whole or in part the debt, and we may exercise any such right or option.
 - From the entry of judgment of foreclosure, Mortgagee and Mortgagee agree that Mortgagee shall not be entitled to possession of the premises.

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Additional Provisions.

Mortgagor grants this Mortgage to Mortgagee 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 Mortgagor does hereby expressly release and waive.

Additional Provisions.

Each Mortgagor agrees to all of the terms of the Mortgage Agreement, which appear on the reverse of pages 1 & 2.

The Mortgagor has executed this Mortgage as of July 28, 19 95.

Witnesses:

Signature: X _____

Name: _____

Signature: X _____

Name: _____

Mortgagors:

Signature: X Narendra M. Karamchandani

Name: Narendra Karamchandani

Address: 111 E. Chestnut Street, Unit No. 31A
Chicago, Illinois 60611

Marital Status: married to Aarti Karamchandani

Signature: X Aarti Karamchandani

Name: Aarti Karamchandani (fka) Aarti Tekchandani

Address: 111 E. Chestnut Street, Unit No. 31A
Chicago, Illinois 60611

STATE OF ILLINOIS

COUNTY OF COOK

I, THE UNDERSIGNED, certify that
NARENDRA M. KARAMCHANDANI + ARTI KARAMCHANDANI personally known to me to
be the same person whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and
acknowledged that they signed and delivered the instrument
as free free and voluntary act, for the uses and purposes therein set forth.

Rudnick

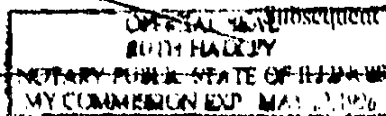
Dated 7-28, 19 95

This instrument prepared by:

Clifford Scott Rudnick

105 S. York Street

Eimhurst, Illinois 60126



Subsequent tax bills are to be sent to the following.

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