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MAIL 6 CITIBANK, F.S.B. P.O. Box 790147 - MS 747

St. Louis, MO 63179-9910 ACCOUNT NO.: 4098-ESA-50674

THIS INSTRUMENT WAS PREPARED BY:

ROB HARPER

# EQUITY SOURCE ACCOUNT® MORTGAGE

In this Mortgage, "You," "Your" and "Yours" means each person signing as mortgagor or trustee. "We," "Us" and "Our" means CITIBANK, FEDERAL SAVINGS BANK, 500 W. Madison St., Chicago, IL 60661. The "Borrower" means TOWBIN. HUSBAND AND WIFE STEVEN B. TOWBIN AND VIRGINIA

The "Agreement" means the Equity Source Account to Land Disclosure of even date herewith signed by the Borrower in connection with this Mortgage. The "Property" and the real estate, including the leasehold (if any), located at 60022 COOK COUNTY 565 WOODLAWN AVENUE, GLENCOE, ILLINOIN

THIS MORTGAGE between You and Us is made as of the date next to your first signature below and has a final maturity date 25 years and 2 months from such date.

The Agreement provides that the credit secured by the Property is an open-end revolving line of credit at a variable rate of interest. The maximum amount of all loan advances made to the Borrower under the Agreement and which may be secured by this Mortgage may not exceed THREE HUNDRED THOUSAND AND 20/100 ......) (the "Credit Limit"). At any particular time, the outstanding obligation of Borrower 300,600,00 to Us under the Agreement may be any sum equal to or less than the Credit Limit plus interest and other charges owing under the Agreement and amounts owing under this Mortgage. Obligations under the Agreement, Mortgage and any riders thereto shall not be released even if all indebtedness under the Agreement is paid, unless and until We (aus) a mortgage release to be executed and such release is properly recorded.

TO SECURE to Us: (a) the payment and performance of all indebtedness and obligations of the horrower under the Agreement or any modification or replacement of the Agreement; (b) the payment of all other sums advised in accordance herewith to protect the security of this Mortgage, with finance charges thereon at the variable rate described in the Agreement; and (c) the payment of any future advances made by Us to Borrower (pursuant to Paragraph 16 of this Mortgage (herein "Future Loan Advances")), and, in consideration of the indebtedness herein recited, You hereby mortgage, grant and convey to Us the Property.

TOGETHER WITH all the improvements now or hereafter erected on the Property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to You to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, water rights and water stock, and all fixtures now or hereafter attached to the Property (which, if this Mortgage is on a unit in a condominium project or planed unit development, shall include the common elements in such project or development associated with such unit), all of which, including replacements and additions thereto, rhall be deemed to be and remain a part of the Property.

IN WITNESS WHEREOF, YOU HAVE EXECUTED THIS MORTGAGE, AND AGREE TO BE BOUND BY ALL TERMS AND CONDITIONS STATED ON PAGES 1 THROUGH 6 FOLLOWING.

DPS 4641

ESA Mortgage : E. - 6:34

BOX-333-CT

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Property of Cook County Clerk's Office

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IF MORTAAGOR/IS AN INDIVIDUAL:			
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STEVÉN B. TOWBIN	VI	rginia <sub>j</sub> towbin	
Alorigagor Date	Mortge		Date
STATE OF ILLINOIS COUNTY OF	)\$\$ )	,	
1, the undersigned, a Notery Public in and for said Co	unly, in the State of	promid, DO HERBBY C )실장	BRTIFY that
personally known to me to so the same person(s) velocities me this day in person, and acknowledged his(her)(their) free and voluntary act. for the uses and	whose name(s) is(ar that (s)he(they) si	o) nubscribed to the for igned scaled and delive	egoing instrument, appeared
Cliven under my hand and official Afficial Straw.	- Inches		*
My Commission Expired: Notary Public, State of Jilings My Commission Expired Merch 22, 5	Notary Notary	- Voince XIII (in	) 42
IF MORTOAGOR IS A TRUST:	<i>J. A</i>		
not personally but solely as trustee as aforesaid			المتعادية والمتعادة والمتع
By:			( du
ATTEST:	17	×,	•••
STATE OF ILLINOIS COUNTY OF	)SS )	C	) table
1, the undersigned, a Notary Public in and for said Co	ounty, in the State at	orosuld, DO H/s GiBY C	BRTIPY that
respectively, appeared before me this day in person,	and acknowledged	that they signed and de;	ivered the said instrument as
their own free and voluntary acts and as the free and v	oluntary act of the i	said	1/2:
corporation, as Trustee, for the uses and purposes the Secretary did also then add their acknowledgement the the said corporate seal of said corporation to said is voluntary act of said corporation, as Trustee, for the	roin set forth, and th hat (s)ho, as custedio nstrumont as his (h	n and	of mid coperation, did affix
Oiven under my hand and official seal, this My Commission Expires:	day of		a para paralahan paramatan di Austrian di
You covenant that You are lawfully seized of the esta Property, and that the Property is unoncumbered, executat You warrant and will defend generally the title t	to hereby conveyed opt for the encumbri	and have the right to mo incoa of record and any i	lint mortgago. You covenant

writing to Us as of the date of this Mortgage.

You and We covenant and agree as follows:

1. Payment of Indebtedness. Borrower shall promptly pay when due the indebtedness secured by this Mortgage including, without limitation, that evidenced by the Agreement.

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- 2. Application of Payments. Unless applicable law provides otherwise, all payments received by Us under the Agreement will be applied to the principal balance and any finance charges, late charges, collection costs, and other charges owing with respect to the indebtedness secured by this Mortgago in such order as We may choose from time to time.
- 3. Charges; Liens. Except as expressly provided in this Paragraph 3, You shall pay all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any, by Your making payments, when due, directly to the payee thereof. In the event You make payments directly to the payer thereof, upon Our request You shall promptly furnish to Us receipts evidencing such payment. We reserve the right to require You or the Borrower to pay to an escrow account amounts to pay taxes and insurance when they are due. If We require payments to be made to an escrow account, the amount of the payments will be determined in accordance with applicable law and We will pay interest on the payments, if required by applicable law.

You shall make payments, when due, on any indebtedness secured by a mortgage or other lien that is prior in right time to this Mortgage (a "Prio Nortgage"). You shall promptly discharge the lien of any Prior Mortgage not disclosed to Us in writing at the time of application for the Agreement, provided, however, that You shall not be required to discharge any such lien so long as You shall (a) in good faith contest such lien by, or defend enforcement of such lien in, legal proceedings which operate to prevent the enforcement of the lieu or forfeiture of the Property or any part thereof, or (b) secure from the holder of such prior lien an agreement in form and substance satisfactory to Us subordinating such lien to this Mortgage. You shall not enter into any agreement with the holder of a Prior Mortgage whereby such Prior Mortgage, or the indebtedness secured thereby is modified, amended, extended or recewed, without Our prior written consent. You shall neither request nor allow any future advances to be secured by a Prior Mortgage without Our prior written consent.

4. Hazard Insurance, You shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and such other hazards as We may require (including flood insurance coverage, if required by Us) and in such an ounts and for such periods as We may require. Unless We require in writing otherwise, the policy shall provide insurance on a replacement cost basis in an amount not less than that necessary to comply with any coinsurance percentage stipulated in the heard insurance policy. All insurance policies and renewals thereof shall be in form and substance and with carriers acceptable to Us and shall include a standard mortgagee clause in favor of and in form and substance satisfactory to Us. In the event of loss, Y m shall give prompt notice to the insurance carrier and Us. We may make proof of loss if not made promptly by You.

If the Property is abandoned by You, or if You fail to respond to Us within thirty (30) days from the date the notice is mailed by Us to You that the insurance carrier offers to settle a claim for insurance benefits, We are authorized to collect and apply the insurance proceeds at Our option either to restoration or repair of the Property, or to sums secured by this Mortgage.

If the Property is acquired by Us under Paragraph 14 of this Mortgage, all of Your right, title and interest in and to any insurance policies, and in and to the proceeds thereof resulting from damage to the Property prior to the sale or acquisition, shall pass to Us to the extent of the sums secured by this Mortgage immediately prior to such rate or acquisition.

The provisions of this Paragraph 4 shall be subject to the provisions of Paragraph 5 if this Morigage covers a unit in a condominium project or planned unit development.

5. Preservation and Maintenance of Property; Condominiums and Planned Unit Developments. If the Mortgage is on a unit in a condominium or a planned unit development (herein "Condominium Project"), then: (a) You shall perform all of Your obligations under the declaration or covenants creating or governing the Condominium Project, the by-laws and regulations of the Condominium Project, and all constituent documents (herein "Project Documents"), including the payment when due of assessments imposed by the homeowners association or other governing body of the Condominium Project (herein "Owner's Association"); (b) You shall be deemed to have satisfied the insurance requirements under Paragraph 5 of this Mortgage if the Owners Association maintains in full force and effect a "master" or "blanket" policy on the Condominium Project which provides insurance coverage against fire, hazards included within the term "extended coverage" and such other hazards (including flood insurance) as We may require, and in such amounts and for such periods as We may require naming Us as additional loss payee; (c) the provisions of any Project Documents regarding the application of any insurance proceeds from "master" or "blanket" policies covering the Condominium Project shall supersede the provisions of Paragraph 4 of this Mortgage to the extent necessary to avoid conflict between the provisions thereof and hereof; (d) You hereby assign to Us the right to receive distributions on account of the Property under "master" or "blanket" policies covering the Condominium Project to the extent not applied to the restoration.

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or repair of the Property, with any such distributions in excess of the amount necessary to satisfy in full the obligations secured by this Mortgage being paid to You; (e) You shall give Us prompt written notice of any lapse in any insurance coverage under a "master" or "blanket" policy on the Condominium Project; and (f) You shall not, without Our prior written consent, consent to either (i) the abandonment or termination of the Condominium Project (except for the abandonment or termination provided by law in the case of substantial destruction by two or other casually or in the case of a taking or condemnation or uninent domain), (ii) any material amondment to the Project Documents (including any change in the percentage interests of the unit owners in the Condominium Project), or (iii) the effectuation of any decision by the Owners Association to terminate professional management and assume self-management of the Condominium Project. If the Property has rental units, You shall maintain insurance against rent loss in addition to the other hazards for which insurance is required herein.

- 6. Protection of Our Security. If You fail to perform Your obligations under this Mortgage, or if any action or proceedings adversely affects On totorest in the Property, We may, at Our option, take any action reasonably necessary (including, without limitation, paying expenses and atterney fees and to have entry upon the Property to make repairs) to perform Your obligations or to protect Our interests only amounts disbursed by Us pursuant to this Paragraph 6, with interest thereon at the variable rate described in the Agreement, shall become indebtedness secured by this Mortgage (except as expressly provided herein). Nothing contained in this Paragraph 6 shall require Us to incur any expense or take any action becaused.
- 7. Inspection. We or Our agents my enter and inspect the Property, after giving You reasonable prior notice.
- 8. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, at past thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Us. Neither Borrower nor You will be relieved of any obligation to make payments if We apply the award received to the outstanding balance owed.
- If You abandon the Property, or if, after notice by Us to You that the condemnor offers to make an award or settle a claim for damages, You fail to respond to Us within thirty (30) days (fter the date such notice is mailed. We are authorized to collect and apply the proceeds in the same manner as provided in Paragraph of nereof.
- 9. For hearance Not a Waiver. Any for hearance by Us in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or proclude the exercise of any such right or remedy in the future. Any waiver by Us must be in writing and signed by Us.
- 10. Successors and Assigns Bound; Joint and Several Linbility; Captions. The concentrate and agreements herein contained shall bind, and the rights hereunder shall inure to. Your and Our respective successors and assigns, subject to the provisions of Paragraph 13 hereof. All Your covenants and agreements shall be joint and several. The captions and headings of the paragraphs of this Mortgage are for convenience only and are not to be used to interpret or define the provisions hereof.
- 11. Notices. Except for any notice required under applicable law to be given in another manner, (a) egy notice to You provided for in this Mortgage shall be given by personal delivery or by mailing such notice by first-class postage opid, addressed to You at the address of the Property shown at the beginning of this Mortgage or at such other address as You may (estignate by notice to Us as provided herein, and (b) any notice to Us shall be given by personal delivery or by mailing such notice by ce tilled mail, return receipt requested, to Our address stated herein or to such other address as We may designate by notice to You as provided herein.
- 12. Severability. If any term of this Mortgage is found to be unenforceable, all other provisions will remain in full force.
- 13. Due on Transfer Provision Transfer of the Property. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in You is sold or transferred and You are not a natural person) without Our prior written consent. We may, at Our option, require immediate payment in full of all sums secured by this Mortgage. However, We shall not exercise this option if the exercise is prohibited by applicable law as of the date of this Mortgage. If We exercise this option, We shall give You notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which all sums secured by this Mortgage must be paid. If these sums are not paid prior to the expiration of this period, We may invoke any remedies permitted by this Mortgage without further notice or demand on You.

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- 14. Default. If You breach any term in this Mortgage, or if Borrower fails to perform any obligation under the Agreement, We may, at Our option, declare all sums secured by this Mortgage to be immediately due and payable without further demand and may invoke the power of sale under this Mortgage and any other remedies permitted by law. We may collect from You all reasonable costs incurred in enforcing the terms of this Mortgage, including attorney's fees and allocated costs of Our salaried employees.
- 15. Assignment of Rents. As additional security hereunder, You hereby assign to Us the rents of the Property; provided, however, that You shall have, prior to acceleration under Paragraph 14 hereof or abandonment of the Property, the right to collect and retain such rents as they become due and payable.
- 16. Future Loan Advances. Upon Your request, We at Our option may make Future Loan Advances to You or Borrower. Such Future Loan Advances, with interest thereon, shall be secured by this Mortgage when evidenced by a promissory note or agreement stating that said note or agreement is so secured.
- 17. Release. Upon payment of all sums secured by this Mortgage and upon (a) expiration of the Agreement or (b) Your request, We shall release his Mortgage and You shall pay all costs of recordation, if any.
- 18. Appointment of Receiver: Lender in Possession. Upon acceleration under this Mortgage or abandonment of the Property, We shall be entitled to have a receiver appointed by a court to enter upon, take possession of, and manage the Property and collect the rents of the Property including those past due. All rents collected by the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including but not limited to, receiver's fees and premiums on the receiver's bonds and resonable attorneys fees and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those rents actually received.
- 19. Statement of Obligation. We may collect a few for furnishing a statement of obligation in an amount not to exceed the maximum amount permitted under applicable law.
- 20. No Merger. There shall be no merger of the interest of estate created by this Mortgage with any other interest or estate in the Property at any time held by or for Our benefit in any capacity, without Our prior written consent.
- 21. Fixture Filing. This Mortage constitutes a financing statement field as a fixture filing in the Official Records of the County Recorder of the county in which the Property is located with respect to any and all fixtures included within the term "Property" as used in this Mortgage and with respect to any goods or other personal property that may now or hereafter become such fixtures.
- 22. Third Party Waivers. In the event that any of You has not also signed the Agreement as Borrower, each of You: (a) agrees that We may, from time to time, without notice to, consent from or domand on You, and without affecting or impairing in any way any of Our rights or Your obligations, (i) renew, extend, accelerate, compromise or change the interest rate or other terms of the Agreement and any promissory note or agreement evidencing a Future Loan Advance, and (ii) accept, waive and release other security (including guarantees) for the obligations arising under the Agreement or any promissory note or agreement evidencing a Future Loan Advance, and (b) waives (i) any right to require Us to proceed against any Borrower or any other person, proceed against or exhaust any security for the obligations secured by this Mortgage or pursue any other remedy in Our power whatsoever, (ii) any defense or right against Us arising out of any disability or other defense or cessation of liability of any Borrower for any reason other than full payment, (iii) any defense or right against Us arising out of Our foreclosure upon the Property, even though such foreclosure results in the loss of any right of subrogation, reimbursement or other right You have against any Borrower, (iv) all presentments, dingence, protests, demands and notice of protest, dishonor, and nonperformance, (v) until payment in full of the indebtedness secured by this Mortgage, any right of subrogation or the benefit of any security for such indebtedness, and (vi) the benefit of the statute of limitations affecting the Property to the extent permitted by law. Any partial payment by Borrower or other circumstance that operates to toll any statute of limitations at to such person shall operate to toll such statute as to You.
- 23. Choice of Law. This Mortgage will be governed by and interpreted in accordance with the federal laws of the United States and where not inconsistent with the laws of the State of Illinois, regardless of the state in which You or Borrower resides.
- 24. Your Copy, You shall be given one conformed copy of the Agreement and this Mortgage.

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- 25. Loan Charges Legislation Affecting Our Rights. If the Agreement is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Agreement exceed the permitted limits, then (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any such loan charge already collected from You or Borrower which exceeded permitted limits will be refunded to You or Borrower; We may choose to make this refund by reducing the principal owed under the Agreement or by making a direct payment to You or Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge due. If enactment or expiration of applicable laws has the effect of rendering any provision of the Agreement or this Mortgage unenforceable according to its terms. We may at Our option, require immediate payment in full of all sums secured by this Mortgage and may invoke any remedies permitted by Paragraph 14.
- 26. Waiver of Hemistead. You waive all right of homestead exemption in the Property.
- 27. Trustee Exculpition. If this Mortgage is executed by an Illinois land trust, You execute this Mortgage as trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such trustee, and it is expressly understood and agreement shall be constructed as creating any liability on You personally to pay amounts owing in connection with the Agreement or this Mortgage or any interest that may occur thereon, or to perform any covenants either express or implied contained in this Mortgage, all such himblit, if any, being expressly waived, and that any recovery on the Mortgage or the Agreement shall be solely against and sat of the Property by enforcement of the provisions of this Mortgage and the Agreement, but this waiver shall in no way recet the personal liability of any individual Borrower, co-maker or guaranter of the Agreement.

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SEE ATTACHED LEGAL DESCRIPTION.

Proposity of County Clerk's Office

#### 5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

#### PARCEL 1:

LOT 2 IN THE SUBDIVISION OF THE EAST 330 FEET OF THE WEST 676.5 FEET OF THE NORTH 792 FEET OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM SAID LOT 2 THE WEST 209.61 FEET THEREOF, ALSO EXCEPTING THE EAST 33 FEET OF SAID LOT CONDEMNED IN CASE NO. 26027 CIRCUIT COURT FOR EXTENSION OF GREENHOOD AVENUE AND ALSO EXCEPTING THE SOUTH 66 FEET OF SAID LOT CONDEMNED IN CASE NO. 46690 COUNTY COURT FOR THE OPENING AND EXTENSION OF HOODLAWN AVENUE), IN COOK COUNTY, ILLINOIS

#### PARCE. 2:

LOT 3 (LYCEPT THE WEST 209.61 FEET THEREOF) IN ROBINSONS SUBDIVISION BEING A SUBDIVISION OF THE HEST 21 RODS OF THE NORTH 40 RODS OF THE NORTHEAST 1/4 OF SECTION 18, COLMSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND OF LOT 1 OF A SUPPLYISION OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 195.3 FEET EAST OF THE NORTH 1/4 CORNER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE SOUTH 792 FEET, THENCE EAST 330 FEET TO THE FLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

#### PARCEL 3:

THE EAST 35 FEET OF THE EAST 70.87 FEET OF THE WEST 209.61 FEET OF LOT 2 IN THE SUBDIVISION OF THE EAST 330 FEET OF THE WEST 676.5 FEET OF THE NORTH 792 FEET OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSH.P 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM SAID LOT 2 THE SOUTH 66 FEET OF SAID LOT CONDEMNED IN CASE NO. 46690 COUNTY COURT FOR THE OPENING AND EXTENSION OF WOODLAWN AVENUE), IN COOK COUNTY, ILLINOIS

#### PARCEL 4:

THE EAST 35 FEET OF THE EAST 70.87 FEET OF THE HEST 209.51 FEET OF LOT 3 IN ROBINSONS SUBDIVISION, BEING A SUBDIVISION OF THE HEST 21 PCCC OF THE NORTH 48 RODS OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND OF LOT 1 OF A SUBDIVISION OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 346.5 FEET EAST OF THE NORTH 1/4 CORNER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE SOUTH 792 FEET, THENCE EAST 330 FEET, THENCE WEST 330 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

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