UNOFFICIAL COPY 95140031

RECORDATION REQUESTED BY:

FIRST SUBURBAN NATIONAL BANK 150 S. FIFTH AVE MAYWOOD, IL 60153

WHEN RECORDED MAIL TO:

FIRST SUBURBAN NATIONAL BANKS 180 S. FIFTH AVE MAYWOOD, IL 80153

SEND TAX NOTICES TO:

GILBERT J. ORTIZ and DOROTHY

3643 W. SCOTT DRIVE ALSIP, IL 60658

DEPT OF PECORDING

\$33.50

140003 IRAN 3080 02/28/95 15:01:00

\$9488) DC #-95-140031

COOK COUNTY RECORDER

FOR RECORDER'S USE ONLY

MORTGAGE

THIS MORTGAGE IS DATED FEBRUARY 6, 1995, between GILBERT J. ORTIZ and DOROTHY A. ORTIZ, IN JOINT TENANCY, whose address is 3643 W. SCOTT DRIVE, ALSIP, IL 50658 (referred to below as "Grantor"); and FIRST SUBURBAN NATIONAL BANK, whose address is 150 S. FIFTH AVE. MAYWOOD, IL 60153 (referred to below as "Lenger").

GRANT OF MORTGAGE. For veryable consideration, Grantor mortgages, warrants, and conveys to Lender all of Grantor's right, title, and inferest in and to the following described real property, together with all existing o subsequently erected or affled buildings, improvements and fixtures; all essements, rights of way, an appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch o irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitatio all minerals, oil, gas, geothermal and similar matters, located in COOK County, State of Illinois (the "Real Property"):

LOT 4 IN BLOCK 8 IN ALSIP WOODS SOUTH, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 PART OF THE WEST 1/2 OF THE SOI)THEAST 1/4 LYING NORTHERLY OF THE CENTER LINE OF CALUMET FEEDER, ALL IN SECTION 26, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 3643 W. SCOTT DRIVE, ALSIP, IL 60658. The Real Property tax Identification number is 24-28-303-004.

Grantor presently assigns to Lender all of Grantor's right, title and interest in and to all leases of the Property an all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security Interest 1 the Personal Property and Rents.

DEFINITIONS. The following words shall have the following meanings when used in this Mortgage. Terms not otherwise defined in this Mortgage shall have the meanings attributed to such terms in the Uniform Commercia Code. All references to dollar amounts shall mean amounts in lawful movey of the United States of America.

The words "Credit Agreement" mean the revolving line of credit agreement dated to February 6, 1995, between Lender and Grantor with a credit limit of \$10,050.30; together with all renewals of extensions of, modifications of, refinancings of, consolidations of, and substitutions for the Credit Agreement The interest rate under the Credit Agreement is a variable interest rate based upon an index. The index currently is 9.000% per annum. The interest rate to be applied to the outstanding account balance shall be at a rate 0.500 percentage points above the index, subject however to the following minimum and maximum rates. Under no circumstances shall the interest rate be less than 6,500% per annum of more than the lesser of 17.000% per annum or the maximum rate allowed by applicable law.

Existing Indebtedness. The words "Existing indebtedness" meen the indebtedness designed below in the Existing indebtedness section of this Mortgage.

Grantor. The word "Grantor" means GILBERT J. ORTIZ and DOROTHY A. ORTIZ. The Grantor is the mortgagor under this Mortgage.

Guarantor. The word "Guarantor" means and includes without limitation each and all of the guarantors, sureties, and accommodation parties in connection with the indebtedness.

The word "Improvements" means and includes without limitation all existing and future improvements, fixtures, buildings, structures, mobile homes affixed on the Real Property, facilities, additions replacements and other construction on the Real Property.

Indebtedness. The word "indebtedness" means all principal and interest payable under the Credit Agreement and any amounts expended or advanced by Lender to discharge obligations of Grantor or expenses incurre by Lender to enforce obligations of Grantor under this Mortgage, together with interest on such amounts a provided in this Mortgage. Specifically, without limitation, this Mortgage secures a revolving line of credit and shall secure not only the amount which Lender has presently advanced to Grantor under the Credit Agreement, but also any future amounts which Lender may advance to Grantor under the Credit Agreement within twenty (20) years from the date of this Mortgage to the same extent as if such future advance were made as of the date of the execution of this Mortgage. The revolving line of credit

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obligates Lender to make advances to Grantor so long as Grantor complies with all the terms of the Credit Agreement and Related Documents. Such advances may be made, repaid, and remade from time to time, subject to the limitation that the total outstanding balance owing at any one time, not including finance charges on such balance at a fixed or variable rate or sum as provided in the Credit Agreement, any temporary overages, other charges, and any amounts expended or advanced as provided in this paragraph, shall not exceed the Credit Limit as provided in the Credit Agreement. It is the intention of Grantor and Lender that this Mortgage secures the balance outstanding under the Credit Agreement from time to time from zero up to the Credit Limit as provided above and any intermediate balance. At no time shall the principal amount of indebtedness secured by the Mortgage, not including sums advanced to protect the security of the Mortgage, exceed the Credit Limit of \$10,000.00.

The word "Lender" means FIRST SUBURBAN NATIONAL BANK, its successors and essions. The Lender is the mortgagee under this Mortgage.

Mortgage. The word "Mortgage" means this Mortgage between Grantor and Lender, and includes without limitation all assignments and security interest provisions relating to the Personal Property and Rents.

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Rea Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, an of such property, and together with all proceeds (including without limitation all insurance proceeds an refunds of premiume, from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words Real Property" mean the property, interests and rights described above in the "Grant of Mortgage" section.

Related Documents. The words "Related Documents" mean and include without limitation all promissory notes, credit agreements, loan egreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, and all other instruments, agreements and documents, whether now or hereafto existing, executed in connection with the indebtedness.

Rents. The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF TENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECU(IE (1) PAYMENT OF THE INDEBTEDNESS AND PERFORMANCE OF ALL OBLIGATIONS OF GRANTON UNDER THIS MORTGAGE AND THE RELATED DOCUMENTS. THIS MORTGAGE IS INTENDED TO AND SHALL BE VALID AND HAVE PRIORITY OVER ALL SUBSEQUENT LIENS AND ENCUMBRANCES, INCLUDING STAUTORY LIENS, EXCEPTING SOLELY TAXES AND ASSESSMENTS LEVIED ON THE REAL PROPERTY, TO THE EXTENT OF THE MAXIMUM AMOUNT SECURED HEREITY. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided to this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due, and shall strictly perform all of Grantor's obligation under this Mortgage.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until in default, Grantor may remain in possession and control of and operate and manage the Property and collect the Rents from the Property.

Duty to Maintain. Grantor shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Duty to Maintain. Grantor shall maintain the Property in tenentable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Hazardous Substances. The torms "hazardous waste," "hazardous substance," "disposal," "release," and "threatened release," as used in this Mortgage, shall have the same maintened as sol forth in the Comprehensive Environmental Response, Compensation, and Liability Act of 1990 & memorial 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization &ct of 1986, Pub. L. No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq. ("Cerculation and Recovery Act, 49 U.S.C. Section 6901, et seq., or other applicable state or Federal laws, rules, or regulations adopted pursuant to any of the foregoing. The terms "hazardous water" and "hazardous substance" shall also include, without limitation, petroleum and petroleum by-products or any fraction thereo and sabestos. Grantor represents and warrants to Lender that: (8) During the period of Grantor's ownershi of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any hazardous waste or substance by any person on, under, or about the Property; (b) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to an acknowledged by Lender in writing, (i) any act, generation, manufacture, storage, treatment, disposal, release, or threatened release of any hazardous waste or substance by any prior owners or occupants of the Property or (ii) any actual or threatened liligation or claims of any kind by any person relating to such matters and (c) Except as previously disclosed to and acknowledged by Lender in writing, (i) neither Grantor nor an tenant, contractor, agent or thoracted in compliance with all applicable federal, state, and local lines, regulations and ordinances, including without limitation those laws, regulations, and

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the Property, whether by foreclosure or otherwise.

Nulsance, Waste. Grantor shall not cause, conduct or permit any nulsance nor commit, permit, or suffer any stripping of or waste on or to the Property or any portion of the Property. Without limiting the generality of the foregoing, Grantor will not remove, or grant to any other party the right to remove, any timber, minerals (including oil and gas), soil, gravel or rock products without the prior written consent of Lender.

Removal of improvements. Grantor shall not demolish or remove any improvements from the Real Property without the prior written consent of Lender. As a condition to the removal of any improvements, Lender ma require Grantor to make arrangements satisfactory to Lender to replace such improvements with improvements of at least equal value.

Lender's Right to Enter. Lender and its agents and representatives may enter upon the Real Property at all reasonable times to attend to Lender's Interests and to inspect the Property for purposes of Grantor's compliance with the terms and conditions of this Mortgage.

Compliance with Governmental Requirements. Grantor shall promptly comply with all laws, ordinances, and regulations, now or hereafter in effect, of all governmental authorities applicable to the use or occupancy of the Property. Grantor may contest in good faith any such law, ordinance, or regulation and withhold compliance during any proceeding, including appropriate appeals, so long as Grantor has notified Lender in writing prior to doing so and so long as, in Lender's sole opinion, Lender's interests in the Property are not jeopardized. Lender may require Grantor to post adequate security or a surety bond, reasonably satisfactory to Lender, I protect Lender's interest.

Duty to Protect. Grantor agrees neither to abandon nor leave unattended the Property. Grantor shall do all other acts, in and tion to those acts set forth above in this section, which from the character and use of the Property are reasonably necessary to protect and preserve the Property.

DUE ON SALE - CONSENT BY LENDER. Lender may, at its option, declare immediately due and payable all sums secured by this micropage upon the sale or transfer, without the Lender's prior written consent, of all or an part of the Real Property, or any interest in the Real Property. A "sale or transfer" means the conveyance of Real Property or any right, fillo or interest therein; whether legal, beneficial or equitable; whether voluntary or involuntary; whether by outright vale, deed, installment sale contract, land contract, contract for deed, leasehold interest with a term greater than three (3) years, lease-option contract, or by sale, assignment, or transfer of an beneficial interest in or to any land trust holding title to the Real Property, or by any other method of conveyance of Real Property interest. If any Glarice is a corporation, partnership or limited liability company, transfer als includes any change in ownership of more than twenty-five percent (25%) of the voting stock, partnership interest or limited liability company interests, as the class may be, of Grantor. However, this option shall not be exercise by Lender if such exercise is prohibited by forecast law or by Illinois law.

TAXES AND LIENS. The following provisions relating to the taxes and ilens on the Property are a part of this Mortgage.

Payment. Grantor shall pay when due (and in rill events prior to delinquency) all taxes, payroll taxes, special taxes, assessments, water charges and sewer service charges levied against or on account of the Property and shall pay when due all claims for work done of or for services rendered or material furnished to the Property. Grantor shall maintain the Property free of all liens having priority over or equal to the interest of Lender under this Mortgage, except for the lien or taxes and assessments not due, except for the Existing indebtedness referred to below, and except as otherwise provided in the following paragraph.

Right To Contest. Grantor may withhold payment of any tar, assessment, or claim in connection with a good fallth dispute over the obligation to pay, so long as Lender'r, interest in the Property is not jeopardized. If a lie arises or is filled as a result of nonpayment, Grantor shall within fifteen (15) days after the lien arises or, if lien is filled, within fifteen (15) days after Grantor has notice of the filling, secure the discharge of the lien, or a requested by Lender, deposit with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender in an amount sufficient to discharge the lien pais any costs and attorneys' fees or other charges that could accrue as a result of a foreclosure or sale under the lien. In any contest, Grantor shall defend itself and Lender and shall satisfy any adverse judgment before enforcement against the Property proceedings.

Evidence of Payment. Grantor shall upon demand furnish to Lender satisfactory evidence of payment of the taxes or assessments and shall authorize the appropriate governmental official to deliver to Lender at any time a written statement of the taxes and assessments against the Property.

Notice of Construction. Grantor shall notify Lender at least fifteen (15) days of fore any work is commenced, any services are furnished, or any materials are supplied to the Property, if any machinic's tien, materialmen's lien, or other lien could be asserted on account of the work, services, or materials. Grantor will upon reques of Lender furnish to Lender advance assurances satisfactory to Lender that Granto. On and will pay the cos of such improvements.

PROPERTY DAMAGE INSURANCE. The following provisions relating to insuring the Property are a part of this Mortgage.

Maintenance of Insurance. Grantor shall procure and maintain policies of fire insurance with standard extended coverage endorsements on a replacement basis for the full insurable value covering nil improvements on the Real Property in an amount sufficient to avoid application of any coinsurance clause, an with a standard mortgagee clause in favor of Lender. Policies shall be written by such insurance companio and in such form as may be reasonably acceptable to Lender. Grantor shall deliver to Lender certificates of coverage from each insurer containing a stipulation that coverage will not be cancelled or diminished without minimum of ten (10) days' prior written notice to Lender and not containing any disclaimer of the insurer's liability for failure to give such notice. Each insurance policy also shall include an endorsement providing the coverage in favor of Lender will not be impaired in any way by any act, omission or default of Grantor or an other person. Should the Real Property at any time become located in an area designated by the Director of the Federal Emergency Management Agency as a special flood hazard area, Grantor agrees to obtain and maintain Federal Flood insurance, to the extent such insurance is required by Lender and is or becomes available, for the term of the loan and for the full unpaid principal balance of the loan, or the maximum limit of coverage that is available, whichever is less.

Application of Proceeds. Grantor shall promptly notify Lender of any loss or damage to the Property Lender.

Application of Proceeds. Grantor shall promptly notify Lender of any loss or damage to the Property. Lender may make proof of loss if Grantor falls to do so within fifteen (15) days of the casualty. Whether or no Lender's security is impaired, Lender may, at its election, apply the proceeds to the reduction of the indebtedness, payment of any lien affecting the Property, or the restoration and repair of the Property. Lender elects to apply the proceeds to restoration and repair, Grantor shall repair or replace the damaged or expenditure, pay or reimburse Grantor from the proceeds for the reasonable cost of repair or restoration in Grantor is not in default hereunder. Any proceeds which have not been disbursed within 180 days after their receipt and which Lender has not committed to the repair or restoration of the Property shall be used first it pay any amount owing to Lender under this Mortgage, then to prepay accrued interest, and the remainder, if any, shall be applied to the principal balance of the indebtedness. If Lender holds any proceeds after payment in full of the indebtedness, such proceeds shall be paid to Grantor.

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Unexpired insurance at Sale. Any unexpired insurance shall inure to the benefit of, and pass to, the purchaser of the Property covered by this Mortgage at any trustee's sale or other sale held under the provisions of this Mortgage, or at any foreclosure sale of such Property.

Compliance with Existing Indebtedness. During the period in which any Existing Indebtedness described below is in effect, compliance with the insurance provisions contained in the instrument evidencing suc Existing Indebtedness shall constitute compliance with the insurance provisions under this Mortgage, to the extent compliance with the terms of this Mortgage would constitute a duplication of insurance requirement. I any proceeds from the insurance become payable on loss, the provisions in this Mortgage for division of proceeds shall apply only to that portion of the proceeds not payable to the holder of the Existin indebtedness.

EXPENDITURES BY LENDER. If Granter fails to comply with any provision of this Mortgage, including any obligation to maintain Existing indebtedness in good standing as required below, or if any action or proceeding a commenced that would materially affect Lender's interests in the Property, Lender on Granter's behalf may, but shall not be required to, take any action that Lender deems appropriate. Any amount that Lender expends in so doing will bear interest at the rate charged under the Credit Agreement from the date incurred or paid by Lender to the date of repayment by Granter. All such expenses, at Lender's option, will (a) be payable on demand, (b) be added to the balance of the credit line and be apportioned among and be payable with any installment payments to become due during either (i) the term of any applicable insurance policy or (ii) the remaining term of the Credit Agreement, or (c) be treated as a balloon payment which will be due and payable at the Credit Agreement's maturity. This Mortgage also will secure payment of these amounts. The rights provided for in this paragraph shall be in addition to any other rights or any remedies to which Lender may be entitled on account of the default. Any sich action by Lender shall not be construed as curing the default so as to bar Lender from an remedy that it otherwise would have had.

WARRANTY; DEFENSE OF TITLE. The following provisions relating to ownership of the Property are a part of this Mortgage.

Title. Grantor warre its that: (a) Grantor holds good and marketable title of record to the Property in few simple, free and clear of all itens and encumbrances other than those set forth in the Real Property description or in the Existing indebtedness section below or in any title insurance policy, title report, or final title opinion issued in favor of, and accepted by, Lender in connection with this Mortgage, and (b) Grantor has the full right, power, and authority to execute and deliver this Mortgage to Lender.

Defense of Title. Subject to the exception in the paragraph above, Grantor warrants and will forever defend the itle to the Property against the lawful claims of all persons. In the event any action or proceeding a commenced that questions Grantor's title or the interest of Lender under this Mortgage, Grantor shall defen the action at Grantor's expense. Santor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of Lender's ow choice, and Grantor will deliver, or cause to be delivered, to Lender such instruments as Lender may requestrom time to time to permit such participation.

Compliance With Laws. Grantor warrants that the Property and Grantor's use of the Property compiles with all existing applicable laws, ordinances, and regulations of governmental authorities.

EXISTING INDEBTEDNESS. The following privisions concerning existing indebtedness (the "Existing indebtedness") are a part of this Mortgage.

Existing Lien. The lien of this Mortgage securing the Indebtedness may be secondary and Inferior to an existing lien. The obligation has the following payment terms: monthly installments of principal and interest Grantor expressly covenants and agrees to pay, or rec to the payment of, the Existing Indebtedness and to prevent any default on such indebtedness, any default under the instruments evidencing such indebtedness or any default under any security documents for such indebtedness.

No Modification. Grantor shall not enter into any agreement with the holder of any mortgage, deed of trust, or other security agreement which has priority over this Mortgrate by which that agreement is modified, amended extended, or renewed without the prior written consent of Lender. Grantor shall neither request nor acceptany future advances under any such security agreement without the prior written consent of Lender.

CONDEMNATION. The following provisions relating to condemnation of the Property are a part of this Mortgage.

Application of Net Proceeds. If all or any part of the Property is condemned by eminent domain proceedings or by any proceeding or purchase in lieu of condemnation, Lender they at its election require that all or any portion of the net proceeds of the award be applied to the indebtedness or the repair or restoration of the Property. The net proceeds of the award shall mean the award after payment of all reasonable costs, expenses, and attorneys' fees incurred by Lender in connection with the condemnation.

Proceedings. If any proceeding in condemnation is filed, Grantor shall promptly notify Lender in writing, and Grantor shall promptly take such steps as may be necessary to defend the action and obtain the award. Grantor may be the nominal party in such proceeding, but Lender shall be existed to participate in the proceeding and to be represented in the proceeding by counsel of its own choice, and Grantor will deliver o cause to be delivered to Lender such instruments as may be requested by it from the proceeding participation.

IMPOSITION OF TAXES, FEES AND CHARGES BY GOVERNMENTAL AUTHORITIES. The following provisions relating to governmental taxes, fees and charges are a part of this Mortgage:

Current Taxes, Fees and Charges. Upon request by Lender, Grantor shall execute such documents in addition to this Mortgage and take whatever other action is requested by Lender to perfect and continu. Lender's ilen on the Real Property. Grantor shall reimburse Lender for all taxes, as described below, together with all expenses incurred in recording, perfecting or continuing this Mortgage, including without limitation at taxes, fees, documentary stamps, and other charges for recording or registering this Mortgage.

Taxes. The following shall constitute taxes to which this section applies: (a) a specific tax upon this type o Mortgage or upon all or any part of the indebtedness secured by this Mortgage; (b) a specific tax on Granto which Grantor is authorized or required to deduct from payments on the indebtedness secured by this type o Mortgage; (c) a tax on this type of Mortgage chargeable against the Lender or the holder of the Credit Agreement; and (d) a specific tax on all or any portion of the indebtedness or on payments of principal an interest made by Grantor.

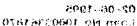
Subsequent Taxes. If any tax to which this section applies is enacted subsequent to the date of this Mortgage, this event shall have the same effect as an Event of Default (as defined below), and Lender may exercise any or all of its available remedies for an Event of Default as provided below unless Grantor eithe (a) pays the tax before it becomes delinquent, or (b) contests the tax as provided above in the Taxes and Liens section and deposits with Lender cash or a sufficient corporate surety bond or other security satisfactor by the contests of the c

SECURITY AGREEMENT; FINANCING STATEMENTS. The following provisions relating to this Mortgage as a security agreement are a part of this Mortgage.

Security Agreement. This instrument shall constitute a security agreement to the extent any of the Property in constitutes fixtures or other personal property, and Lender shall have all of the rights of a secured party under the Uniform Commercial Code as amended from time to time.

Security interest. Upon request by Lender, Grantor shall execute financing statements and take whatever other action is requested by Lender to perfect and continue Lender's security interest in the Rents and Personal Property. In addition to recording this Mortgage in the real property records, Lender may, at any

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time and without further authorization from Grantor, file executed counterparts, copies or reproductions of thi Mortgage as a financing statement. Grantor shall reimburse Lender for all expenses incurred in perfecting o continuing this security interest. Upon default, Grantor shall assemble the Personal Property in a manner and at a place reasonably convenient to Grantor and Lender and make it available to Lender within three (3) days after receipt of written demand from Lender.

Addresses. The mailing addresses of Grantor (debtor) and Lender (secured party), from which information concerning the security interest granted by this Mortgage may be obtained (each as required by the Uniform Commercial Code), are as stated on the first page of this Mortgage.

FURTHER ASSURANCES: ATTORNEY-IN-FACT. The following provisions relating to further assurances and attorney-in-fact are a part of this Mortgage.

Further Assurances. At any time, and from time to time, upon request of Lender, Grantor will make, execute and deliver, or will cause to be made, executed or delivered, to Lender or to Lender's designee, and when requested by Lender, cause to be filed, recorded, reflied, or rerecorded, as the case may be, at such times and in such offices and places as Lender may deem appropriate, any and all such mortgages, deeds of trust, security deeds, security agreements, financing statements, continuation statements, instruments of furthe assurance, certificates, and other documents as may, in the sole opinion of Lender, be necessary or desirable in order to effectuate, complete, perfect, continue, or preserve. (a) the obligations of Grantor under the Credit Agreement, this Mortgage, and the Related Documents, and (b) the liens and security interests created by this Mortgage on the Property, whether now owned or hereafter acquired by Grantor. Unless prohibited by law of agreed to the contrary by Lender in writing, Grantor shall reimburse Lender for all costs and expenses incurred in connection with the matters referred to in this paragraph.

Attorney-in-Fact. If Grantor fails to do any of the things referred to in the preceding paragraph, Lender may do so for and in the name of Grantor and at Grantor's expense. For such purposes, Grantor hereby irrevocably appoints Lender as Grantor's attorney-in-fact for the purpose of making, executing, delivering, filing, recording, end doing all other things as may be necessary or desirable, in Lender's sole opinion, to accomplish the matter, referred to in the preceding paragraph.

FULL PERFORMANCE. If © anter pays all the indebtedness when due, terminates the credit line account, and otherwise performs all the colligations imposed upon Grantor under this Mortgage, Lender shall execute an deliver to Grantor a suitable scussfaction of this Mortgage and suitable statements of termination of any financin statement on file evidencing Lander's security interest in the Rents and the Personal Property. Grantor will pay in permitted by applicable law, any reasonable termination fee as determined by Lender from time to time. If however, payment is made by Grantor, whether voluntarily or otherwise, or by guaranter or by any third party, of the indebtedness and thereafter Lunder is forced to remit the amount of that payment (a) to Grantor's trustice is bankruptcy or to any similar person under any federal or state bankruptcy law or law for the relief of debtors, (b) by reason of any judgment, decree or order of any court or administrative body having jurisdiction over Lander of any of Lender's property, or (c) by reason of any settlement or comprise of any claim made by Lender with an claimant (including without limitation Grantor), the indebtedness shall be considered unpaid for the purpose of enforcement of this Mortgage and this Mortgage shall continue to be effective or shall be reinstated, as the cas may be, notwithstanding any cancellation of this Mortgage or of any note or other instrument or agreement evidencing the indebtedness and the Property will continue to secure the amount repaid or recovered to the same evidencing the indebtedness and the Property will continue to secure the amount repaid or recovered to the same evidencing the indebtedness and the Property will continue to secure the amount repaid or recovered to the same evidencing the indebtedness or other instrument or comprehence of that amount never had been originally releving to the indebtedness or to this Mortgage.

DEFAULT. Each of the following, at the option of Leider, shall constitute an event of default ("Event of Defau

DEFAULT. Each of the following, at the option of Le ider, shall constitute an event of default ("Event of Default" under this Mortgage: (a) Grantor commits fraud or makes a material misrepresentation at any time in connection with the credit line account. This can include, for example, a false statement about Grantor's income, assets, liabilities, or any other aspects of Grantor's financial condition. (b) Grantor does not meet the repayment terms of the credit line account. (c) Grantor's action or inaction advarge's affects the collateral for the credit line account. Lender's rights in the collateral. This can include, for example failure to maintain required insurance, waste or destructive use of the dwelling, failure to pay taxes, death of rill persons liable on the account, transfer of title of sale of the dwelling, creation of a lien on the dwelling without Lender's permission, foreclosure by the holder another lien, or the use of funds or the dwelling for prohibited purposes.

RIGHTS AND REMEDIES ON DEFAULT. Upon the occurrence of any five t of Default and at any time thereafter, Lender, at its option, may exercise any one or more of the following lights and remedies, in addition to any other rights or remedies provided by law:

Accelerate indebtedness. Lender shall have the right at its option without notice to Grantor to declare the entire indebtedness immediately due and payable, including any prepayment penalty which Grantor would be required to pay.

UCC Remedies. With respect to all or any part of the Personal Property, Lander shall have all the rights and remedies of a secured party under the Uniform Commercial Code.

Collect Rents. Lender shall have the right, without notice to Grantor, to take possestion of the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the Indebtedness. In furtherance of this right, Lender may vertains any tenant or other user of the Property to make payments of rent or use fees directly to Lender. If the Rents are collected be Lender, then Grantor irrevocably designates Lender as Grantor's attorney-in-fact to andorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations to which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

Mortgages in Possession. Lender shall have the right to be placed as mortgages in possession or to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Propert and apply the proceeds, over and above the cost of the receivership, against the indebtedness. The mortgages in possession or receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as receiver.

Judicial Foreclosure. Lender may obtain a judicial decree foreclosing Grantor's Interest in all or any part of the Property.

Deficiency Judgment. If permitted by applicable law, Lender may obtain a judgment for any deficiency remaining in the indebtedness due to Lender after application of all amounts received from the exercise of the rights provided in this section.

Other Remedies. Lender shall have all other rights and remedies provided in this Mortgage or the Credit Agreement or available at law or in equity.

Sale of the Property. To the extent permitted by applicable law, Grantor hereby waives any and all right to have the property marshalled. In exercising its rights and remedies, Lender shall be free to sell all or any par of the Property together or separately, in one sale or by separate sales. Lender shall be entitled to bid at an public sale on all or any portion of the Property.

Notice of Sale. Lender shall give Grantor reasonable notice of the time and place of any public sale of the Personal Property or of the time after which any private sale or other intended disposition of the Persona Property is to be made. Reasonable notice shall mean notice given at least ten (10) days before the time of

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02-06-1995 Loan No 10003361870

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the sale or disposition.

Waiver; Election of Remedies. A waiver by any party of a breach of a provision of this Mortgage shall not constitute a waiver of or prejudice the party's rights otherwise to demand strict compilance with that provisio or any other provision. Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or take action to perform an obligation of Grantor under thi Mortgage after failure of Grantor to perform shall not affect Lender's right to declare a default and exercise it remedies under this Mortgage.

Attorneys' Fees; Expenses. If Lender Institutes any suit or action to enforce any of the terms of this Mortgage, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and on any appeal. Whether or not any court action is involved, all reasonable expenses incurre by Lender that in Lendar's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the indebtedness payable on demand and shall bear interest from the date of expenditure until repaid at the rate provided for in the Credit Agreement. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's attorneys' fees and Lender's legal expenses whether or not there is a lawsuit, including attorneys' fees for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals an any anticipated post-judgment collection services, the cost of searching records, obtaining little report (including foreclosure reports), surveyors' reports, and appraisal fees, and title insurance, to the exten permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided below.

NOTICES TO GRANTOR AND OTHER PARTIES. Any notice under this Mortgage, including without limitation any notice of default and any notice of default and any notice of sale to Grantor, shall be in writing, may be be sent by telefacsimilie, and shall be effective when retually delivered, or when deposited with a nationally recognized overnight courier, or, i mailed, shall be deamed effective when deposited in the United States mail first class, registered mail, postage prepaid, directed to the addresses shown near the beginning of this Mortgage. Any party may change its address for notices under this wortgage by giving formal written notice to the other parties, specifying that the purpose the notice is to change the party's address. All copies of notices of foreclosure from the holder of any lien which has priority over this Mortgage shall be sent to Lender's address, as shown near the beginning of this Mortgage for notice purposes, Granton's current address.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Mortgage:

Amendments. This Mortgade, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Mortgage. No alteration of or amendment to this Mortgage shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Applicable Law. This Mortgage has been delivered to Lender and accepted by Lender in the State of Illinois. This Mortgage shall be governed by and construed in accordance with the lews of the State of Illinois.

Caption Headings. Caption headings in this Mortgage are for convenience purposes only and are not to be used to interpret or define the provisions or ". > Mortgage.

Merger. There shall be no merger of the interest or estate created by this Mortgage with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

Multiple Parties. All obligations of Grantor under this Mortgage thall be joint and several, and all references to Grantor shall mean each and every Grantor. This means that each of the persons signing below is responsible for all obligations in this Mortgage.

Severability. If a court of competent jurisdiction finds any provision of this Mortgage to be invalid or unenforceable as to any person or circumstance, such in ling shall not render that provision invalid of unenforceable as to any other persons or circumstances. If feasible, any such offending provision shall be deemed to be modified to be within the limits of enforceability or validity; however, if the offending provision cannot be so modified, it shall be stricken and all other provisions of this Mortgage in all other respects shall be stricken and all other provisions. remain valid and enforceable.

Successors and Assigns. Subject to the limitations stated in this first age on transfer of Grantor's interest, this Mortgage shall be binding upon and inure to the benefit of the parties, their successors and assigns. I ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor may deal with Grantor's successors with reference to this Mortgage and the indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Mortgage or liability under the

Time is of the Essence. Time is of the essence in the performance of this Mortgage

Walver of Homestead Exemption. Grantor hereby releases and walves all rights and benefits of the homestead exemption laws of the State of Illinois as to all Indebtedness secured by into Mortgage.

Waivers and Consents. Lender shall not be deemed to have waived any rights under this Morigage (or under the Related Documents) unless such waiver is in writing and signed by Lender. No drial or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by any party of a provision of this Morigage shall not constitute a waiver of or prejudice the party's right otherwis to demand strict compliance with that provision or any other provision. No prior waiver by Lender, nor an course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or any of Grantor's obligations as to any future transactions. Whenever consent by Lender is required in this Morigage the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequen instances where such consent is required.

EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND EACH GRANTOR AGREES TO ITS TERMS.

GRANTOR:

GILBERT J. ORTIZ

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GHANTOR:

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02-06-1995 Loan No 10003381870

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This Mortgage prepared by:

First Suburban National Bank

150 S. Fifth Avenue Maywood, IL 80153

INDIVIDUAL ACKNOWLEDGMENT

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