

60319746-80

95327586

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This instrument was prepared by **D. WASILOWSKI**
 (Name) **WORTH BANK AND TRUST**
 (Address) **6825 W. 111TH ST., WORTH, IL 60482**

WORTH BANK AND TRUST, AS TRUSTEE U/T/A
DATED FEBRUARY 28, 1991 AND KNOWN AS
TRUST NUMBER 4651

WORTH BANK AND TRUST
 P.O. BOX 158
 WORTH, ILLINOIS 60482 **95327586**

MORTGAGOR
 "I" includes each mortgagor above.

MORTGAGEE
 "You" means the mortgagee, its successors and assigns.



REAL ESTATE MORTGAGE: For value received, I, **WORTH BANK AND TRUST, AS TRUSTEE U/T/A DATED 2/28/91 A/K/A TRUST NO. 4651**, mortgage and warrant to you to secure the payment of the secured debt described below, on **MAY 4, 1995**, the real estate described below and all rights, easements, appurtenances, rents, leases and existing and future improvements and fixtures (all called the "property").

PROPERTY ADDRESS: **10930 S. PARKSIDE**, **CHICAGO RIDGE**, Illinois **60415**
 (Street) (City) (Zip Code)

LEGAL DESCRIPTION:

ER 15 783

LOT 37 IN WARREN J. PETER'S RIDGELAND GARDEN SUBDIVISION OF THE WEST 7/8THS OF THE NORTH 3/4 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 24-17-418-015

- DEPT-01 RECORDING \$25.50
- T#0001 TRAN 8175 05/18/95 13:51:00
- \$6190 # AP # -95-327586
- COOK COUNTY RECORDER
- DEPT-10 PENALTY \$22.00

INTERCOUNTY EXPRESS

located in **COOK** County, Illinois.
 I covenant and warrant title to the property, except for encumbrances of record, municipal and zoning ordinances, current taxes and assessments not yet due and _____

SECURED DEBT: This mortgage secures repayment of the secured debt and the performance of the covenants and agreements contained in this mortgage and in any other document incorporated herein. Secured debt, as used in this mortgage, includes any amounts I owe you under this mortgage or under any instrument secured by this mortgage.

The secured debt is evidenced by (List all instruments and agreements secured by this mortgage and the dates thereof.):

Future Advances: All amounts owed under the above agreement are secured even though not all amounts may yet be advanced. Future advances under the agreement are contemplated and will be secured and will have priority to the same extent as if made on the date this mortgage is executed.

Revolving credit loan agreement dated **MAY 4, 1995** with initial annual interest rate of **10.00**%. All amounts owed under this agreement are secured even though not all amounts may yet be advanced. Future advances under the agreement are contemplated and will be secured and will have priority to the same extent as if made on the date this mortgage is executed.

The above obligation is due and payable on **MAY 4, 2000** if not paid earlier.

The total unpaid balance secured by this mortgage at any one time shall not exceed a maximum principal amount of **SEVENTY FIVE THOUSAND AND NO/100 ******* Dollars (\$ **75,000.00** *****), plus interest, plus any disbursements made for the payment of taxes, special assessments, or insurance on the property, with interest on such disbursements.

Variable Rate: The interest rate on the obligation secured by this mortgage may vary according to the terms of that obligation.
 A copy of the loan agreement containing the terms under which the interest rate may vary is attached to this mortgage and made a part hereof.

TERMS AND COVENANTS: I agree to the terms and covenants contained in this mortgage and in any riders described below and signed by me.

Commercial Construction _____

SIGNATURES: **SEE RIDER ATTACHED HERETO AND MADE PART OF**

ACKNOWLEDGMENT: STATE OF ILLINOIS, _____, County ss:

The foregoing instrument was acknowledged before me this _____ day of _____ by _____ (Titles)

Corporate or Partnership Acknowledgment of _____ (Name of Corporation or Partnership) a _____ on behalf of the corporation or partnership.

My commission expires _____ (Seal)

(Notary Public)

Handwritten notes: 75.50, 22.00

Property of [Redacted]

1. **Payments.** I agree to make all payments on the secured debt when due (unless we agree otherwise, any payments you receive from me or for my benefit) first to any amounts I owe you on the secured debt (exclusive of interest or principal), second, to interest and then to principal. If partial prepayment of the secured debt occurs for any reason, it will not reduce or excuse any subsequently scheduled payment until the secured debt is paid in full.
2. **Claims against Title.** I will pay all taxes, assessments, liens and encumbrances on the property when due and will defend title to the property against any claims which would impair the lien of this mortgage. You may require me to assign any rights, claims or defenses which I may have against parties who supply labor or materials to improve or maintain the property.
3. **Insurance.** I will keep the property insured under terms acceptable to you at my expense and for your benefit. You will be named as loss payee or as the insured on any such insurance policy. Any insurance proceeds may be applied, within your discretion, to either the restoration or repair of the damaged property or to the secured debt. If you require mortgage insurance, I agree to maintain such insurance for as long as you require.
4. **Property.** I will keep the property in good condition and make all repairs reasonably necessary.
5. **Expenses.** I agree to pay all your expenses, including reasonable attorney's fees if I break any covenants in this mortgage or in any obligation secured by this mortgage. Attorneys' fees include those awarded by an appellate court. I will pay these amounts to you as provided in Covenant 10 of this mortgage.
6. **Default and Acceleration.** If I fail to make any payment when due or break any covenants under this mortgage, any prior mortgage or any obligation secured by this mortgage, you may accelerate the maturity of the secured debt and demand immediate payment and exercise any other remedy available to you. You may foreclose this mortgage in the manner provided by law.
7. **Assignment of Rents and Profits.** I assign to you the rents and profits of the property. Unless we have agreed otherwise in writing, I may collect and retain the rents as long as I am not in default. If I default, you, your agent, or a court appointed receiver may take possession and manage the property and collect the rents. Any rents you collect shall be applied first to the costs of managing the property, including court costs and attorneys' fees, commissions to rental agents, and any other necessary related expenses. The remaining amount of rents will then apply to payments on the secured debt as provided in Covenant 1.
8. **Waiver of Homestead.** I hereby waive all right of homestead exemption in the property.
9. **Leaseholds; Certain Minimums; Planned Unit Developments.** I agree to comply with the provisions of any lease if this mortgage is on a leasehold if the condominium or planned unit development.
10. **Authority of Mortgagee to Perform for Mortgagee.** If I fail to perform any of my duties under this mortgage, you may perform the duties or cause them to be performed. You may sign my name or pay any amount if necessary for performance. If any construction on the property is discontinued or not carried on in a reasonable manner, you may do whatever is necessary to protect your security interest in the property. This may include completing the construction.
- Your failure to perform will not preclude you from exercising any of your other rights under the law or this mortgage.
- Any amounts paid by you to protect your security interest will be secured by this mortgage. Such amounts will be due on demand and will bear interest from the date of the payment until paid in full. The interest rate will be the interest rate in effect on the secured debt.
11. **Inspection.** You may enter the property to inspect it if you give me the notice beforehand. The notice must state the reasonable cause for your inspection.
12. **Condemnation.** I assign to you the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the property. Such proceeds will be applied as provided in Covenant 1. This assignment is subject to the terms of any prior security agreement.
13. **Waiver.** By exercising any remedy available to you, you do not give up your rights to later use any other remedy. By not exercising any remedy, if I default, you do not waive your right to later consider the event a default if it happens again.
14. **Joint and Several Liability; Co-signers; Successors and Assigns Bound.** All duties under this mortgage are joint and several. If I co-sign this mortgage but do not co-sign the underlying debt I do so only to mortgage my interest in the property under the terms of this mortgage. I also agree that you and any party to this mortgage may extend, modify or make any other changes in the terms of this mortgage or the secured debt without my consent. Such a change will not release me from the terms of this mortgage.
- The duties and benefits of this mortgage shall bind and benefit the successors and assigns of either or both of us.
15. **Notice.** Unless otherwise required by law, any notice to me shall be given by delivering it or by mailing it by certified mail to my address on page 1 of this mortgage, or to any other address which you have designated.
16. **Transfer of the Property or a Beneficial Interest in the Mortgage.** If all or any part of the property or any interest in it is sold or transferred without your prior written consent, you may demand immediate payment of the secured debt. You may also demand immediate payment if the mortgage is not a natural person and a beneficial interest in the mortgage is sold or transferred. However, you may not demand payment in the above situations if it is prohibited by federal law as of the date of this mortgage.
17. **Release.** When I have paid the secured debt you will discharge this mortgage without charge to me. I agree to pay all costs to record this mortgage.

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WORTH BANK AND TRUST

Rider to Mortgage dated 5/4/95

WORTH BANK AND TRUST as Trustee and
not personally U/T/A dtd. 2/28/91
a/k/a Trust Number 4651

ATTEST: [Signature]

ITS: ASSISTANT TRUST OFFICER

BY: [Signature]

ITS: SENIOR V.P. & TRUST OFFICER

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public, in the State aforesaid, do hereby certify, that RICHARD T. TOPPS of the WORTH BANK AND TRUST and JEANNE J. PRONDEGAST of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such SR. V.P. & TRUST OFFICER and ASST. T.O. respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said ASST. T.O. then and there acknowledged that SHE, as custodian of the corporate seal of said Bank, did affix the corporate seal of said Bank to said instrument as HER own free and voluntary act and as the free and voluntary act of said Bank as Trustee as aforesaid, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 5TH day of MAY
A.D. 19 95.



[Signature]
Notary Public

WORTH BANK & TRUST
RIDER ATTACHED HERETO AND MADE A PART OF MORTGAGE DATED 5/3/95

This Mortgage is executed by the WORTH BANK AND TRUST not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said WORTH BANK & TRUST hereby warrants that it possesses full power and authority to execute this instrument) and it is expressly understood and agreed that nothing herein or in said principal or interest notes contained shall be construed as creating any liability on the said mortgagor or on said WORTH BANK & TRUST personally to pay the said principal notes or any interest that may accrue thereon, or any indebtedness accruing hereunder or to perform any covenant either express or implied herein contained, all such liability, if any being expressly waived by said mortgagee and by every person now or hereafter claiming any right or security hereunder, and that so far as the mortgagor and its successor and said WORTH BANK & TRUST personally are concerned, the legal holder or holders of said principal and interest notes and the owner or owners of any indebtedness accruing hereunder shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lien hereby created, in the manner herein and in said principal note, provided.

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