

# UNOFFICIAL COPY

95145193

**FIRST BANK ILLINOIS**  
 111 NORTH MICHIGAN AVENUE  
 CHICAGO, IL 60602  
 312-467-3416 (Local)

RECORDING FEE \$31.00  
 750012 TRAM 9300 02/20/96 11:31:00  
 95145193 \* - 96 - 145193  
 COOK COUNTY RECORDER

## HOME EQUITY LINE MORTGAGE

<p><b>GRANTOR</b></p> <p>BRUCE T FOX LINDA FOX</p> <p>6651 N SIGUR AVE CHICAGO, IL 60646-2820 TELEPHONE NO. 312 243-3416</p>	<p><b>BORROWER</b></p> <p>BRUCE T FOX LINDA FOX</p> <p>6651 N SIGUR AVE CHICAGO, IL 60646-2820 TELEPHONE NO. 312 243-3416</p>
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**1. GRANT.** For good and valuable consideration, Grantor hereby mortgages and warrants to Lender identified above, the real property described in Schedule A which is attached to this Mortgage and incorporated herein together with all future and present improvements and fixtures, privileges, hereditaments, and appurtenances; leases, licenses and other easements; easements, royalties, lesshold estate, if a lesshold; rents, issues and profits; water, well, ditch, reservoir and mineral rights and stocks, and standing timber and crops pertaining to the real property (cumulatively "Property").

**2. OBLIGATIONS.** This Mortgage shall secure the payment and performance of all of Borrower and Grantor's present and future indebtedness, liabilities, obligations and covenants (cumulatively "Obligations") to Lender pursuant to:

(a) this Mortgage and the following promissory notes and other agreements:

INTEREST RATE	PRINCIPAL AMOUNT/ CREDIT LIMIT	PLANNING/ AGREEMENT DATE	MATURITY DATE	CUSTOMER NUMBER	BRANCH NUMBER
FIXED	277,000.00	01/03/96	02/06/99	2091807	9001

b) all renewals, extensions, amendments, modifications, replacements or substitutions to any of the foregoing;  
 c) applicable law

**3. PURPOSE.** This Mortgage and the Obligations described herein are executed and incurred for consumer purposes.

**4. FUTURE ADVANCES.** This Mortgage secures the repayment of all advances that Lender may extend to Borrower or Grantor under the promissory notes and other agreements evidencing the revolving credit loans described in paragraph 2. This Mortgage secures not only existing indebtedness, but also secures future advances, with interest thereon, whether such advances are obligatory or to be made at the option of Lender to the same extent as if such future advances were made on the date of the execution of this Mortgage, and although there may be no indebtedness outstanding at the time any advance is made. The total amount of indebtedness secured by this Mortgage under the promissory notes and agreements described above may increase or decrease from time to time, but the total of all such indebtedness so secured shall not exceed \$ 277,000.00

BOX 335-CTI





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12. **INSURANCE.** Grantor shall keep the Property insured for its full value against all hazards including loss or damage caused by fire, collision, theft, flood (if applicable) or other casualty. Grantor may obtain insurance on the Property from such companies as are acceptable to Lender in its sole discretion. The insurance policies shall require the insurance company to provide Lender with at least thirty (30) days' written notice before such policies are altered or cancelled in any manner. The insurance policies shall name Lender as a mortgagee and provide that no act or omission of Grantor or any other person shall affect the right of Lender to be paid the insurance proceeds pertaining to the loss or damage of the Property. At Lender's option, Lender may apply the insurance proceeds to the repair of the Property or require the insurance proceeds to be paid to Lender. In the event Grantor fails to acquire or maintain insurance, Lender (after providing notice as may be required by law) may in its discretion procure appropriate insurance coverage upon the Property and charge the insurance cost shall be an advance payable and bearing interest as described in Paragraph 27 and secured hereby. Grantor shall furnish Lender with evidence of insurance indicating the required coverage. Lender may act as attorney-in-fact for Grantor in making and settling claims under insurance policies, cancelling any policy or endorsing Grantor's name on any draft or negotiable instrument drawn by any insurer. All such insurance policies shall be immediately assigned, pledged, and delivered to Lender for further securing the Obligations. In the event of loss, Grantor shall immediately give Lender written notice and Lender is authorized to make proof of loss. Each insurance company is directed to make payments directly to Lender instead of to Lender and Grantor. Lender shall have the right, at its sole option, to apply such amounts toward the Obligations or toward the cost of rebuilding and restoring the Property. Any amount applied against the Obligations shall be applied in the reverse order of the due dates thereof. In any event Grantor shall be obligated to rebuild and restore the Property.

14. **ZONING AND PRIVATE COVENANTS.** Grantor shall not initiate or consent to any change in the zoning provisions or private covenants affecting the use of the Property without Lender's prior written consent. If Grantor's use of the Property becomes nonconforming under any zoning provision, Grantor shall not cause or permit such use to be discontinued or abandoned without the prior written consent of Lender. Grantor will immediately provide Lender with written notice of any proposed change to the zoning provisions or private covenants affecting the Property.

15. **CONDEMNATION.** Grantor shall immediately provide Lender with written notice of any actual or threatened condemnation or eminent domain proceeding pertaining to the Property. All monies payable to Grantor from such condemnation or taking are hereby assigned to Lender and shall be applied first to the payment of Lender's attorneys' fees, legal expenses and other costs (including appraisal fees) in connection with the condemnation or eminent domain proceeding and then at the option of Lender, to the payment of the Obligations or the restoration or repair of the Property. In any event, Grantor shall be obligated to restore or repair the Property.

16. **LENDER'S RIGHT TO COMMENCE OR DEFEND LEGAL ACTIONS.** Grantor shall immediately provide Lender with written notice of any actual or threatened action, suit, or other proceeding affecting the Property. Grantor hereby appoints Lender as its attorney-in-fact to commence, intervene in, and defend such actions, suits, or other legal proceedings and to compromise or settle any claim or controversy pertaining thereto. Lender shall not be liable to Grantor for any such error, mistake, omission or delay pertaining to the actions described in this paragraph or any damages resulting herefrom. Nothing contained herein will prevent Lender from taking the actions described in this paragraph in its own name.

17. **INDEMNIFICATION.** Lender shall not assume or be responsible for the performance of any of Grantor's Obligations with respect to the Property under any circumstances. Grantor shall immediately provide Lender and its shareholders, directors, officers, employees and agents with written notice of and indemnify and hold Lender and its shareholders, directors, officers, employees and agents harmless from, defend, and hold Lender and its shareholders, directors, officers, employees and agents harmless from, all claims, damages, liabilities (including attorneys' fees and legal expenses), causes of action, actions, suits and other legal proceedings (cumulatively "Claims") pertaining to the Property (including, but not limited to, those involving Hazardous Materials). Grantor, upon the request of Lender, shall hire legal counsel to defend Lender from such Claims and pay the attorneys' fees, legal expenses and other costs incurred in connection therewith. In the alternative, Lender shall be entitled to employ its own legal counsel to defend such Claims at Grantor's cost. Grantor's obligation to indemnify Lender shall survive the termination, release or foreclosure of this mortgage.

18. **TAXES AND ASSESSMENTS.** Grantor shall pay all taxes and assessments relating to Property when due. In the event of Lender's default, Grantor shall deposit with Lender each month or bi-monthly (1/2) of the estimated annual insurance premium, taxes and assessments pertaining to the Property. So long as there is no default, these amounts shall be applied to the payment of taxes, assessments and insurance as required on the Property. In the event of default, Lender shall have the right, at its sole option, to apply the funds so held to pay any taxes or against the Obligations. Any funds applied against the Obligations shall be applied in the reverse order of the due dates thereof.

19. **INSPECTION OF PROPERTY, BOOKS, RECORDS AND REPORTS.** Grantor shall allow Lender or its agents to examine and inspect the Property and examine, inspect and make copies of Grantor's books and records pertaining to the Property from time to time. Grantor shall provide any assistance required by Lender for these purposes. All of the information and information contained in Grantor's books and records shall be genuine, true, accurate and complete in all respects. Grantor shall note the existence of Lender's interest in its books and records pertaining to the Property. Additionally, Grantor shall report, in a form satisfactory to Lender, such information as Lender may request regarding Grantor's financial condition of the Property. The information shall be for such periods, shall reflect Grantor's records at such time, and shall be rendered with such frequency as Lender may designate. All information furnished by Grantor to Lender shall be true, accurate and complete in all reports.

20. **ESTOPPEL CERTIFICATES.** Within ten (10) days after any request by Lender, Grantor shall deliver to Lender, or any intended transferee of Lender's rights with respect to the Obligations, a signed and acknowledged statement specifying (a) the outstanding balance on the Obligations; and (b) whether Grantor possesses any claims, defenses, set-offs or counterclaims with respect to the Obligations and, if so, the nature of such claims, defenses, set-offs or counterclaims. Grantor will be conclusively bound by any representation that Lender may make to the intended transferee with respect to these matters in the event that Grantor fails to provide the requested statement in a timely manner.

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**21. DEFAULT.** Grantor shall be in default under this Mortgage in the event that Grantor or Borrower:

- commits fraud or makes a material misrepresentation at any time in connection with this Obligations or this Mortgage, including, but not limited to, false statements made by Grantor about Grantor's income, assets, or any other aspects of Grantor's financial condition;
- fails to meet the repayment terms of the Obligations; or
- violates or fails to comply with a covenant contained in this Mortgage which adversely affects the Property or Lender's rights in the Property, including, but not limited to, transferring, all or selling the Property without Lender's consent, failing to maintain insurance or to pay taxes on the Property, allowing a lien senior to Lender's to result on the Property without Lender's written consent, allowing the taking of the Property through eminent domain, allowing the Property to be foreclosed by a third party other than Lender, committing waste of the Property, using the Property in a manner which would be destructive to the Property, or using the property in an illegal manner which may subject the Property to seizure or confiscation.

**22. RIGHTS OF LENDER ON DEFAULT.** If there is a default under this Mortgage, Lender shall be entitled to exercise one or more of the following remedies without notice or demand (except as required by law):

- to terminate or suspend further advances or reduce the credit limit under the promissory notes or agreements evidencing the Obligations;
- to declare the Obligations immediately due and payable in full;
- to collect its outstanding Obligations with or without resorting to judicial process;
- to require Grantor to deliver and make available to Lender any personal property constituting the Property of a place reasonably convenient to Grantor and Lender;
- to collect all of the rents, issues, and profits from the Property from the date of default and thereafter;
- to apply for and obtain the appointment of a receiver for the Property without regard to Grantor's financial condition or solvency, the necessity of the Property to secure the payment or performance of the Obligations, or the existence of any waste in the Property;
- to foreclose this Mortgage;
- to set-off Grantor's Obligations against any amounts due to Lender including, but not limited to, interest, statements, and deposit accounts maintained with Lender; and
- to exercise all other rights available to Lender under any other written agreement or applicable law.

Lender's rights are cumulative and may be exercised together, separately, and in any order. In the event that Lender institutes an action seeking the recovery of any of the Property by way of a prejudgment remedy in an action against Grantor, Grantor waives the posting of any bond which might otherwise be required.

**23. APPLICATION OF FORECLOSURE PROCEEDS.** The proceeds from the foreclosure of this Mortgage and the sale of the Property shall be applied in the following manner: first, to the payment of any sheriff's fee and the satisfaction of its expenses and costs, then to reimburse Lender for its expenses and costs of the sale or in connection with securing, preserving and maintaining the Property, selling or obtaining the appointment of a receiver for the Property, (including, but not limited to, attorneys' fees, legal expenses, filing fees, notification costs, and appraisal costs); then to the payment of the Obligations; and then to any third party as provided by law.

**24. WAIVER OF HOMESTEAD AND OTHER RIGHTS.** Grantor hereby waives all homestead or other exemptions to which Grantor would otherwise be entitled under any applicable law.

**25. COLLECTION COSTS.** If Lender hires an attorney to assist in collecting any amount due or enforcing any right or remedy under this Mortgage, Grantor agrees to pay Lender's reasonable attorneys' fees and costs.

**26. SATISFACTION.** Upon the payment and performance in full of the Obligations, Lender will execute and deliver to Grantor those documents that may be required to release this Mortgage of record. Grantor shall be responsible to pay any costs of recordation.

**27. REIMBURSEMENT OF AMOUNTS EXPENDED BY LENDER.** Upon demand, to the extent permitted by law, Grantor shall immediately reimburse Lender for all amounts (including attorneys' fees and legal expenses) expended by Lender in the performance of any action required to be taken by Grantor or the exercise of any right or remedy of Lender under this Mortgage, together with interest thereon at the lowest of the highest rate described in any Obligation or the highest rate allowed by law from the date of payment until the date of reimbursement. These sums shall be included in the definition of Obligations herein and shall be secured by the interest granted herein.

**28. APPLICATION OF PAYMENTS.** All payments made by or on behalf of Grantor may be applied against the amounts paid by Lender (including attorneys' fees and legal expenses), to the extent permitted by law, in connection with the exercise of its rights or remedies described in this Mortgage and then to its payment of the remaining Obligations in whatever order Lender chooses.

**29. POWER OF ATTORNEY.** Grantor hereby appoints Lender or its attorney-in-fact to endorse Grantor's name on all instruments and other documents pertaining to the Obligations or indebtedness. In addition, Lender shall be entitled, but not required, to perform any action or execute any document required to be taken or executed by Grantor under this Mortgage. Lender's performance of such action or execution of such documents shall not release Grantor from any Obligation or cure any default under this Mortgage. The powers of attorney described in this paragraph are coupled with an interest and are irrevocable.

**30. SUBSTITUTION OF LIENS.** Lender shall be subrogated to the rights of the holder of any previous lien, security interest or encumbrance discharged with funds advanced by Lender regardless of whether those liens, security interests or other encumbrances have been released or revised.

**31. PARTIAL RELEASE.** Lender may release its interest in a portion of the Property by executing and recording one or more partial releases without affecting its interest in the remaining portion of the Property. Except as provided in paragraph 28, nothing herein shall be deemed to obligate Lender to release any of its interest in the Property.



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**32. MODIFICATION AND WAIVER.** The modification or waiver of any of Grantor's Obligations or Lender's rights under this Mortgage must be contained in a writing signed by Lender. Lender may perform any of Grantor's Obligations or delay or fail to exercise any of its rights without causing a waiver of those Obligations or rights. A waiver on one occasion shall not constitute a waiver on any other occasion. Grantor's Obligations under this Mortgage shall not be affected if Lender amends, compromises, exchanges, sells to exercise, impairs or releases any of the Obligations belonging to any Grantor, third party or any of its rights against any Grantor, third party or the Property.

**33. SUCCESSORS AND ASSIGNS.** This Mortgage shall be binding upon and inure to the benefit of Grantor and Lender and their respective successors, assigns, trustees, receivers, administrators, personal representatives, legatees and assigns.

**34. NOTICES.** Any notice or other communication to be provided under this Mortgage shall be in writing and sent to the parties at the addresses described in this Mortgage or such other address as the parties may designate in writing from time to time. Any such notice so given and sent by certified mail, postage prepaid, shall be deemed given three (3) days after such notice is sent and any other such notice shall be deemed given when received by the person to whom such notice is being given.

**35. SEVERABILITY.** If any provision of this Mortgage violates the law or is unenforceable, the rest of the Mortgage shall continue to be valid and enforceable.

**36. APPLICABLE LAW.** This Mortgage shall be governed by the laws of the state where the Property is located. Grantor consents to the jurisdiction and venue of any court located in such state.

**37. MISCELLANEOUS.** Grantor and Lender agree that time is of the essence. Grantor waives presentment, demand for payment, notice of dishonor and protest except as required by law. All references to Grantor in this Mortgage shall include all persons signing below. If there is more than one Grantor, their Obligations shall be joint and several. Grantor hereby waives any right to trial by jury in any civil action arising out of, or based upon, this Mortgage or the Property secured by this Mortgage. This Mortgage and any related documents represent the complete integrated understanding between Grantor and Lender pertaining to the terms and conditions of those documents.

## 38. ADDITIONAL TERMS.

Grantor acknowledges that Grantor has read, understands, and agrees to the terms and conditions of this Mortgage.

Dated: FEBRUARY 3, 1994

GRANTOR \_\_\_\_\_  
JOINT TENANT

GRANTOR \_\_\_\_\_  
JOINT TENANT

GRANTOR

GRANTOR

96145190

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State of Illinois )

County of Cook ) ss. County of \_\_\_\_\_ )

Antoinette B. Daughton a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Harriet Fay Linda Fox personally known to me to be the same person whose name \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that \_\_\_\_\_ is \_\_\_\_\_ signed, sealed and delivered the said instrument as \_\_\_\_\_ on behalf of the \_\_\_\_\_ free and voluntary act, for the uses and purposes herein set forth.

Given under my hand and official seal, this 3rd day \_\_\_\_\_ of \_\_\_\_\_ 1992 Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_ 1992

Antoinette B. Daughton  
Notary Public, Notary Public, State of Illinois  
My Commission Expires \_\_\_\_\_ My Commission Expires \_\_\_\_\_  
Notary Public

The exact address of the Property (if any) is: 4631 N. BIRCH AVE. CHICAGO, IL 60646-2820

Permanent Index No. (s) 10-33-312-010

The total description of the Property is:  
LOT 4 IN BLOCK 13, IN BUSHROCK NATION, PART & SUBDIVISION OF LOT 27, 32, 35, 34, & 39, WEST PART OF THE SW 1/4 OF LOT 18, AND ALL OF LOT 39, WEST OF ROAD, ALL OF LOTS 40, 41, 42, 43, AND 44, SW 1/4 OF LOT 45, ALL OF LOTS 47 TO 52 BOTH INCLUSIVE, IN THE SUBDIVISION OF HENRIER'S PART OF CHILWILLE NATIONSHIP IN TOWNSHIP 40 & 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (NAD83) CORRECTION, REFERRED TO THE PLAT THEREOF REGISTERED ON 1/1/72, AS DOCUMENT #1216816, IN BOOK 1887, PAGES 18.



MORTGAGE WITH LIBERTY PEE FOR \$100,000.00, DATED 11/11/92 AND RECORDED 12/29/92 AS DOCUMENT NO. 92976183.

9212183

This instrument was prepared by: LIBERTY MEDIA

After recording return to Lender.