96227601

(Lender)

DEPT-U1 RECORDING

- T#0009 TRAN 1494 03/26/96 09:51:00
- 45663 4 RH *-96-227601
 - **COOK COUNTY RECORDER**

MORTGAGE

CYANTOR BORROWER Paul D. Morelli Paul D. Morelli Genevieve_K Morelli Genevieve_R. Morelli **ADDRESS** ADDRESS 465 W. Thacker Ct 465 W. Thacker Ct Schaumburg, IL 60173 Schaumburg, IL TELEPHONE NO. IDENTIFICATION NO.TELEPHONE NO. IDENTIFICATION NO. 847-240-2754 343-46-1331 447-240-2754 345-46-1331

1. GRANT. For good and valuable consideration, Granter hereby mortgages and warrants to Lender identified above, the real property described in Schedule A which is attacked to this Mortgage and incorporated herein together with all future and present improvements and fixtures; privileges, hereditaments, and appurtenances; leases, licenses and other agreements; 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 Londer pursuant

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

INTEREST RATE	PRINCIPAL AMOUNT/ CREDIT LIMIT	FUNDING/ AGREEMENT DATE	MATURITY DATE	Costomer Number	LOAN
FIRED	#15,000.00	02/23/96	02/23/03	5396911	96227601
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all other	er present or future obligatemt purposes than the fore	ions of Borrower or going);	Grantor to Lender	(whether incurred	for the same or
b) all rene	wals, extensions, amendmen	ts, modifications, repla	cements or substitut	ions to any of the for	egoing.

3. PURPOSE. This Mortgage and the Obligations described herein are executed and incurred for 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. The 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 promising representation of the control of all such promising the control of the control of the control of all such promising the control of the indebtedness so secured shall not exceed \$.. This Mortgago secures the repayment of all advances that Lender may extend to Borrower or Grantor under the promissory notes and other agreements described in paragraph 2, but the total of all such indebtedness so secured shall not exceed \$ 15,000.00

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5. EXPENSES. To the extent permitted by law, this Mortgage secures the repayment of all amounts expended by Lender to perform Grantor's covenants under this Mortgage or to maintain, preserve, or dispose of the Property, including but not limited to, amounts expended for the payment of taxes, special assessments, or insurance on the Property, plus interest thereon.

6. CONSTRUCTION PURPOSES. If checked, U this Mortgage secures an indebtedness for construction purposes.

7. REPRESENTATIONS, WARRANTIESAND COVENANTS. Grantor represents, warrants and covenants to Lender that:

- (a) Grantor shall maintain the Property free of all liens, security interests, encumbrances and claims except for this Mortgage and those described in Schedule B which is attached to this Mortgage and incorporated berein by reference.
- (b) Neither Grantor nor, to the best of Grantor's knowledge, any other party has used, generated, released, discharged, stored, or disposed of any "Hazardous Materials", as defined herein, in connection with the Property or transported any Hazardous Materials to or from the Property. Grantor shall not commit or permit such actions to be taken in the fiture. The term "Hazardous Materials" shall mean any hazardous waste, toxic substances or any other substance, material, or waste which is or becomes regulated by any governmental authority including, but not limited to, (i) petroleum; (ii) friable or nonfriable asbestos; (iii) polychlorinated biphenyls; (iv) those substances, materials or wastes designated as a "hazardous substance" pursuant to Section 311 of the Clean Water Act or any amendments or replacements to these statutes; (v) those substances, materials or waster defined as a "hazardous waste" pursuant to Section 1004 of the Resource Conservation and Recovery Act or any amendments or replacements to that statute; and (vi) those substances, materials or waster defined as a "hazardous substance" pursuant to Section 101 of the Comprehensive Environmental Response, Compensation and Liability Act, or any amendments or replacements to that statute or any other similar statute, rule, regulation or ordinance for or hereafter in effect;
- (c) Grantor has the right and is duly authorized to execute and perform its Obligations under this Mortgage and these actions do not and shall not conflict with the provisions of any statute, regulation, ordinance, rule of law, contract or other agreement which may be obtaing on Grantor at any time;

(d) No action or proceeding is or read be pending or threatened which might materially affect the Property;

- (e) Grantor has not violated and s'an' not violate any statuto, regulation, ordinance, rule of law, contract or other agreement which might materially after the Property (including, but not limited to, those governing Hazardous Materials) or Lender's rights or interest in the Troperty pursuant to this Mortgage.
- 6. TRANSFERS OF THE PROPERTY OR BENEFICIALINTERESTS IN BORROWERS. On sale or transfer to any person without the prior written approval of Lender of all or any part of the real property described in Schedule A, or any interest therein, or of all or any beneficial interest in Sorower or Grantor (if Borrower or Crantor is not a natural person or persons but is a corporation, partnership, trust, or other legal entity), Lender may, at Lender's option declare the sums secured by this Mortgage to be immediately due and payable, and Lender may invoke any remedies permitted by the promissory note or other agreement or by this Mortgage, unless otherwise prohibited by federal law.
- 9. INQUIRES AND NOTIFICATIONTO THIRD PARTIES. Grantor hereby authorizes Lender to contact any third party and make any inquiry pertaining to Grantor's financial condition or the Property. In addition, Lender is authorized to provide oral or written notice of its interest in the Property to any third party.
- 10. INTERFERENCEWITHLEASES AND OTHER AGREEMENTS. Grantor shall not take or fail to take any action which may cause or permit the termination or the withholding of any sayment in connection with any lease or other agreement ("Agreement") pertaining to the Property. In addition, Grantor, without Lender's prior written consent, shall not: (a) collect any monies payable under any Agreement more than one month in advance; (b) modify any Agreement; (c) assign or allow a lien, security interest or other encumbrance to be placed upon Grantor's rights, title and interest in and to any Agreement or the amounts payable thereunder; or (d) terminate of curcel any Agreement except for the nonpayment of any sum or other material breach by the other party thereto. If Grantor receives at any time any written communication, asserting a default by Grantor under an Agreement or purporting to terminate or cancel any Agreement, Grantor shall promptly forward a copy of such communication (and any subsequent communications relating thereto) to
- 11. COLLECTIONOF INDEBTEDNESS FROM THIRDPARTY. Lender shall be entitled to rotify or require Grantor to notify any third party (including, but not limited to, lessees, licensees, governmental an arriving and insurance companies) to pay Lender any indebtedness or obligation owing to Grantor with respect to the Property (cumulatively "Indebtedness") whether or not a default exists under this Mortgage. Grantor shall diligently collect the Indebtedness owing to Grantor from these third parties until the giving of such notification or if the instrument or other remittances with respect to the Indebtedness following to giving of such notification or if the instruments or other remittances constitute the prepayment of any Indebtedness of the payment of any insurance or condemnation proceeds, Grantor shall hold such instruments and other remittances in trust for Lender with possession of the instruments and other remittances. Lender shall be entitled, but not required to collect (by legal proceedings or otherwise), extend the time for payment, compromise, exchange or release any obligor or collateral upon, or otherwise settle any of the indebtedness whether or not an event of default exists under this Agreement. Lender shall not be liable to Grantor for any action, error, mistake, omission or delay pertaining to the actions described in this paragraph or any damages resulting therefrom.
- 12. USE AND MAINTENANCE OF PROPERTY. Grantor shall take all actions and make any repairs reeded to maintain the Property in good condition. Grantor shall not commit or permit any waste to be committed with respect to the Property. Grantor shall use the Property solely in compliance with applicable law and insurance policies. Grantor shall not make any alterations, additions or improvements to the Property without Lender's prior written consent. Without limiting the foregoing, all alterations, additions and improvements made to the Property shall be subject to the interest belonging to Lender, shall not be removed without Lender's prior written consent, and shall be made at Grantor's sole expense.

"Loss or Damage") to the Property or any portion thereof from any case whatsoever. In the event of any Loss or Damage, Grantor shall, at the option of Lender, repair the affected Property to its previous condition or pay or cause to be paid to Lender the decrease in the fair market value of the affected Property.

14. 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 Lander in its sole discretion. The insurance policies shall require the insurance company to provide Lander with at least thirty (30) days' written notice before such policies are altered or cancelled in any manner. The insurance policies shall name Lander 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 Property and 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 constantly 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 monies toward the Obligations or toward the cost of rebuilding and restoring the at its sole option, to apply such monies toward the Obligations or toward the cost of rebuilding and restoring the Property. Any amount applied against the Obligations shall be applied in the inverse order of the due dates thereof. In any event Grantor shall be obligated to rebuild and restore the Property.

15. 20NING AND PRIVATE COVENANTS. Grantor shall not initiate or consent to any change in the zening provisions or private overants affecting the use of the Property without Lender's prior written consent. If Grantor's use of the Property become pronoconforming use under any zoning provision, Grantor shall not cause or permit such use to be discontinued or abandaed without the prior written consent of Lender. Grantor willimmediately provide Lender with written notice of any proposed images to the zoning provisions or private covenants affecting the Property.

16. CONDEMNATION. Granor 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 proceedings and then, at the option of inder, 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.

17. LENDER'S RIGHTTO COMMENCI OR DEFEND LEGALACTIONS. Grantor shall immediately provide Lender with written notice of any actual or threatened culon, 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 cluir. It controversy pertaining thereto. Lender shall not be liable to Grantor for any action, error, mistake, omission or decay pertaining to the actions described in this paragraph or any damages resulting therefrom. Nothing contained herein will prevent Lender from taking the actions described in this paragraph in its own name. Grantor shall cooperate and assis Lender in any action hereunder.

INDEMPRIFICATION. 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 writter votice of and indemnify and hold Lender 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 him legal counsel acceptable to Lender to defend Lender from such Claims, and pay the costs incomment in connection therewing. 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 Londer shall survive the termination, release or foreclosure of this Mortgage.

19. TAXES AND ASSESSMENTS. Grantor shall pay all taxes and assessments relating to Property when due. Upon the request of Lender. Grantor shall deposit with Lender each month one-twell. (1/12) of the estimated annual insurance premium, taxes and assessments pertaining to the Property as estimated by Londer. 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 reverte order of the due date

thereof.

- 20. INSPECTION OF PROPERTY, BOOKS, RECORDS AND REPORTS. Granter shall allow Londer or its agents to examine and inspect the Property and examine, inspect and make copies of Granter's books and ecords pertaining to the Property from time to time. Granter shall provide any assistance required by Lender for these purposes. Allof the signatures and information contained in Granter's books and records shall be genuine, true, accurate and complete in all respects. Granter shall note the existence of Lender's beneficial interest in its books and records pertaining to the Property. Additionally, Granter shall report, in a form satisfactory to Lender, such information as Lender may request regarding Granter's financial condition or the Property. The information shall be for such periods, shall reflect Granter's records at such time, and shall be rendered with such frequency as Lender may designate. All information furnished by Granter to Lender shall be true, accurate and complete in all respects.
- 21. 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.
- 22. DEFAULT, Grantor shall be in default under this Mortgage in the event that Grantor, Borrower or any guarantor of any Obligation:
 - (a) fails to pay any Obligation to Lender when due;
 (b) fails to perform any Obligation or breaches any warranty or covenant to Lender contained in this Mortgage or any other present or future, written or oral, agreement;

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(c) allows the Property to be damaged, destroyed, lost or stolen in any material respect;

(d) seeks to revoke, terminate or otherwise limit its liability under any guaranty to Leader; (e) allow goods to be used on, transported or stored on the Property, the possession, transportation, or use of which, is illegal; or

(f) causes Lender to deem itself insecure in good faith for any reason.

23. 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):

(a) to declare the Obligations immediately due and payable in full;

(b) to collect the outstanding Obligations with or without resorting to judicial process;

(c) to require Grantor to deliver and make available to Lender any personal property constituting the Property at a place reasonably convenient to Grantor and Lender;
(d) to collect all of the rents, issues, and profits from the Property from the date of default and thereafter;

(e) to apply for and obtain the appointment of a receiver for the Property without regard to Grantor's financial condition or solvency, the adequacy of the Property to secure the payment or performance of the Obligations, or the existence of any waste to the Property:

(f) to foreclose this Mortgage;
(g) to set-off Grantor's Obligations against any amounts due to Lender including, but not limited to, monies, instruments, and deposit accounts maintained with Lender; and

(h) to exercise all the 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 rosting of any bond which might otherwise be required.

- 24, WAIVEROF HOMESTE DAND OTHERRIGHTS. Grantor hereby waives all homestead or other exemptions to which Grantor would otherwise be catilled under any applicable law.
- 25. SATISFACTION. Upon the required 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. Except as prohibited by law, Grantor shall be responsible to pay any cost of ecordation.
- 26. APPLICATIONOF 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 setisfaction of its expenses and costs; then to reimburse Lend r for its expenses and costs of the sale or in connection with securing, preserving and maintaining the Property, seeking or obvining 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
- 27. REIMBURSEMENT OF AMOUNTS EXPENDED BY LENDER. Upon demand, Grantor shall immediately reimburse Lender for all amounts (including attorneys' loss 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 lower of 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. APPLICATIONOF 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) in connection with the exercise of its rights or remedies described in this Mortgage and then to the payment of the remaining Chligations in whatever order Lender chooses.
- 29. POWER OF ATTORNEY. Grantor hereby appoints Lender as its attorney-in-fraction 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 relieve Grantor from any Obligation or cure any default under this Mortgage. The powers of attorney described in this pagarant are coupled with
- Obligation or cure any default an interest and are irrevocable.

 30. SUBROGATION OF security interest or encumbrances interests or other encumbrances.

 31. COLLECTIONCOST 30. SUBROGATION OF LENDER. 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 the liens, security interests or other encumbrances have been released of record.
 - 31. COLLECTIONCOSTS. 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.
 - 32. PARTIALRELEASE. 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 25, nothing herein shall be deemed to obligate Lender to release any of its interest in the Property.
 - 33. MODIFICATIONAND 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, fails 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.
 - 34. 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 devisees.

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- 35. 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 on any other such notice shall be deemed given when received by the person to whom such notice is being given.
- 36. 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.
- 37. 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.
- 38. 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 securing 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.
 - 39. ADDITIONALTERMS.

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Grantor acknowledges that Grantor has read, understands, and agr Dated: FEBRUARY 23, 1996	rees to the terms and conditions of this Mortgage.
GRANTORBaul D. Morelli	GRANTOR: Genevieve Morelli
Paul Marth	Geneuwe Merelli
Paul D. Moralli Ensband as Joint Tenants	Genevieves.Norelli Wifeas Joint Tenants
GRANTOR:	GLANTOR:
GRANTOR:	GRANTOR:
GRANTOR:	GRANTOR:

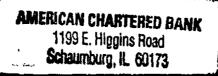
UNOFFIC	IAL COPY
State of Octoors)	State of
County of	County of)
1, Odo, d. Dtaica a notary	The foregoing instrument was acknowledged before me
public in and for said County, in the State aforesaid, DO HEREB' CERTIFY that	thisby
personally known to me to be the same person	moussi
whose namesubscribed to the foregoing	46
instrument, appeared before me this day in person and acknowledged that he 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 day of call a land official seal, this	Given under my hand and official seal, this day of
Cararate	N. a Baki:
Notary Fublic	Notary Public
Commission expires: 0113199	Commission expires:
OFFICIAL SEAL HEIDI M STOICA NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXP. SEPT 18,1999	JLE A
The street address of the Property (if applicable) iv. 465 Nort	h Thacker Court rg, IL 60173
Permanent Index No.(s): 07-13-305-016	
The legal description of the Property is: LOT 306 IN PARK ST. CLAIRE UNIT 3A, BEING /. IN PARK ST. CLAIRE UNIT 3, BEING A SUBDIVINI THE HE 1/4 OF SECTION 23 AND THE NW 1/4 OF S MORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL PLAT OF SAID RESUBDIVISION RECORDED 10/21/19 COOK COUNTY, ILLINOIS.	ON IN THE SW 1/4 OF SECTION 13, ICTION 24, ALL IN TOWNSHIP 41 MEXIDIAN, ACCORDING TO THE 93, AC DOCUMENT 93850584, IN
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This instrument was prepared by: American Chartered Bank

After recording return to Lender.

LP-IL-501 & FormAtion Technologies, Inc. (2/22/95) (\$00) 937-3795

Malle Home Mortgage Corp.



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