UNOFFICIAL COPY 16823 Page 1 of

This instrument prepared by TWW

Joseph R. Liptak St. Paul Federal Bank

6201 W. Cermak Rd.

Berwyn, IL 60402

3090/0052 05 001 1997-09-26 11:54:16 Cook County Recorder

(Space Above This Line For Recording Data)

DATE: LOAN NO.

09/08/97 21011493763

MORTGAGE TO SECURE A REVOLVING LINE OF CREDIT

NOTICE: THIS MORTGAGE MAY SECURE BORROWINGS MADE SUBSEQUENT TO A TRANSFER OF THE PROPERTY.

THIS MORTGAGE TO SECURE A PEVOLVING LINE OF CREDIT LOAN (herein "Mortgago") is made by and among LASALLE WATIONAL BANK Successor trustee to and (strike if title is not held in an illinois Land Trust) /LASALLE NATIONAL TRUST, **N.A. (the "Trustee"), not personally but as Trust on under a Trust Agreement dated 03/19/92 and known as Trust No. 116989 (herein each of

and the Trustee, if any, are individually and collectivity and jointly and severally referred to as "Borrower") and ST.PAUL FEDERAL BANK FOR SAVINGS, whose accress is 6700 W. North Avenue, Chicago, Illinois 60635 (herein "Londar").

Inconsideration of the indebtedness herein recited, Fortower, excepting any Trustee which is a constituent party in Borrower, hereby grants, bergains, sells, conveys, warrants and mortgages, and the Trustee, II any, hereby conveys, mortgages and quit claims, unto Lender and Lander's successors and assigns the following described property located in the VILLAGE of SKOKIE.

County of COOK State of Illinois: Clort's Office

THE WEST 1/2 OF LOT 38 AND LOTS 39 AND 40 IN MERRITT AND FRANKLIN'S NILES AND DEMPSTER TERMINAL SUBDIVISION OF THE SOUTHEAST 11/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. #10-15-426-006

** AS SUCCESSOR TRUSTEE TO LASALLE NATIONAL BANK

which has the address of (herein "Property Address"); 4311 GREENWOOD STREET SKOKIE, IL 60076

TO HAVE AND TO HOLD such property unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property and all easements, rights, appurtenances, after-acquired title or reversion in and to the beds of ways, streets, evenues and alleys adjoining the Property, and rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, water rights and water stock, insurance and condemnation proceeds, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing together with said property (or the leasehold estate if this mortgage is on a leasehold) are herein after referred to as the "Property"; as to any property which does not constitute a fixture leas such term is defined in the Uniform Commercial Code) this Mortgage is hereby deemed to be, as well, a Security Agreement under the UCC for the purpose of creating a security interest in such property, which Borrower hereby grants to Lender as Secured Party (as such term is defined in UCC);

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To Secure to Lander on condition of the repayment of the REVOLVING LINE OF CREDIT indebtedness evidenced by Borrower's Variable Interest Rate Promissory Note ("Note") of even date herewith, in the principal sum of U.S. 9 120000.00 (the "Maximum Credit"), or so much thereof as may be advanced and outstanding, with interest thereon, providing for monthly installments of principal and interest, with the principal balance of indebtedness, if not sooner paid or required to be paid, due and payable on 10½/01/07; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this mortgage; and the performance of the covenants and agreements of borrower contained herein and in the Note, provided that the maximum amount secured hereby shall be as set forth in paragraph 20 below. Notwithstanding anything to the contrary herein, the Property shall include all of borrower's right, title and interest in and to the real property described above, whether such right, title, and interest is acquired before or after execution of this Mortgage. Specifically, and without limitation of the foragoing, if this Mortgage is given with respect to a leasehold estate held by Borrower, and Borrower subsequently acquires a fee interest in the real property; the lien of this Mortgage shall attach to and include the fee interest acquired by borrower.

Borrower covenants that Borrower is the lawful owner of the estate in land heroby conveyed and has the right to grant, convey and mortgage the Property, and that the Property is unencumbered except for encumbrances of record. Borrower (excepting any Frustee which is a constituent party in Borrower) warrants and Borrower covenants that it will defend generally the title to the Property against all claims and demands, subject to encumbrances of record. Borrower covenants that the Borrower will neither take, nor permit any action to partition or subdivide the Property or otherwise change the legal description of the property or any part thereof. Bor

Borrower acknowledges that, the Note calls for a variable interest rate, and that the lender may, prior to the expiration of the term of the Note, cancel future advances thereunder and/or require repayment of the outstanding balance under the Note.

COVENANTS, Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest on the indebtedness evidenced by the Note together with any fees and charges as provided in the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, or the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to one twelfith of (a) yearly taxes and assessments which may attain priority over this Mortgage (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard insurance premiums; and (d) yearly mortgage insurance premiums, if any. These items are called "escrow items." Lender may estimate the funds due on the basis of current date and reasonable estimates of future escrow items.

The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency (Including Lender if Lender is such an institution). Lender shall apply the Funds to pay the escrow items. Lender may not charge for helding and applying the Funds, analyzing the account or verifying the secrow items, unless Lender pays Borrowers and interest shall be paid on the Funds. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the funds, Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which age held by Lender, together with the fu

required by lender.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If pursuant to the terms of this Mortgage, the Property is sold or acquired by Lender, Lander shall apply, no later than immediately prior to the sale of the property or it, acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this mortgage.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under the Note and this Mortgage shall be applied by Lender first in payment of any advance made by Lender under to this Mortgage, then to interest, fees and charges payable pursuant to the Note, then to the principal amounts outstanding under the Note.

4. Charges; Liens. Borrower shall pay or cause to be paid after taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and lensahold payments or ground rents, if any, including all payments due under any mortgage disclosed by the title insurance policy insuring Lender's interest in the Property. Borrower shall, upon request of Lender, promptly furnish to Lender receipts evidencing such payments. Borrower shall promptly discharge any lien which has priority over this Mortgage (except for the lien of any mortgage disclosed by the title insurance policy insuring Lender's interest in the Property) provided, that Borrower shall not be required to discharge any such prior lien so long as Borrower shall agree in writing to the payment of the obligation on secured by such lien in a manner acceptable to Lender; or shall in good faith contest such lien by, or defend enforcement of such lien in, legal proceedings which operate to prevent the enforcement of the lien or forfeiture of the Property or any part thereof.

5. Hazard Insurance. Borrower shall keep the improvement, now existing or here after erected on the Property Insured against loss by fire, hazards included within the term "extended coverage", and such other hazards as Lender may require and in such amounts and for such periods as Lender may require; provided, that Lender shall not require that the amount of such goverage exceed that amount of coverage required to pay the sums secured by this Mortgage and any other mortgage on the Property.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All premiums on insurance policies shall be said in a timely charge.

paid in a timely manner.

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All insurance policies and renewals thereof shall be in form acceptable to Lender and shall include a standard mortgage clause in favor of and in form acceptable to Lender. Upon request of Lender, Borrower shall promptly furnish to Lender all renewal notices and all receipts of paid premiums. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing and subject to the rights and terms of any mortgage, deed of trust or other security agreement with a lien which has or appears to have any priority over this mortgage, insurance proceeds shall at the Lender's sole discretion be applied to restoration or repair of the Property damaged or to pay the sums secured by this Mortgage, with the excess, if any, paid to Borrower and Lender is hereby authorized to do any of the above. If the Property is abandoned by Borrower, or if Borrower fails to respond to within 30 days from the date notice is mailed by Lender to Borrower that, the insurance carrier offers to settle a claim for insurance benefits. Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or rapair of the Property or to the sums secured by this

Mortgage.

Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of any payments due under the Note, or change the amount of such payment. If under the provisions of this Mortgage the Property is acquired by Lender, all right, title and interest of Borrower in and to any insurance policies and in and to the proceeds thereof resulting from damage to the Property prior to the sale or acquisition shall pass to Lender to the extent of the sums secured by this Mortgage immediately prior to such sale or acquisition.

6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments.

Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, and constituent documents. If a condominium or planner unit development rider is executed by Borrower and recorded together with this mortgage, the covenants and agreements of this Mortgage as if the rider were a part heroof.

horoof.
7. Protection of Lender's Security. If Borrower falls to perform the covenants and agreements contained in 7. Protection of Lender's Security. If Sorrower falls to perform the covenants and agreements contained in this Mortgage or if any action or proceeding is commenced which materially affects Lender's interest in the Property, including, but not limited to, any proceeding brought by or on behalf of a prior mortgages, eminent domain, insolvency, code enforcement or arrangements or proceedings involving a bankrupt or decedent, then Lender at lender's option, upon notice to Borrower, may make such appearances, disburse such sums and take such action as is necessary to protect lender's interest, including, but not limited to, disbursement of reasonable attorneys' fees and entry upon the Property to make repairs. Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof, and shall bear interest from the date of disbursement at the rate payable from time to time on outstanding principal under inclose the date of disbursement at the paragraph 7 shall require lender to incur any expense or take any action hereunder.

8. Inspection. Lender may make or cause to be made reasonable antries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

cause therefor related to Lander's interest in the Property.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof or to conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. In the event of a total or partial taking of the Property, the proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Borrower.

Borrower.

If the Property is abandoned by borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower falls to respond to Lender within 30 days after the date such notice is mailed. Lender is authorized to collect and apply the proceeds, at Linder's option, either to restoration or repair of the Property or to sums secured by this Mortgage.

Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of any payment due under the Note or change the amount of such payment.

10. Borrower Not Released. Extension of the time for payment or modification of any other term of the Note or this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify any to commence proceedings against such successor or refuse to extend time for payment or otherwise modify any term of the Agreement or this Mortgage by reason of any demand made by the original Borrower and

Borrower's successors in interest.

11. Forbearance by Lender Not a Walver. Any forbearance by Lender in exercising any right or remedy under the Note or hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy. The procurement of insurance or the payment of taxes or other liens or charges by Lender shall not be a waiver of Lender's right to accelerate the maturity of the indebtedness secured by this

12. Remedies Cumulative. All remedies provided in this Mortgage are distinct and cumulative to any other right or remedy under this Mortgage or afforded by lavy or equity, and maybe exercised concurrently,

Independently or successively.

13. Successors and Assigns Bound: Joint and Several Liability; Captions. The covenants and agreements herein contained shall bind; and the rights hereunder shall inure to the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 19 hereof. All covenants and agreements of Borrower shall be joint and several. The captions and headings of the paragraphs of this Mortgage are for convenience only and are not to be used to interpret or define the provisions hereof.

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14. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it to the Property or by mailing such notice by ordinary mail, addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Londer as provided herein, and (b) any notice to Londer shall be given by registered or certified mail return receipt requested, to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower on the date it is delivered to the Property's address or the date such notice is deposited in the U.S. Mall system with the proper postage and addressed to Borrower. Any notice to Lender shall not be deemed to have been given until it has been received by Lender.

15. Actual Knowledge: For purposes of this Mortgage and the Note, Lender will not be deemed to have received actual knowledge of information required to be conveyed to Lender in writing by Borrower until the date of actual receipt of such information at the address specified above (or such other address specified by Lender to Borrower). Such date shall be conclusively determined by reference to the return receipt is not available, such date shall be conclusively determined by reference to the "Received" date stamped on such written notice by Lender or Lender's agent. With regard to other events or information not provided by Borrower under this Mortgage or Note, Lender will be deemed to have actual knowledge of such event or information as of the date Lender receives a written notice of such event or information from a cource Lender reasonably believes to be reliable, including but not limited to, a court or other governmental agency, institutional lender, or title company. The actual date of receipt shall be determined by reference to the "Received" date stamped on su

a. Events of Defaults. Set forth briov is a list of events which will constitute Events of Default. Such events are: (1) Borrower's fallure to pay when ride any amounts due under the Note; (2) the outstanding balance due under the Note exceeds the Principal; (3) Londer receives actual knowledge that Borrower's omitted material information on Borrower's credit application or made any false or mislending statement on Borrower's credit application; (4) the death of Borrower or any rinker or guarantor of the Note; (5) Borrower lists for bankruptcy, or bankruptcy proceedings are instituted against the guarantor of the Note; (6) Borrower falls for bankruptcy, or bankruptcy proceedings are instituted against any provision of any state or federal bankruptcy law in offect at the time of filling; (6) Borrower makes an assignment for the benefit of Borrower's creditors, recomes insolvent or becomes unable to meet Borrowers obligations generally as they become due; (7) Borrower further ancumbers the Property or suffers a lien, claim of lien or ancumbrance against the Property, except such lians or encumbrances which are subordinate to this Mortgage; (8) Borrower is in default or an action is filled alloging a default under any credit instrument or mortgage evidencing or securing an obligation of borrower with priority in right of payment over the line of credit described in the Note; or whose lien has or appears to have up, priority over the lien created by this Mortgage; or whose lien is or appears to be secured by the Property or on which this mortgage is a lien; or any of borrower fails to keep any other covenant contained in this Mortgage and the Note not otherwise specified in this Section.

b. Remedies (Including Freezing the Line). Londor may, at its sole option upon the occurrence of an Event of b. Remedies (Including Freezing the Line). Lender may, at its sole option (pon the occurrence of an Event of Default, freeze or terminate the line, and, require Borrower to make immediate full repayment of the unpaid principal balance of the line together with accrued but unpaid interest and other charges. "Freezing" the line means refusal to make any further advances against the line. If Lender fails to make such payment upon demand, Lender may institute foreclosure proceedings or pursue any other remedy or remedies given to Lender by law or under this Mortgage and the Note. Lender shall been entitled to collect in tuch proceeding all expenses of foreclosure, including but not limited to, reasonable attorneys' fees, and costs of documenting evidence, abstracts and title report. As additional specific protection, not withstanding any other term of this Mortgage, Lender, without declaring or asserting an Events of Default or invoking any or its smedies pertaining to Events of Default, may immediately and without notice, freeze the line, upon the occurrence of any event set forth berein. Freezing the line will not preclude Lender from subsequently exercising any right or remedy set forth berein or in the Note.

enumerated herein. Freezing the line will not preclude Lander from subsequently exercising any right or remady set forth herein or in the Note.

19. Transfer of Property or a Beneficial Interest in Borrower. If all or any part of the Property of any interest in It is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Mortgage. However this option shall not be exercise stamped by Lender if exercise is prohibited by federal law as of the date of this Mortgage.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. This notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all evers secured by this Mortgage. If Borrower falls to pay these sums prior to the expiration of this period,

period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Mortgage. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Mortgage without further notice or demand on Borrower.

20. Revolving Line of Credit Loan. This Mortgage is given to secure a revolving credit loan evidenced by the Note. This Mortgage shall secure not only presently existing indebtedness under the Note but also future advances, whether such advances are obligatory or to be made at the option of the Lender, or otherwise, as are made within 20 years from the date hereof, to the same extent as if such future advances were made on the date of the execution of this Mortgage, although there may be no advance made at the time of execution of this Mortgage and although there may be no indebtedness secured hereby outstanding at the time any advance is made. The lien of this Mortgage shall be valid as to all indebtedness secured hereby, including future advances, from the time of its filing for record in the recorder's or registrar's office of the county in which the Property is located. The total amount of indebtedness secured hereby may increase or decrease from time to time, but the total unpaid balance of indebtedness secured hereby (including disbursements which the Lender may make

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under this Mortgage or any other document with respect thereto) at anyone time outstanding shall not exceed one hundred fifty percent of the Maximum Credit, plus interest thereon and any disbursements made for payment of taxes, special assessments or insurance on the Property and interest on such disbursements (all such indebtedness being herein after referred to as the "maximum amount secured hereby").

This Mortgage shall be valid and have priority over all subsequent liens and encumbrances, including statutory liens, excepting solely taxes and assessments levied on the Property, to the extent of the maximum amount

secured hereby.

21. Assignment of Rents; Appointment of Receiver; Lender in Possession. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 18 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable. Upon acceleration under paragraph 18 hereof or abandonment of the Property, and at any time prior to the expiration of any period of redemption following judicial sale, Lender, in person, by agent or by judicially appointed receiver, shall be enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the property and collection of rents, including, but not limited to receiver's fees, premiums on receiver's bonds and reasonable attorney's fees, and then to the sums secured by this Mortgage. Lender and the receiver shall be liable to account only for those rents actuary received. rents actuary received.

22. Release. Up a payment of all sums secured by this Mortgage and termination of the revolving credit line under the Note Lander shall release this Mortgage without charge to Borrower.

23. Waiver of Homestead. Borrower hereby waives all right of homestead exemption in the Property.

24. Trustee Exculpation. If this Mortgage is executed by a Trustee executes this Mortgage as Trustee. 24. Trustee Exculpator (1) this Mortgage is executed by a Trustee, Trustee executes this Mortgage as Trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such trustee, and it is expressly understood and agreed by the mortgages herein and by every person now or hereafter claiming any right or security hereunder that nothing contained herein or in the Note secured by this Mortgage shall be construed as creating any liability on the Trustee personally to pay said Note or any interest that may accrue thereon, or any indebtedness accruing hereunder or to perform in any covenants either express or implied herein contained, all such liability, if any, being expressly waived, and that any recovery on this Mortgage and the Note secured hereby as against tair. Trustee shall be solely against and out of the Property hereby conveyed by enforcement of the provisions hered and of said Note, but this waiver shall in no way affect the personal liability of any co-maker; co-signer, endors are or guarantor of said Note and this Mortgage.

IN WITNESS WHEREOF, Borrower has executed this Mortgage. gus.
gcutec

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UNOFFICIAL COPY 16823 Page 6 of

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INDIVIDUAL BORROWER	Date	INDIN	/DUAL BORI	ROWER	Dato
INDIVIDUAL BORROWER	Date	INDIN	IDUAL BOR	ROWER	Date
STATE OF ILLINOIS SS, COUNTY OF					
1, the undersigned, a notary Pu	blic in and for sai	d county, in the	na State afoi	resaid, DO HEREBY	CERTIFY that
personally known to me to be the sa be fore me this day in person, and ac- free and voluntary act, for the uses a	me person whose knowledged the ind purposes the	name(s) subs the signed, se rain set forth,	scribed to the alad and del including the	e foregoing Instrum ivered the eald instr orelease and walver	ant, appeared ument as his of the right of
homestead. Given under my hand and official sea	l this	day	οl		,19
Notary Public	Comm	ision Expires:		بروزي دروبري ويروف دروي وقائد دروبروا المستوات والمستوات	
	0,5				
	IF BORROWER	IS ALSO A TI	RUST:		
LaSalle National Bank	%/	Ву:		Jun	**************************************
not personally but solely as trustee a	a aforesaid	Co.	Its V	ice President	
ATTEST: nauga Carlin	,	County of	State of III Cook	inois	SS:
Assistant Secretary Its (17tle)			C		
			6	7,	a.
I, the undersigned, a Notary Puthat Continue Bak, Utha					
that Coring Bak, Vice a corporation and Secretary of said care subscriber to the foregoing instru Nancy A. Carlin, Assistant acknowledged that they signed, seal	ment as such . Secreta	nally known t Vice Iry, respective	o me tö be t v, appeared	before me this day	In person, and
and the free and voluntary acts of sa the said Assistant custodian of the corporate seal of sa instrument as his own free and volun	id corporation, a Secrete Id corporation, di	s trustee, for t try did also the d affix the sale	he uses and in and there d corporation	purposes therein se acknowledge that it is seal of sald cornor)t forth; and he, as rationto said
for the uses and purposes therein ser Given under my hand and offic	t forth.		y of	Soptember	,19 97
Packii Felde				A A A A A A A A A A	
Notary Public		Commission E	xpires:	OFFICIAL JACKIE FELD NOTARY PUBLIC STATE	SEAL"
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