

UNOFFICIAL COPY

UNOFFICIAL BANK OF HOMEWOOD
2034 Ridge Road
Homewood, Illinois 60430
3526981
JUNIOR MORTGAGE

This is a Mortgage made this **26TH** day of **JUNE**, one thousand nine hundred and six, nineteen hundred and **86**, between **WILLIAM R. GREENE AND JOAN E. GREENE (MARRIED TO EACH OTHER) AS JOINT TENANTS** ("Mortgagor") and **BANK OF HOMewood**, an Illinois banking corporation, its successors and assigns ("Mortgagee"); it being the intent of the parties to make this instrument to be held to be in trust for the benefit of the above named persons, and it is agreed as follows:

RECITALS

This Agreement provides for advances and readadvances of credit to the maximum amount of **SEVENTEEN THOUSAND AND NO/100 Dollars, (\$17,000.00)** as evidenced by a note bearing the same date as this Mortgage made by Mortgagor (the "Note") and payable in accordance with the terms and conditions stated therein, with the balance of the indebtedness. All future advances and readadvances of credit made pursuant to this mortgage shall have the same priority as the original mortgage.

THEREFORE, Mortgagor, in consideration of the indebtedness, and to secure its payment and of all other sums required by the terms of the Note or of this mortgage to be paid by Mortgagor, and to secure the performance of the terms, covenants and conditions contained in this Mortgage or in the Note and to secure the prompt payment of any sums due under any renewal, extension or modification of the Note or of any substitute note, (which renewal, extension, modification, or substitution shall not impair in any manner the validity or priority of this Mortgage) does hereby grant, convey, warrant, sell, mortgage and assign to Mortgagess, its successors and assigns all of the real estate legally described as follows: **LOT NINETY TWO** (92).

DESCRIBED AS:
**IN TOWN & COUNTRY SUBDIVISION, BEING A RESUBDIVISION OF CERTAIN HERETOFORE VACATED LOTS,
BLOCKS, ALLEYS, STREETS AND PORTIONS THEREOF IN FLOSSMOOR HEIGHTS, J. C. MECARTNEY'S
SUBDIVISION, IN THE NORTHEAST QUARTER (1/4) OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 14,
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF SAID TOWN & COUNTRY SUBDIVISION,
REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON OCTOBER
1, 1974, AS DOCUMENT NUMBER 2776509.**

PERMIT TAX # 32-05-203-074

COMMONLY KNOWN AS 18453 ABERDEEN, HOMWOOD, ILLINOIS 60430.

A. All right, title and interest of Mortgagor, including an after-acquired title or reversion, in and to the beds of the ways, streets, avenues,

B. All tenements, hereditaments, easements, appurtenances, and privileges in any way now or later appertaining to the premises.

C. All buildings and improvements of every kind now or later erected or situated on the premises and all materials intended for construction, reconstruction, alteration or repair of the improvements. All materials shall be deemed to be a part of the premises. The premises

tion, reconstruction, alteration or repairs of the improvements. All materials shall be deemed to be a part of the premises. The premises shall include all machinery, equipment and fixtures owned by the Mortgagor used or useful in the operation of the real estate, and all renewals or replacements and substitutions of those items; whether or not the same are or shall be attached to the building or buildings in any manner, all the property owned by Mortgagor and placed on the premises or used in connection with the operation or maintenance of the premises shall, so far as permitted by law, be deemed to form a part of the real estate and for the purpose of this mortgage to be real estate, and covered by this mortgage. As to any property which does not form a part of the real estate or does not constitute a "fixture" (as such term is defined in the Uniform Commercial Code), this mortgage is hereby deemed to be a security agreement under this Uniform Commercial Code for the purpose of creating a security interest in such property, which Mortgagor grants to the Mortgagee as Secured Party (as such term is defined in the Uniform Commercial Code).

To have and to hold the premises by the Mortgagor, its successors and assigns, forever, for the purposes and uses stated, free from all rights and benefits under the Homestead Exemption Laws of the State of Illinois, which rights and benefits Mortgagor does expressly release and waive.

COVENANTS

1. Mortgagor covenants and agreements. The mortgagor covenants and agrees as follows:

- a. To pay, when due, all sums secured by this Mortgage.**
- b. To keep the premises in good condition and repair and not to commit or permit waste on the premises.**

8. To keep the building now and hereafter on the mortgaged premises and all valuable parts of the real estate insured under a replacement form of insurance, with at least one thousand dollars fire or other hazards on the Mortgage, may from time to time require

ment cost form of insurance policy, against loss or damage by fire or other hazards as the Mortgagor may from time to time require in form, and companies and In sums satisfactory to Mortgagor. All insurance policies shall be held by and be payable to Mortgagor as its interest may appear. At least fifteen (15) days before the expiration of each policy, Mortgagor shall deliver to Mortgagor a policy replacing the one expiring.

d. Except to the extent money shall have been deposited and shall be available for payment of taxes under the provisions of the next paragraph or under a prior mortgage, to pay, not less than ten (10) days before the same shall become delinquent or a penalty attaches thereto for non-payment, all taxes, assessments and charges of every nature which may be levied, assessed, charged or imposed on the premises, or any part thereof and to pay when due any indebtedness which may be secured by a lien or charge on the premises, and, upon request by Mortgagor, to exhibit to Mortgagor, satisfaction of the payment and discharge of such lien or claim.

Upon request from Mortgagee, Mortgagor will pay to Mortgagee on each date on which payment is due under the Note, such amount as Mortgagee may from time to time estimate will be required to pay (before the same become past due) all taxes, assessments and other governmental liens or charges against the property hereby mortgaged. Mortgagor shall procure and deliver to Mortgagee, in advance, statements for such charges. In the event of any default under the terms of this Mortgage, any part or all of the amounts paid by Mortgagee may be applied to the indebtedness secured by this Mortgage and in refunding any part of such amounts, Mortgagee may deal with whomsoever is represented to be the owner of the premises at that time.

e. To comply promptly with all ordinances, regulations, laws, conditions and restrictions which affect the mortgaged property, or its use, and not to permit the premises to be used for any unlawful purpose(s).

2. Mortgagor hereby assigns and transfers to Mortgagee all rents and profits due or to become due and all deposits of money as advanced rent; or for security, under all present and future leases or agreements for use or occupancy of the mortgaged premises, including those made by Mortgagee under powers herein granted, hereby absolutely transferring and assigning all such leases and agreements and all easements and rights of way created in favor of Mortgagee.

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3. Mortgagor assigns and transfers to Mortgagee up to the amount of the indebtedness secured hereby, all awards of damages in connection with any taking of or injury of the premises under power of eminent domain or acquisition for public use or quasi-public use, and the proceeds of all awards after the payment of all expenses, including Mortgagor's attorney fees, shall be paid to Mortgagee. Mortgagee is hereby authorized, on behalf and in the name of Mortgagor, to execute and deliver valid acquittances and to appeal from any such award.

4. All monies received by Mortgagee (a) under any policy of insurance, (b) from awards or damages in connection with any taking of or injury to the mortgaged property for public use, or (c) from rents and income, may at Mortgagee's option without notice, be used (i) towards the payment of the indebtedness secured by this Mortgage or any portion of the indebtedness whether or not yet due and payable; (ii) toward reimbursement of all costs, attorneys' fees and expenses of Mortgagee in collecting the proceeds of the insurance policies or the awards. Any monies received by Mortgagee not used will be paid over to Mortgagor.

8. In the event of a default by Mortgagor in the performance of any agreement of Mortgagor under this Mortgage or under any other instrument given as security in connection with this transaction or in any payment provided for in this Mortgage or in the Note, or if (a) there is a default in any prior mortgage affecting the premises for a period of thirty (30) days; (b) there is an advance to Mortgagor under the terms of any prior open-end mortgage without the written consent of Mortgagee; (c) Mortgagor shall become bankrupt or insolvent, or file a petition in bankruptcy or a voluntary petition to reorganize or to effect a plan or other arrangement with creditors or make an assignment for the benefit of creditors or have a receiver appointed; (d) the mortgaged premises or any part thereof is attached, levied upon or seized; (e) any of the representations, warranties or statements of Mortgagor are incorrect; or (f) Mortgagor abandons the mortgaged property, or sells or attempts to sell all or any part of, or any interest in, the premises, then and in any of such events, at Mortgagee's option, the whole amount secured shall become immediately due and payable without notice or demand, and this mortgage shall be foreclosed accordingly. If Mortgagor should abandon the mortgaged property, Mortgagee may take immediate possession of the property with or without foreclosure.

6. If any of Mortagor's covenants or agreements contained in this Mortgage are not performed, Mortgagor may, but need not, make any payment or perform any act required of Mortagor, in any form and manner deemed expedient and may, but need not, make full or partial payments of principal or interest on prior encumbrance, if any, and purchase, discharge, compromise or settle any tax lien or any other lien, encumbrance, suit, title or claim, or redeem from any tax sale or forfeiture affecting the premises or contest any tax assessment. All monies paid for any of the purposes authorized and all expenses paid or incurred in connection with those purposes, including reasonable attorneys' fees, and any other monies advanced by Mortgagor to protect the premises or the lien of this Mortgage shall be additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest due on those payments as provided in the Note secured hereby.

7. In the event of foreclosure of this Mortgage, Mortgagor shall pay all costs and attorneys' fees which may be incurred by Mortgaggee or in connection with any proceeding to which Mortgaggee is a party by reason of this Mortgage. Mortgagor will pay Mortgaggee, in addition to other costs, a reasonable fee for his services as evidence prior to and after the filing of foreclosure and the preparation of such foreclosure, together with all other and further expenses of foreclosure and sale, including expenses, fees and payments made to prevent or remove the imposition of liens or claims against the premise and expenses of upkeep and repair made in order to place the same in a condition to be sold.

8. Every maker or other person liable on the Note shall remain primarily bound (jointly and severally, if more than one) until the Note is fully paid, notwithstanding any sale or transfer of the mortgaged property. This instrument shall inure to the benefit of and bind the respective heirs, successors and assigns of the parties. Whenever used, the singular number shall include the plural, and the plural the singular and the use of any gender shall be applicable to all genders. The word Mortgagor shall include all persons claiming under or through Mortgagor and all persons liable for the payment of the indebtedness or any part thereof, whether or not such person shall have executed the Note of this Mortgage.

9. No remedy or right of Mortgagee shall be exclusive, but shall be in addition to every other right or remedy conferred or now or hereafter existing by law. Each and every right, power and remedy may be exercised or enforced concurrently. No delay in any exercise of any Mortgagee's rights shall preclude the subsequent exercise of that right and no waiver by Mortgagee of any default of Mortgagor shall operate as a waiver of subsequent defaults. Time is of the essence in this Mortgage.

10. Any notice required by this mortgage or by law shall be sufficient if given by certified mail, postage prepaid, to the addresses of the respective parties set forth above. Notices shall be deemed received on the third business day following the date of mailing.

11. If Mortgagor transfers, conveys, or assigns or attempts to transfer, convey or assign title to all or any portion of the beneficial interest

on any trust which may hold title to the premises (including a collateral assignment thereof), whether by operation of law, voluntarily, or otherwise, or if Mortagor contracts to do any of those things, Mortgagor at its election may accelerate the maturity of the Note causing the full principal balance, accrued interest, and prepayment premium, if any, to be immediately due and payable without notice to Mortagor. Any waiver by Mortgagor of the provisions of this paragraph shall not be deemed to be a waiver of the right of Mortgagor to insist upon strict compliance with the provisions of the paragraph in the future.

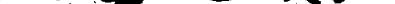
12: The terms of the Note of the same date as this Mortgage, with interest, and all renewals, extensions and modifications are hereby incorporated by reference into this Mortgage, and shall have the same force and effect as if set forth at length.

Mortgagor has executed this mortgage the day and year first above written.

STATE OF ILLINOIS)
ss:
COUNTY OF COOK)

The undersigned, Notary Public in and for the County of COOK and the State of Illinois, do hereby certify that _____ is (are) personally known to me to be the same person(s); whose name(s) is (are) subscribed to the foregoing instrument, and that they (he) (she) appeared before me this day, in person, and acknowledged that they (he) (she) signed, sealed and delivered the said instrument as their (his) (her) free and voluntary act, for the uses and purposes stated in the Mortgage including the release and waiver of the right of homestead, if any, of you to the property herein mentioned.

Given under my hand and notarial seal this 1st day of September 1986
in the County of Orange, State of California and affixed hereto is a true copy
of the above instrument which I caused to be made a true copy by the undersigned.


Betty J. Lale
Notary Public
#19-86

This Document prepared by:

(Please Return To) **BETTY I. LALE, ASST. VICE PRES.**

BANK OF INDIAMAN

Address of Property: 2034 RIDGE ROAD, BONNEVIE, ILLINOIS 60420

26983
Jun 30 10 58 AM '59
S. I. Trust

REGISTRAR OF TITLES

RECEIVED **DELIVERED** **RECORDED** **SEARCHED** **INDEXED** **FILED**