## UNOFFICIAL COPYGRE117

The	Mortgagor (whether		
	William C. Nordlund and	Elizabeth A. Nordlund, husband and wife	
ox the _	City of Winnetka	, County of <u>Cook</u> , ar	nd
State of	f Illinois	, to secure the payment of the indebtedness hereinaft	er
mentior	ned, and the performance of the	covenants and agreements of Mortgagor herein contained, mor	t-
Rage at	nd warrant unto the Mortgagee,		
	The Citizens I	National Bank of Decatur	
a corpo	oration organized under the Natio て 30	onal Banking Act, the following described premises, to-wit:	
EANIN TO in Co 42 No	rier Center Neighborhood Su ircuit Court Partition in t orth, Range 13, East of the	bdivision, being a Subdivision of Lot Seven (7) he Southeast Quarter (4) of Section 21, Township Third Principal Meridian, situated in the County	
05	5-21-1113-007 8 f. 6 Barring Lane (innotka, 12-60093)	h	
12	o Butting Lan		
V	linnetta 12 60093		
	THIS	IS A SECOND MORTGAGE.	
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	C		
	in the County of Cook	, and State of Illinois, together with all and singular t	
		nerwite belonging, and the rents, issues and profits thereof, and all app	
		ing or distributing of heat, light, water, air conditioning or power there	
		may be placed in any building now or hereafter on said premises, here er and by virtic of the Homestead Exemption Laws of this State.	Оŷ
		o as "exid rotze", even though it is agreed and un	do
N/ <del>stood-</del>	there may be more than one	note given to escure payment of this Mortgage)	
		sand and no/100***** Dollars (\$175.000.00	_
		as set forth therein on the u mair balance until paid, to the order of Mor	
		or at such other place as the haden may designate in writing, in instal	
-		al and interest, if not sooner pain, shall be due and payable on the	••
	day of January		
		1,0	

Said note provides that the unpaid balance of principal and interest hereby secured shall, at the option of the Payee, become due and payable if the premises or any part thereof shall be conveyed, assigned or otherwise disposed of by the Mortgagor; the principal may be prepaid subject to any limitation of said right specified in said note and said note is subject to any other provisions therein set forth.

Said note also provides (1) that the minimum amount payable on any installment date shall not be reduced by prior payments in excess of required minimum installments, (2) that all payments shall be applied first to interest to the nearest installment date on or after their receipt, and any balance upon unpaid principal, and (3) that if default for a period of thirty days be made in the payment of any installment thereof, or if default be made in any of the terms or covenants of this mortgage, the legal holder of said note may, without notice, declare said note and accrued interest thereon immediately due and payable, and that all unpaid principal of said note shall bear interest at the rate of eight percent per annum from the date to which interest has been paid thereon until said note, principal and interest, is fully paid.

WKLHO', THIS DOCUMENT PREPARED BY:

THUS STO- DENOTHER

The second National Bank of Decatur Landmark Mall, Decatur, Illinois 62525

CNB 2873 Please return to: Commercial Loan Dept. The Citizene Instinut Deak Landwark Mell Occetur, Illians 82877	IN TESTIMONY WHEREOF, I hereunto set my hand the day and date aforesaid.  Recorder of Deeds.	o'clock _M., and duly recorded on page		M. TON COUNTY. SD.  Recorder of Deeds within and for the County  and State aforesaid do hereby certify that	THE CITIZENS NATIONAL BANK OF DECATUR  STATE OF ILLINOIS, }	William C. Nordlund and .  Elizabeth A. Nordlund	MORTGAGE
2 / like 4.	12	17 ty	h :1818 2-	NUL YEG	Subraiged by Address Address	Promised  Deliver certif to  Address	Deed to 3 000 Address Notified
	the State atoreasid, a corporation, to foregoing instru- to they signed, scaled to they aigned, scaled to asid corporation, Of aging Public	e and soluntary act	The somen osodw bus nostog ni y soorl odt se bre dittol tos nior.	enostog antes ab sidt am arott tan gratinilov i add suscopiug br	of of of of the to be the vely, appeared baredy, and see and to the control of th	wond ylinnowed didoctes respicted didoctes bios didoctes bios bios brod yn re	respectively, o ment, as such and delivered solng thereunt

indebtedness that is to be secured at any one time shall not exceed the \$175,000.00 the total unpaid balance so secured at any one time shall not exceed the \$175,000.00 principal amount, plus interest thereon, as provided from time to time in said note or notes. In addition to the principal and interest which is due and owing from the Mortgagor to the Mortgagee, it is further agreed that the Mortgagee, at its option, may make additional disbursements for the payment of taxes, special assessible ments, or insurance on the real property described herein and this Mortgage shall across or the said disbursements.

All future advances shall have the priority of the original loan. Mortgagee shall pay all expenses, including recording charges, to release the Mortgage when it no longer secures the line of credit provided for herein.

IT IS MUTUALLY AGREED that in the event of loss or damage to the improvements upon said premises by fire or ternsde, all sums payable under any insurance policies insuring any or all of the parties hereto against such loss or damage, but not in excess of the indebtedness secured by this mortgage and then unpaid, shall be paid to Mortgagee, and at its option may be applied to the payment of such indebtedness or be released for the repairing or rebuilding of the property damage.

IT IS FURTHER MUTUALLY AGREED that the covenants and agreements herein contained shall bind, and as the case may require, and e the benefit of the heirs, executors, administrators, successors and assigns of the parties hereto.

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And the Mortgagor hereby covenants and agrees with the Mortgagec,

- 1. To comply with all requirements of law with respect to the mortgaged premises and the use thereof; to keep said premises in good repair and not to suffer or permit any waste thereof nor to do or permit to be done upon said premises anything which may impair the value thereof or the security intended to be effected by this instrument; seasonably in each year and prior to the imposition or accrual of any penalties, to pay all taxes and assessments levied or assessed upon said premises or any part thereof, and on demand of the Mortgagee or the legal holder of the note secured hereby, to exhibit receipts therefor; not to suffer or permit said premises or any part thereof or any interest therein to be sold or forfeited for any tax or special assessment, nor to suffer any lien of any mechanic or materialman to attach to said premiscs to keep all buildings and fixtures at any time on said premises insured against loss or damage by fire and tornado in companies approved by Mortgagee to the full insurable value thereof, to make all sums recoverable upon such policies payable to Mortgagee by the usual Mortgage clause to be attached to such policies, and to deliver such policies to Mortgages that in case of the failure of Mortgagor so to keep said premises in repair or so to pay taxes or special assessments or so to insure, or if any mechanics' or materialman's lien is permitted to attach to said premises or any part thereof, then the Mortgagec, or the legal holder of the note secured hereby, at his option, may make repairs to said premises, may pay such taxes or special assessments, or redeem said premises from any tax sale or purchase any tax title affecting the same, or may now re and pay for such insurance or may pay or settle any and all suits or claims for liens of mechanics or materialment, and that all moneys paid for any such purpose and any other moneys disbursed by Mortgagee or the holder of the new secured hereby, to protect the lien of this mortgage, with interest thereon at the highest rate for which it is then lawful a contract shall be so much additional indebtedness secured by this mortgage, and shall be included in any decree fercel ring this mortgage, and be paid out of the rents or proceeds of the sale of the premises and fixtures aforesaid; and that a shall not be obligatory upon the Mortgagee or holder of said note to inquire into the validity of such taxes or special as essments or of any sale or forfeiture of said premises for non-payment thereof, or of any tax deed or title or of liens of mechanics or materialmen, or into the necessity of such repairs, in advancing moneys in that behalf, as above authorized, nor shall it be obligatory upon the Mortgagee or the holder of said note to advance or expend money for any of the purposes vio esaid,
- 2. That in the event of default in the payment of any installment of said note for a period of thirty days after the due date thereof, or of default or breach of any of the covenants or agreements herein contained to be performed by Mortgagor, then the note secured hereby and all accrued interest thereon, together with all other sums payable by Mortgagor under the terms hereof, may, prior to the repair of all such defaults, at the option of Mortgagee, or the holder of the note secured hereby, and without notice to Mortgagor, be deel rea immediately due and payable; that thereupon the holder of the note secured hereby or the Mortgagee, for his benefic shall have the right immediately to enter upon and take possession of the premises and to let said premises and receive (ill ents, issues and profits thereof, which are overdue, due or to become due and to apply the same, after payment of an necessary charges and expenses, on account of the amount hereby secured, and said rents and profits are, in the event of any such default, assigned to the holder of this mortgage or to foreclose this mortgage and that upon the filing of any couplaint for that purpose, the court in which such complaint is filed may, at any time thereafter, either before or after sire, without notice to Mortgagor or any person claiming under Mortgagor, and without regard to the solvency or insolvency at "... time of the application for such receiver, of any person or persons liable for the payment of the indebtedness secur at hereby, and without regard to the value of said premises and fixtures, or whether the same are occupied as a homestead, a point any proper person receiver to take possession and/or charge of said premises and fixtures for the benefit of the lodder or holders of the indebtedness secured hereby, with power to collect the rents, issues and profits therefrom during the envency of such foreclosure suit, and in case of sale, during the full statutory period of redemption; and that the court may, from time to time, authorize such receiver to apply any sums in his hands from time to time after the payment of the expanses of such receiver, to the payment in whole or in part of repairs, insurance, taxes, special assessments, and/or liens superior to the lien of this mortgage (or the decree foreclosing the same) upon said premises and fixtures or any interest therein or of the indebtedness secured hereby, or of the amount due on any decree foreslesing this trust deed,
- 3. To pay all expenses and disbursements incurred or paid by Mortgagee or the holder of the note secure reliefly, in preparation for or in connection with the foreclosure of this mortgage, including plaintiff's reasonable solicitors fees, outlays for documentary evidence, title policy, stenographers' charges, costs of completing or procuring abstract showing whole title to said premises, including any foreclosure decree entered in such proceeding, and for an opinion of title thereon for purposes of foreclosure; to pay the like expenses and disbursements, including reasonable attorneys' or solicitors' fees, in any other legal proceeding to which the Mortgagee and the holder of the note secured hereby, or either of them, shall be a party by reason of this mortgage; that all of such expenses and disbursements shall be an additional lien upon said premises, fixtures and the rents, issues and profit therefrom, and may be included in any decree rendered in any proceeding to foreclose this mortgage, or taxed as costs in such proceedings and that such proceeding shall not be dismissed nor a release hereof given until such expenses and disbursements and all costs of suit have been paid.
- 4. That no extension of the time for payment of any indebtedness secured by this mortgage, given by Mortgagee or the holder of the note secured hereby, to any successor in interest of the Mortgagor shall operate to release in any manner the liability of the Mortgagor to pay the same.
- 5. That is ease of failure to perform any of the covenants herein, Mortgagee may do on Mortgagor's behalf, everything so covenanted; that said Mortgagee may also do any act it may deem necessary to protect the lien hereof.

  This Mortgage is given as security for a revolving credit loan or loans made and/or to be made by the Mortgagee to the Mortgagor pursuant to <a href="Lil.Rev.Stat.">Lil.Rev.Stat.</a> Ch. 17, Par.

312.2, et seq. (1983). The principal amount recited herein covers not only the current indebtedness of the Mortgagor to the Mortgagee, but also secures advances which may be made from time to time in the future at the option of the Mortgagor, which

durance shall be made within 743 days from the date hereof. The total amount of