

UNOFFICIAL COPY

3784449



THIS INSTRUMENT PREPARED BY:

U.S. BANK 9  
WHEN RECORDED MAIL TO:  
HOME SAVINGS OF AMERICA  
P.O. BOX 7075  
PASADENA, CALIFORNIA 91109-7075

ALL NOTICES TO LENDER SHALL BE  
MAILED OR DELIVERED TO THE ABOVE  
ADDRESS

Mortgage and Assignment of Rents  
ADJUSTABLE INTEREST RATE LOAN LOAN NO. 1060250-8

This Mortgage, made this 3rd day of APRIL, 1967,  
DOUGLAS A. LACY, A BACHELOR

Between

herein called BORROWER, whose address is 2117 GLENVIEW ROAD

(number and street)

GLENVIEW  
(City)

IL  
(State)

60026  
(Zip code)

and

and HOME SAVINGS OF AMERICA, F.A., a corporation herein called LENDER, whose address is P.O. Box 7075, Pasadena, California 91109-7075.

WITNESSETH: Borrower hereby grants, conveys, mortgages and warrants to Lender the real property legally described as follows:

LOT FIVE (5) IN BLOCK ONE (1), IN C.D. RUGEN'S ADDITION TO GLENVIEW, A SUBDIVISION OF THE EAST 20 ACRES OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN.

COMMONLY KNOWN AS 2117 GLENVIEW ROAD, GLENVIEW, IL, 60026

PTN: 06-34-403-008

REALTY TITLE INS. ORDER # 92389 NOTE IDENTIFIED

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Together with all interest which Borrower now has or may hereafter acquire in or to said property, and in and to all easements and rights of way appurtenant thereon, and (b) all buildings, structures, improvements, fixtures and appurtenances now or hereafter placed thereon, including, but not limited to, all apparatus and equipment, whether or not physically affixed to the land or any building, used to provide or supply air-cooling, air-conditioning, heat, gas, water, light, power, refrigeration, ventilation, laundry, drying, dishwashing, garbage disposal or other services; and all waste vent systems, antennae, pool equipment, window coverings, drapes and drapery rods, carpeting and floor covering, awnings, ranges, ovens, water heaters and attached cabinets; it being intended and agreed that such items be conclusively deemed to be affixed to and to be part of the real property that is conveyed hereby; and (c) all water and water rights (whether or not appurtenant). Borrower agrees to execute and deliver, from time to time, such further instruments as may be requested by Lender to confirm the lien of this Mortgage on any such properties. The properties conveyed to Lender hereunder are hereinafter referred to as "such property"

The Borrower absolutely and irrevocably grants, transfers and assigns to Lender the rents, income, issues, and profits of all property covered by this Mortgage

FOR THE PURPOSE OF SECURING:

- (1) Payment of the sum of \$ 104,800.00 with interest thereon, according to the terms of a promissory note of even date herewith and having a final maturity date of APRIL 10, 2019 made by Borrower, payable to Lender or order, and all modifications, extensions or renewals thereof. (2) Payment of such sum as may be incurred, paid out, or advanced by Lender, or may otherwise be due to Lender, under any provision of this Mortgage and all modifications, extensions or renewals thereof. (3) Performance of each agreement of Borrower contained herein or incorporated herein by reference or contained in any papers executed by Borrower relating to the loan secured hereby. (4) Performance of the loan secured hereby or any part thereof for the purpose of constructing improvements on such property, of each provision or agreement of Borrower contained in any building loan agreement or other agreement between Borrower and Lender relating to such property. (5) The performance and keeping by Borrower of each of the covenants and agreements required to be kept and performed by Borrower pursuant to the terms of any lease and any and all other instruments creating Borrower's interest in or defining Borrower's right in respect to such property. (6) Compliance by Borrower with each and every monetary provision to be performed by Borrower under any declaration of covenants, conditions and restrictions pertaining to such property or any declaration of condominium ownership and upon written request of Lender, the enforcement by Borrower of any covenant to pay maintenance or other charges, if the same have not been paid or valid legal steps taken to enforce such payment within 90 days after such written request is made. (7) At Lender's option, payment with interest thereon, of any other present or future indebtedness or obligation of Borrower (or of any successor in interest of Borrower to such property) due to Lender, whether created directly or acquired by absolute or contingent assignment, whether due or not, whether otherwise secured or not, or whether existing at the time of the execution of this Mortgage or arising thereafter, the exercise of such option to be evidenced by a notice in writing to Borrower or any successor in interest of Borrower. (8) Performance of all agreements of Borrower to pay fees and charges to the Lender whether or not herein set forth. (9) Payment of charges as allowed by law when such charges are made, for any statement regarding the obligation secured hereby.

TO PROTECT THE SECURITY OF THIS MORTGAGE BORROWER AGREES

(1) Contribution to improvement or repair... (2) Repair and maintenance of property... (3) First and last payment...

(4) The mortgagor shall maintain... (5) The mortgagor shall not... (6) The mortgagor shall not...

(7) The mortgagor shall not... (8) The mortgagor shall not... (9) The mortgagor shall not...

(10) The mortgagor shall not... (11) The mortgagor shall not... (12) The mortgagor shall not...

(13) The mortgagor shall not... (14) The mortgagor shall not... (15) The mortgagor shall not...

(16) The mortgagor shall not... (17) The mortgagor shall not... (18) The mortgagor shall not...

(19) The mortgagor shall not... (20) The mortgagor shall not... (21) The mortgagor shall not...

(22) The mortgagor shall not... (23) The mortgagor shall not... (24) The mortgagor shall not...

(25) The mortgagor shall not... (26) The mortgagor shall not... (27) The mortgagor shall not...

(28) The mortgagor shall not... (29) The mortgagor shall not... (30) The mortgagor shall not...

(31) The mortgagor shall not... (32) The mortgagor shall not... (33) The mortgagor shall not...

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2. Future Advances. Upon receipt of Borrower's payment of principal and interest on this Mortgage, Lender may make future advances to Borrower. Such future advances will be made in accordance with the schedule set forth in the Mortgage when evidenced by promissory notes which shall be subject to the same terms and conditions as the original amount of the indebtedness secured by this Mortgage, not including such advances in accordance herewith to protect the security of this Mortgage, except the original amount of the debt plus \$104,800.00.

(24) Inspection and Maintenance. Lender at any time during the continuation of this Mortgage may enter and inspect such property as may be necessary to determine whether or not the property is being used for commercial or residential business purposes, that when requested by Lender, Borrower will promptly deliver to Lender, such certified financial statements and profit and loss statements of such type and at such intervals as may be required by Lender which will be in form and content prepared according to the generally accepted accounting principles and practices, which statements shall cover the financial operations relating to such property, and Borrower further agrees, when requested by Lender, to promptly deliver, in writing such further additional information as required by Lender relating to any of such financial statements.

(25) Governing Law. The loan secured by this Mortgage is made pursuant to, and shall be construed and governed by, the laws of the United States and the rules and regulations promulgated thereunder, including the federal laws, rules and regulations for federal savings and loan associations. If any provision of this Mortgage or the note or any other notes or obligations secured by this Mortgage is determined by a court of competent jurisdiction to be void, invalid or unenforceable, such decision shall affect only those paragraphs, clauses or provisions so determined and shall not affect the remaining paragraphs, clauses and provisions of this Mortgage or the note or other notes secured by this Mortgage.

(27) Offsets. If indebtedness secured by this Mortgage shall be offset or compensated or shall be deemed to have been offset or compensated by all or part of any claim, cause of action, counterclaim or part of any claim, cause of action, counterclaim or crossclaim, whether liquidated or unliquidated, which Borrower now or hereafter may have or may claim to have against Lender, and in respect to the indebtedness now or hereafter secured hereby, Borrower waives, to the fullest extent permitted by law, any and all rights of offset which Borrower now or hereafter may have or claim to have in respect to all or part of the indebtedness secured hereby, and further waives the benefits of any applicable law, regulation or procedure which provides or substantially provides that, where cross demands for money have existed between persons at any point in time when neither demand was barred by the applicable statute of limitations, and an action is thereafter commenced by one such person, the other person may assert in answer the defense of payment in that the two demands are compensated so far as they equal each other, notwithstanding that an independent action asserting his claim would at the time of filing his answer be barred by the applicable statute of limitations.

(28) Waiver of Recourse and Subordination. Borrower has made certain written representations and disclosures in order to induce Lender to make the loan evidenced by the note or notes which this Mortgage secures, and in the event that Borrower has made any misrepresentation of material fact or failed to disclose any material fact, Lender, at its option and without prior notice, shall have the right to declare the indebtedness secured by this Mortgage, irrespective of the maturity date specified in the note or notes, immediately due and payable.

(29) Waiver of Homestead. Borrower hereby waives all right of homestead exemption in such property.

(30) Notices to Borrower. All notices to the Borrower provided for in a note or this Mortgage shall be deemed given when it is deposited in the United States mail, postage prepaid, addressed to the borrower at the address of the Borrower as it appears in Lender's records pertaining to a loan evidenced by the note at the time notice is given.

(31) General Provisions. (a) This Mortgage applies to, inures to the benefit of, and binds, all parties hereto, their heirs, legatees, donees, administrators, executors, successors and assigns. (b) The term "Lender" shall mean the owner and holder (including a pledgee) of any note secured hereby, whether or not named as Lender herein. (c) Whenever the context so requires, the masculine gender includes the feminine and neuter, the singular number includes the plural, and vice versa. (d) Captions and paragraph headings used herein are for convenience only, and are not a part of this Mortgage and shall not be used in construing it.

(32) Adjustable Rate Mortgage Provisions. The note which this Mortgage secures is an adjustable mortgage loan on which the interest rate may be adjusted from time to time in accordance with a monthly increase or decrease in an index, all as provided in said Note. From time to time the monthly installment payments due under said note may not be sufficient to pay all interest due in which case unpaid interest will be added to principal. In no case shall the unpaid interest added to the principal exceed 150% of the original principal indebtedness.

FOR EACH INSTRUMENT A COPY OF ALL NOTES OR OTHER INSTRUMENTS MUST BE FILED SEPARATELY WITH THE OFFICE OF THE CLERK OF THE COUNTY OF COOK AT THE ADDRESS HEREINAFTER SET FORTH.

Signature of Borrower:

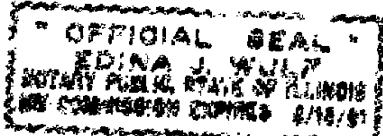
*DOUGLAS A. LLOY*  
DOUGLAS A. LLOY

State of Illinois COOK County of COOK  
I, the undersigned  
DOUGLAS A. LLOY, A BACHELOR  
a notary public in and for said county and state, do hereby certify that

personally known to me to be the same person(s) whose name(s) IS subscribed to the foregoing instrument, and appeared before me this day in person, and acknowledged that HE signed and delivered the same instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this Second day of April 1979.

My commission expires on:



*Edina J. Wully*  
Notary Public

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LOAN NO. 1000290-8

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5479625

REALTY TITLE, INC.  
3311 LeSalle Street  
Suite 1957  
Chicago, Illinois 60602