

UNOFFICIAL COPY

MORTGAGE

3831107

[Handwritten mark]

THIS INDENTURE WITNESSETH That the undersigned,
..... Steve Spanos and Stamata Spanos, his wife in joint tenancy
of Arlington Heights, ... County of ... Cook State of
Illinois, hereinafter referred to as the Mortgagors, do hereby convey and Warrant to the
EDENS PLAZA BANK, a corporation having an office and place of business at 3244 W.
Lake Avenue, Wilmette, Illinois 60091, hereafter referred to as the Mortgagee the following
real estate situate in the County of ... Cook State of
Illinois, to-wit:

Lot 163 in E. Roy Barry's Company Arlington Acres, a Subdivision of part of the South East 1/4 of
the North West 1/4 and the Northeast 1/4 of the Southwest Quarter (1/4) of Section 33, Township
42 North, Range 1), East of the Third Principal Meridian lying North of Northwest Highway in Cook
County, Illinois.

FIN: 03-33-113-020

The undersigned will not transfer, assign, or in any way hypothecate or attempt to
transfer, assign or hypothecate his right, title or interest in the property securing
this Note, without first obtaining the written consent of the holder. Upon any transfer
assignment or hypothecation of undersigned's right, title or interest to the property,
securing the Note, without the previous written consent of holder, the principal
balance remaining at the time of such transfer, assignment, or hypothecation shall
immediately become due and payable. The acceptance of any payment after such
transfer, assignment or hypothecation shall not be construed as a consent of the
holder to such assignment, transfer or hypothecation nor shall it effect his right to
proceed with such action as the holder shall deem necessary.

"Mortgagor on behalf of himself/herself and each and every party claiming by or
through mortgagor, hereby waives and releases any and all rights of redemption,
statutory or otherwise, without prejudice to mortgagee's right to any remedy, legal or
equitable which mortgagee may pursue to enforce payment or effect collection of all
or any part of the indebtedness secured by this mortgage and without prejudice to
mortgagee's rights to a deficiency judgment or any other appropriate relief in the
event of foreclosure of this mortgage."
PROPERTY ADDRESS 440 S. Terrace, Arlington Heights, IL

3831107

"The mortgagor(s) hereby waive, release, and relinquish any and all rights they may
have in the homestead estate in the property subject to this mortgage."

TOGETHER with all the buildings and improvements now or hereafter erected thereon and
all appurtenances, apparatus and fixtures and the rents, issues and profits thereof, of every name,
nature and kind.

TO HAVE AND TO HOLD the said property unto said Mortgagee forever, for the uses and
purposes herein set forth, free from all rights and benefits under the Homestead Exemption laws
of the State of Illinois, which said rights and benefits said Mortgagors do hereby release and
waive.

This mortgage is given to secure: (1) The payment of a certain indebtedness payable to
the order of the Mortgagee, evidenced by the Mortgagors' Note of even date herewith in the
Principal sum of Sixty Thousand and 00/100 and
00/100 dollars (\$ 60,000.00), together with interest in accordance with the terms
thereof; (2) Any additional advances made by the Mortgagee to the Mortgagors or their successors
in title, prior to the cancellation of this mortgage, and the payment of any subsequent Note
evidencing the same, in accordance with the terms thereof.

THIS DOCUMENT REPRESENTS
THE ORIGINAL RECORD
EDENS PLAZA BANK
WILMETTE, ILL.
[Signature]

"The mortgagor(s) hereby waive, release, and relinquish any and all rights they may
have in the homestead estate in the property subject to this mortgage."

It is the intention hereof to secure the payment of the total indebtedness of the Mortgagors
to the Mortgagee within the limits prescribed herein whether the entire amount shall have been
advanced to the Mortgagors at the date hereof or at a later date or having been advanced shall
have been paid in part and future advances thereafter made. All such future advances so made
shall be liens and shall be secured by this mortgage equally and to the same extent as the amount
originally advanced on the security of this mortgage, and it is expressly agreed that all such
future advances shall be liens on the property herein described as of the date hereof.

THE MORTGAGORS COVENANT: (1) The term "indebtedness" as herein used shall
include all sums owed or agreed to be paid to the Mortgagee by the Mortgagors or their successors
in title, either under the terms of said Note as originally executed or as modified and amended by
any subsequent Note, or under the terms of this mortgage or any supplement thereto or otherwise;
(2) To repay to the Mortgagee the indebtedness secured hereby, whether such sums shall have
been paid or advanced at the date hereof or at any time hereafter; (3) To pay when due all taxes
and assessments levied against said property or any part thereof, and to deliver receipts therefor
to the Mortgagee promptly upon demand; (4) To keep the buildings and improvements situated on
said property continually insured against fire and such other hazards, in such amount and with
such carrier as the Mortgagee shall approve, with loss payable to the Mortgagee as interest may
appear; (5) Neither to commit nor to suffer any attrip, waste, impairment or deterioration of the
mortgaged premises or any part thereof, and to maintain the mortgaged premises in good condition

RT10-76

NOTE IDENTIFIED

RE TITLE SERVICES

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and repair; (6) To comply with all applicable laws, ordinances, rules and regulations of any nation, state or municipality, and neither to use nor to permit the property to be used for any unlawful purpose; (7) To keep the mortgaged premises free from liens superior to the lien of this mortgage, except as aforesaid, and to pay when due any indebtedness which may be secured by lien or charges on the premises superior to the lien hereof; (8) That no sale or conveyance of said property will be made without the prior written consent of the Mortgagee; (9) That time is of the essence of this mortgage and of the Note secured hereby and no waiver of any right or obligation hereunder or of the obligation secured hereby shall at any time thereafter be held to be a waiver of the terms hereof, or of any Note secured hereby, and that the lien of this mortgage shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness or any part thereof secured hereby; (10) That in the event the ownership of the mortgaged premises or any part thereof becomes vested in a person or persons other than the Mortgagors, the Mortgagee may without notice to the Mortgagors deal with such successor or successors in interest with reference to this mortgage and the indebtedness hereby secured in the same manner as with the Mortgagors; (11) That upon the commencement of any foreclosure proceeding hereto the court in which such suit is filed may at any time, either before or after sale and without notice to the Mortgagors, appoint a receiver with power to manage, rent and collect the rents, issues and profits of said premises during the pendency of such foreclosure suit, and the statutory period of redemption, and such rents, issues and profits, when collected either before or after any foreclosure sale, may be applied toward the payment of the indebtedness or any deficiency decree, costs, taxes, insurance or other items necessary for the protection and preservation of the property, including the expenses of such receivership; and upon foreclosure and sale of said premises there shall first be paid out of the proceeds of such sale a reasonable sum for plaintiff's attorney's fees, and all expenses of advertising, selling and conveying said premises, all sums advanced for court costs, any taxes or other liens or assessments, or title costs, master's fees and costs of procuring or completing an abstract of title, title guaranty policy or Torrens Certificate showing the complete title of said premises, including the foreclosure decree and Certificate of Sale; there shall next be paid the indebtedness secured hereby, and finally the overplus, if any, shall be returned to the Mortgagors. The purchaser at said sale shall have no duty to see to the application of the purchase money.

If there be only one mortgagor, all plural words herein referring to Mortgagors shall be construed in the singular.

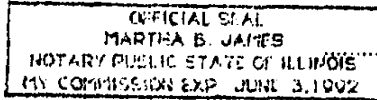
IN WITNESS WHEREOF the Mortgagors have heretofore set their hands and seals this 9th day of August, A.D. 1989

[Signature] (Seal)
[Signature] (Seal)
[Signature] (Seal)

STATE OF ILLINOIS)
COUNTY OF Cook) ss: ACKNOWLEDGMENT

I, a Notary Public, in and for the said county in the state of Illinois, do hereby certify that *Alene Spores & Pamela Spores, his wife* personally known to me to be the same persons whose name *Alene* subscribed to the foregoing instrument appeared before me this day in person and acknowledged that *Alene* signed, sealed and delivered the said instrument as *Alene* own free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 9th day of August, A.D. 1989



[Signature]
Notary Public

MAIL TO:

3831

EDENS PLAZA BANK
3244 W. Lake Avenue
Wilmette, Illinois 60091

OCT - 6 PM 3:01
CAROL MOSELEY GRALIN
REGISTRAR OF DEEDS
MAIL TO

3831107

Addressed by *[Signature]*
Promised
Delivered to
EDENS PLAZA BANK
3244 W. Lake Avenue
Wilmette, Illinois 60091
Deliver to
Deed to
Address
Notified

REAL ESTATE INDEX CARD
1820 Ridge Avenue
Evanston, IL 60201
MORTGAGE
Order # *[Signature]*

[Handwritten signature]