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EXAMINER OF TITLES

3846761

[Handwritten signature]

68-81-81

DATED:

the Trust Department.

Refer all matters regarding this document, after said date, to

on the date shown.

The above described document has been reviewed, by the undersigned

ORDERED BY:

CERTIFICATE NO.

DOCUMENT NO.

RE: MORTGAGE OR ASSIGNMENT OF MORTGAGE

EXAMINERS AFFIDAVIT

3846761

[Handwritten signature]
1406589

Property of Cook County Clerk's Office

UNOFFICIAL COPY

FORM 4111

DOCUMENT NO.

STATUTORY FEDERAL TAX LIEN SEARCH

1406589

PRESENT PARTIES IN INTEREST:

BK of Ravenswood
35-4572

DATE OF SEARCH:

DAVID M. ROSS, CLERK
RECORDS & DEEDS
339 DEC 12 PM 2:09
COOK COUNTY RECORDER

761836

RESULT OF SEARCH:

None

12-12-89

8840277

INTENDED GRANTEES OR ASSIGNEES:

RESULT OF SEARCH:

2846761

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EQUITY MONEY

TRUSTEE'S MORTGAGE

THIS MORTGAGE is made this 6th day of December, 1989, between the Mortgagor Bank of Ravenswood

of the State of Illinois, not personally but as trustee under trust agreement dated 5/15/80 and known as Trust No. 25-4572 (herein "Owner"), and the Mortgagee, BANK OF RAVENSWOOD, an Illinois Banking Corporation whose address is 1825 West Lawrence Avenue, Chicago, Illinois 60640 (herein "Lender").

WHEREAS, Sanford Neil Peck (herein "Borrower") is or may be included to Lender pursuant to the terms of a certain Loan Agreement between Borrower and Lender, bearing even date herewith, in the principal sum of Sixty Nine Thousand Eighty Nine and No/100 Dollars (\$ 89,600.00), being at least Five Thousand One Dollars, which indebtedness is evidenced by Borrower's note bearing even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 8, 1994

To secure to Lender (a) the repayment of the indebtedness evidenced by the Loan Agreement and/or the Note, (the terms, and provisions and conditions of which Note and Loan Agreement are hereby incorporated herein) with interest thereon, 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 herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 20 hereof (herein "Future Advances"), Borrower and Owner hereby mortgage, grant and convey to Lender the following described property located in the County of Cook, State of Illinois:

THE RIDER ATTACHED IS EXPRESSLY MADE A PART HEREOF:

THIS RIDER IS MADE A PART OF A CERTAIN EQUITY MONEY TRUSTEE'S MORTGAGE DATED December 6, 1989.

UNIT 3 AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 11TH DAY OF JUNE, 1980 AS DOCUMENT NUMBER 3164591

AN UNDIVIDED 33 1/3% INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES:

LOT TWO (2), IN THE RESUBDIVISION OF LOTS SIXTEEN (16) AND SEVENTEEN (17) (EXCEPT THE EAST FOURTEEN (14) FEET OF LOT SEVENTEEN (17), IN BLOCK FOUR (4), IN PELIGS HALL'S ADDITION TO CHICAGO, A SUBDIVISION OF LOTS ONE (1), TWO (2) AND THREE (3) IN HUNDLEY'S SUBDIVISION OF LOTS THREE (3) TO TWENTY ONE (21) AND THIRTY THREE (33), TO THIRTY SEVEN (37), ALL INCLUSIVE IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

TAX I.D. #: 14-21-103-035-1003

shall agree in writing to the payment of the obligation secured by such lien in a manner acceptable to Lender, or shall in good faith contest such lien by, or defend enforcement of the lien or forfeiture of the Property or any part thereof.

5. **Hazard Insurance.** Borrower shall keep the improvements now existing or hereafter 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 amount and for such periods as Lender may require; provided, that Lender shall not require that the amount of such coverage exceed that amount of coverage required to pay the sums secured by this Mortgage.

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 paid in the manner provided under paragraph 2 hereof or, if not paid in such manner, by Borrower making payment when due, directly to the insurance carrier.

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. Lender shall have the right to hold the policies and renewals thereof, and 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 or Owner.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided such restoration or repair is economically feasible and the security of this Mortgage is not thereby impaired. If such restoration or repair is not economically feasible and the security of this Mortgage is not thereby impaired, the insurance proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Borrower or Owner. If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender 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 repair 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 the monthly installments referred to in paragraphs 1 and 2 hereof or change the amount of such installments. If under paragraph 18 hereof the Property is acquired by Lender, all right, title and interest of Owner and 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; Leasehold; Condominium; Planned Unit Development.** 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, as well as the by-laws and regulations of the condominium or planned unit development, and consistent documents. If a condominium or planned unit development rider is executed by Borrower and recorded together with this Mortgage, the covenants and agreements of such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Mortgage as if the rider were a part hereof.

7. **Protection of Lender's Security.** If Borrower or Owner fails to perform the covenants and agreements contained in this Mortgage, the Note or the Loan Agreement, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, including, but not limited to, eminent domain, involuntarily, civil enforcement, or arrangements or proceedings involving a bankruptcy or creditors, then Lender at Lender's option may make such appearances, disburse such sums and take such action as is necessary to protect Lender's interest, including, but not limited to, obtaining hazard insurance coverage, payment of premiums therefor and disbursement of reasonable attorney's fees.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, computed in accordance with the Loan Agreement, shall become additional indebtedness to Borrower secured by this Mortgage. Unless Borrower and Lender agree in other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereon, and shall bear interest from the date of disbursement at the rate payable from time to time on outstanding principal under the Note unless payment of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate permissible under applicable law. Nothing contained in this 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 entries 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 or the terms of the Loan Agreement which allow Lender to inspect the Property.

NOTE IDENTIFIED

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1. **Condemnation.** In the event of any condemnation, eminent domain or other taking of the Property, or part thereof, or for conveyance thereof to a public use, the proceeds of any such condemnation, eminent domain or other taking shall be applied to the sums secured by this Mortgage, with interest thereon, until the sums secured by this Mortgage are paid in full. If the proceeds of any such condemnation, eminent domain or other taking are insufficient to pay the sums secured by this Mortgage, the balance of the sums secured by this Mortgage shall be paid to the state of taking, less the fair market value of the Property immediately prior to the date of taking, with the balance of the proceeds paid to Borrower or Owner.

2. **Abandonment.** If the Property is abandoned by Borrower, or if after notice by Lender to Borrower that the condemnation offers to make an award of just compensation for damages, Borrower fails to respond to Lender within 30 days after the date such notice is mailed, Lender is authorized to collect and apply the proceeds, at Lender's option, either to restoration or repair of the Property or to the sum secured by this Mortgage.

3. **Waiver.** Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of the monthly installments referred to in paragraphs 1 and 2 hereof or change the amount of such installments.

4. **Borrower Not Released.** Extension of the time for payment or modification of amortization of the sums secured by 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 successors or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest.

5. **Furbearance by Lender Not a Waiver.** Any forbearance by Lender in exercising any right or remedy 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 of 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 Mortgage.

6. **Remedies Cumulative.** All remedies provided in this Mortgage are distinct and cumulative to any other right or remedy under this Mortgage or afforded by law or equity and may be exercised concurrently, independently or successively.

7. **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 11 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.

8. **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 mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail, return receipt requested, to Lender at the 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 or Lender when given in the manner designated herein.

9. **Governing Law Severability.** This Mortgage shall be governed by the law of the State of Illinois. In the event that any provision of clause of this Mortgage, the Note or the Loan Agreement conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage, Note or the Loan Agreement which can be given effect without the conflicting provision, and to this end the provisions of the Mortgage, the Note and the Loan Agreement are declared to be severable.

10. **Borrower's Copy.** Borrower shall be furnished a confirmed copy of the Note and of this Mortgage at the time of execution or after recording hereof.

11. **Transfer of the Property; Assumption.** If all or any part of (1) the Property or an interest therein or (2) the beneficial interest of Owner or an interest therein is sold or transferred, by the Borrower or Borrower without Lender's prior written consent (excluding) (a) the creation of a lien or encumbrance subordinate to this Mortgage which does not relate to a transfer of occupancy rights therein, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant or (d) the grant of any leasehold interest of three years or less not containing an option to purchase, (e) the transfer to a spouse or child of the Borrower whether resulting from the death of the Borrower, (f) judgment of dissolution of marriage, legal separation agreement or property settlement agreement or otherwise, Lender may, at Lender's option, declare all the sums secured by this Mortgage to be immediately due and payable. Lender shall not have waived such option to accelerate if, subsequent to the sale or transfer, Lender shall have received and accepted any payments from Owner, Borrower or the person to whom the Property or the beneficial interest of Owner has sold or transferred. If Lender has waived the option to accelerate provided in this paragraph 11, and if Borrower's successor in interest has executed a written assumption agreement accepted in writing by Lender, Lender shall release Borrower from all obligations under this Mortgage, the Note and the Loan Agreement.

12. **Acceleration; Breach.** Except as provided in paragraph 11 hereof, upon Owner's or Borrower's breach of any covenant or agreement of Owner or Borrower in this Mortgage, the Note or the Loan Agreement, excluding the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall mail notice to Borrower as provided in paragraph 14 hereof specifying: (1) the breach; (2) a date, not less than 30 days from the date the notice is mailed to Borrower, by which such breach must be cured, and (3) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, enforcement by judicial proceeding and sale of the Property. If the breach is not cured on or before the date specified in the notice or in the event of a breach of the covenants to pay when due any sums secured by this Mortgage, Lender at Lender's option may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding the expenses of foreclosure, including, but not limited to, reasonable attorney's fees, and costs of documentary evidence, abstracts and title reports.

13. **Cancellation of Equity Money Program.** Lender may freeze or terminate the line at any time if Lender is precluded by government action such as laws, regulations, or court interpretations either prohibit the operation of the Equity Money program, or make it impractical, from its standpoint, to operate the Equity Money program in the manner presently structured or Lender is otherwise permitted to freeze or terminate the line under the provisions of the note or the loan agreement. For example, it would be impractical to operate the Equity Money program if Lender were required to give Borrower written notice of a right to cancel each advance against Borrower's Account by check. Likewise the Program would be impractical from Lender's standpoint if it could not charge a FINANCE CHARGE that varied with the Index Rate.

14. **Freeze or terminate the line.** Upon receipt of such notice, Borrower agrees to immediately return to Lender all unused checks. If the notice specifies that Lender is terminating the line, rather than merely freezing it, the Due Date will be accelerated and Borrower will be obligated to repay the outstanding balance, and all accrued FINANCE CHARGES, late charges and other charges imposed on the Account, no later than one hundred and twenty (120) calendar days after the notice is given. If the notice specifies that Lender is freezing the line, rather than terminating it, Borrower is not obligated to repay the outstanding balance until the Due Date, provided, however, that Lender will still have the right, in accordance with and at the times specified in this Agreement, to give Borrower a subsequent notice terminating the line entirely, thus accelerating the Due Date and thereby advancing the due date repayment to due. In addition, Lender will still have the right to accelerate the Due Date and demand immediate full repayment of the outstanding balance if an Event of Default occurs.

15. **Retention of checks.** If Borrower fails to return the checks promptly, however, Borrower will have violated the terms of this Agreement, and Bank can give notice of default, if Borrower fails to return the checks within thirty (30) calendar days of Lender giving such notice, an Event of Default will occur and Lender will declare the outstanding balance immediately due and payable.

16. **Assignment of Rents; Appointment of Receiver; Lender in Possession.** As additional security hereunder, Owner and Borrower hereby assign to Lender the rents of the Property, provided that Owner and Borrower shall, prior to acceleration under paragraph 12(a) or 12(b) hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

17. **Upon acceleration under Paragraph 12(a) or 12(b) hereof or abandonment of the Property, and at any time prior to the expiration of 30 days after confirmation of a foreclosure sale,** Lender (in person, by agent or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due and take such other actions as may be permitted by state law. Any 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 bond, and reasonable attorney's fees, and then to the sums secured by this Mortgage. Lender and receiver shall be liable to account only for those rents actually received.

18. **Future Advances.** Upon request of Borrower, Lender, at Lender's option prior to release of this Mortgage, may make Future Advances to Borrower. Such Future Advances, with interest thereon, shall be secured by this Mortgage when evidenced by promissory notes stating that said advances are secured hereby. At no time shall the principal amount of the indebtedness secured by this Mortgage, not including sums advanced in accordance herewith to protect the security of this Mortgage, exceed an amount equal to two times the original amount of the Note.

19. **Release.** Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any.

20. **Waivers of Homestead and Right of Redemption.** Owner and Borrower waive all right of homestead exemption in the Property. Except to the extent otherwise prohibited by state law, Borrower and Owner waive any and all rights of redemption from sale under any order or decree of foreclosure of this Mortgage on his and/or her own behalf and on behalf of each and every person acquiring any interest in or title to the Property subsequent to the date of this Mortgage.

21. **Trustee Reciprocations.** This Mortgage is executed by Owner, not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such trustee (and Owner hereby warrants that it possesses full power and authority to execute this instrument), and it is expressly understood and agreed that nothing herein or in the Note or Loan Agreement shall be construed as creating any liability on Owner, either as trustee or personally, to pay any principal due under the Note or Loan Agreement or any interest that may accrue thereon or any indebtedness accruing thereunder hereafter, or to perform any covenant, promise or undertaking, either express or implied, herein contained. If such liability, if any, being expressly waived by Lender and by every person now or hereafter claiming any right or security hereunder, and that so far as Owner and its successors are concerned, the legal Owner and holder of the indebtedness evidenced by and of the Note and Loan Agreement shall look solely to the Property for the payment thereof by the enforcement of the lien hereby created and to enforce personal liability of the Borrower under the Note and Loan Agreement and the personal liability of any guarantor thereon.

IN WITNESS WHEREOF, Owner has executed this Mortgage

Bank of Ravenswood

Address: 1503 W. Lawrence Avenue, Chicago, IL 60640 by Mark S. Edwards Vice President

STATE OF ILLINOIS the undersigned a Notary Public in and for said county and state, DO HEREBY CERTIFY THAT

MARK S. EDWARDS Vice President of Owner and Mark V. Gotanco Notary Public

of Owner, personally known to me to be the same persons whose names are subscribed in the foregoing instrument in such positions, appeared before me this 12th day of December, 2012 and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of Owner, as trustee in interest in the same and for purposes therein stated.

Given under my hand and official seal, this 12th day of December, 2012

My Commission Expires 06/30/13

This instrument Prepared by Kimberly N. Adger

By BANK OF RAVENSWOOD



19:9581
200626
60302



bank of ravenswood
1625 W. Lawrence Avenue Chicago IL 60640
(312) 989-2660

1. The Borrower and Lender have entered into this Mortgage to secure the Loan Agreement... 2. The Borrower shall pay all taxes, assessments, and other charges... 3. The Borrower shall pay all interest on the Loan Agreement... 4. The Borrower shall pay all principal on the Loan Agreement... 5. The Borrower shall pay all costs of this Mortgage... 6. The Borrower shall pay all costs of this Mortgage... 7. The Borrower shall pay all costs of this Mortgage... 8. The Borrower shall pay all costs of this Mortgage... 9. The Borrower shall pay all costs of this Mortgage... 10. The Borrower shall pay all costs of this Mortgage...

19246781

Index Number of 14-21-103-035-1003 (State and Zip Code) Illinois, 60613 (City) 650 W. Clark (Street) Chicago 2 (City) which has the address of

91427

1. The Borrower and Lender have entered into this Mortgage to secure the Loan Agreement... 2. The Borrower shall pay all taxes, assessments, and other charges... 3. The Borrower shall pay all interest on the Loan Agreement... 4. The Borrower shall pay all principal on the Loan Agreement... 5. The Borrower shall pay all costs of this Mortgage... 6. The Borrower shall pay all costs of this Mortgage... 7. The Borrower shall pay all costs of this Mortgage... 8. The Borrower shall pay all costs of this Mortgage... 9. The Borrower shall pay all costs of this Mortgage... 10. The Borrower shall pay all costs of this Mortgage...

Chicago Clerk's Office

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NOTARY PUBLIC STATE OF ILLINOIS
EVA HIGI
OFFICIAL SEAL

Kimberly N. Adger
BANK OF RAYNSWOOD

STATE OF ILLINOIS
COURT OF COMMON PLEAS
COUNTY OF COOK
MARTIN S. EDWARDS
MAYOR
MAYOR V. GOLANCO
MAYOR

Bank of Raynswood
MAYOR V. GOLANCO
MAYOR

1. The undersigned...
2. The undersigned...
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