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FORM 4111

DOCUMENT NO.

STATUTORY FEDERAL TAX LIEN SEARCH

1462910

PRESENT PARTIES IN INTEREST:

DATE OF SEARCH:

7-11-90

4/26/89
Ronald A. Kaufman

793834

RESULT OF SEARCH:

none

7/11/90 57

INTENDED GRANTEEES OR ASSIGNEES:

RESULT OF SEARCH:

CAROL MOSELEY BRAUN
REGISTRAR OF TITLES
90 JUL 11 AM 11:05

IDENTIFIED
No.
Registrar of Towns Titles
CAROL MOSELEY BRAUN
COMMUNITY BANKER

Property of Cook County Clerk's Office

This instrument prepared by:
Joseph R Liptak
6700 W North Av
Chicago Il 60635

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0 3 8 9 5 7 3 3

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708503/51012
2/10/5/90580c

(Space Above This Line For Recording Data)

LOAN NO. 011866179
DATE, JULY 5, 1990

MORTGAGE TO SECURE A REVOLVING LINE OF CREDIT

NOTICE: THIS MORTGAGE MAY SECURE BORROWINGS MADE SUBSEQUENT TO A TRANSFER OF THE PROPERTY.

THIS MORTGAGE TO SECURE A REVOLVING LINE OF CREDIT LOAN (herein "Mortgage") is made by and among
held in an Illinois Land (Trust) + RONALD A. KAUFMAN, A BACHELOR and (strike if title is not
personally but as Trustee under a Trust Agreement dated _____ (the "Trustee"), not
(herein each of RONALD A. KAUFMAN, A BACHELOR and known as Trust No. _____)
and the Trustee, if any, are individually and collectively and jointly and severally referred to as "Borrower") and ST.
PAUL FEDERAL BANK FOR SAVINGS, whose address is 8700 W. North Avenue, Chicago, Illinois 60635 (herein
"Lender").

NOTE IDENTIFIED

In consideration of the indebtedness herein recited, Borrower, excepting any Trustee which is a constituent party
in Borrower, hereby grants, bargains, sells, conveys, warrants and mortgages, and the Trustee, if any, hereby conveys,
mortgages and quit claims, unto Lender and Lender's successors and assigns the following described property located
in the VILLAGE of WILMOT, County of COOK
State of Illinois:

SEE ATTACHED
P.I.N. #10-16-204-029-1023

UNIT 211 AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO
AND A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED
ON THE 18TH DAY OF JUNE, 1975 AS DOCUMENT NO. 2813918.

ITEM 2

AN UNDIVIDED 2.21656% INTEREST (EXCEPT THE UNITS DELINEATED AND
DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED
PREMISES:
THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16,
TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST
CORNER OF THE EAST 33 RODS OF SAID NORTHEAST 1/4 THENCE SOUTH 00
DEGREES 03 MINUTES 30 SECONDS WEST ON THE WEST LINE OF SAID EAST
33 RODS OF THE NORTHEAST 1/4 A DISTANCE OF 153.12 FEET THENCE
NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 20.57
FEET FOR THE PLACE OF BEGINNING OF THE TRACT OF LAND HEREINAFTER
DESCRIBED; THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, A
DISTANCE OF 79.0 FEET; THENCE NORTH 60 DEGREES 00 MINUTES 00
SECONDS WEST, A DISTANCE OF 100.41 FEET; THENCE NORTH 90 DEGREES
00 MINUTES 00 SECONDS WEST, A DISTANCE OF 181.63 FEET; THENCE
NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 79.0
FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A
DISTANCE OF 179.69 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00
SECONDS EAST, A DISTANCE OF 10.0 FEET; THENCE SOUTH 79 DEGREES
36 MINUTES 32 SECONDS EAST, A DISTANCE OF 44.40 FEET; THENCE
SOUTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 12.0
FEET; THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS EAST, A
DISTANCE OF 104.78 FEET TO THE PLACE OF BEGINNING, IN COOK
COUNTY, ILLINOIS.

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THE MORTGAGOR ALSO HEREBY GRANTS TO THE MORTGAGEE ITS SUCCESSORS AND ASSIGNS,
AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE
RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE
AFOREMENTIONED DECLARATION OF CONDOMINIUM OWNERSHIP, AND DECLARATION OF
EASEMENTS.

THIS MORTGAGE IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS,
COVENANTS AND RESERVATIONS CONTAINED IN THE SAID DECLARATION OF THE
CONDOMINIUM OWNERSHIP, THE SAME AS THOUGH THE PROVISIONS OF THE SAID
DECLARATION OF CONDOMINIUM WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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A DUPLICATE

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11 11 PM 12: 01
CAROL HUSSEY BRAUN
REGISTRAR OF TITLES

COMMUNITY TITLE COMPANY, INC.
371 E. Butterfield Rd., Suite 100
Lombard, Illinois 60148
7080 512-0444 1-800-222-1385

3895733

Subscribed by
Address
Notary Public
Commission Expires
Date of Commission
Notary Public
COMMUNITY/TARKER

Given under my hand and official seal this
day of _____, 19____
Notary Public
I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY
President of
Secretary, respec-
a corporation and Secretary of said corporation, personally known to me to be the same persons whose names are subscribed
to the foregoing instrument as such
President and
Secretary, respec-
tively, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as
their own free and voluntary acts, and the free and voluntary acts of said corporation, as Trustee, for the uses and purposes
therein set forth; and the said
Secretary did also then and there acknowledge that he, as custodian
of the corporate seal of said corporation, did affix the said corporation seal to said instrument as his own
free and voluntary act, and as the free and voluntary act of said corporation, as Trustee, for the uses and purposes therein set
forth.

ATTEST:
State of Illinois
County of Cook
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that
personally known to me to be the same person whose name(s) and address are subscribed to the foregoing instrument, appeared before me
this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 official seal this 5 day of July, 1990
Commission Expires: 11/3/90
"OFFICIAL SEAL"
NANCY A. OGDEN, Notary Public
Cook County, State of Illinois
DO NOT SIGN UNLESS YOU ARE A TRUSTEE

IN WITNESS WHEREOF, Borrower has executed this Mortgage.
INBORROWER IS AN INDIVIDUAL(S)
INDIVIDUAL BORROWER
Date
INDIVIDUAL BORROWER
Date
STATE OF ILLINOIS
COUNTY OF COOK
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that
personally known to me to be the same person whose name(s) and address are subscribed to the foregoing instrument, appeared before me
this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 official seal this 5 day of July, 1990
Commission Expires: 11/3/90
"OFFICIAL SEAL"
NANCY A. OGDEN, Notary Public
Cook County, State of Illinois
DO NOT SIGN UNLESS YOU ARE A TRUSTEE

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UNOFFICIAL COPY

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Notwithstanding anything to the contrary herein, the Property shall include all of Borrower's right, title and interest in and to the real property described above, whether such right, title, and interest is acquired before or after execution of this Mortgage. Specifically, and without limitation of the foregoing, if this Mortgage is given with respect to a leasehold estate held by Borrower, and Borrower subsequently acquires a fee interest in the real property, the lien of this Mortgage shall attach to and include the fee interest acquired by Borrower.

Borrower covenants that Borrower is the lawful owner of the estate in land hereby conveyed and has the right to grant, convey and mortgage the Property, and that the Property is unencumbered except for encumbrances of record. Borrower (excluding any Trustee which is a constituent party in Borrower) warrants and covenants that it will defend generally the title to the Property (as defined in the Note) and defend and indemnify subject to encumbrances of record. Borrower covenants

hereby shall be as set forth in paragraph 20 below.
covenants and agreements of Borrower contained herein and in the Note, provided that the maximum amount secured with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the not sooner paid or required to be paid, due and payable on

08/01/95
the payment of all other sums, interest thereon, providing for monthly installments of principal and interest, with the principal balance of indebtedness, if

\$ 25,000.00
(the "Maximum Credit"), or so much thereof as may be advanced and outstanding, with Borrower's Variable Rate Promissory Note ("Note") of even date herewith, in the principal sum of U.S.

To secure to Lender on condition of the repayment of the revolving line of credit evidenced by such term as defined in UCC);
for the purpose of creating a security interest in such property, which Borrower hereby grants to Lender as secured party (as

defined in the Uniform Commercial Code) this Mortgage is hereby deemed to be, as well as a Security Agreement under the UCC (as such term is leasehold) are hereinafter referred to as the "Property"; as to any property which does not constitute a fixture (as such term is covered by this Mortgage); and all of the foregoing together with said property (or the leasehold estate in a Mortgage is on a property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property water, water rights and water stock, insurance and condemnation proceeds, and all fixtures now or hereafter attached to the rights and authorities given herein to Lender to collect and apply such rents), royalties, mineral, oil and gas rights and profits, reversion in and to the beds of ways, streets, avenues and alleys adjoining the Property, and rents (subject however to the improvements now or hereafter erected on the property and all easements, rights, appurtenances, after-acquired title or

TO HAVE AND TO HOLD such property unto Lender and Lender's successors and assigns, forever, together with all the which has the address of 4901 GOLF ROAD, SKOKIE IL 60077 (herein "Property Address");

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This instrument prepared by:
Joseph R Lypcak
6700 W North Av
Chicago IL 60635

2/10/95/505282C

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Including future advances from the time of its filing in the recorder's or registrar's office of the county in which the Property is located. The total amount of indebtedness secured hereby may increase or decrease from time to time, but the total unpaid balance of indebtedness secured hereby (including disbursements which the Lender may make under this Mortgage or any other document with respect thereto) at any one time outstanding shall not exceed one hundred fifty per cent of the Maximum Credit, plus interest thereon and any disbursements made for payment of taxes, special assessments or insurance on the Property and interest on such disbursements (all such indebtedness being hereinafter referred to as the "maximum amount secured hereby").

This Mortgage shall be valid and have priority over all subsequent liens and encumbrances, including statutory liens, excepting solely taxes and assessments levied on the Property, to the extent of the maximum amount secured hereby.

21. Assignment of Rents; Appointment of Receiver; Lender in Possession. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 18 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 18 hereof or abandonment of the Property, and at any time prior to the expiration of any period of redemption following judicial 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. All 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 bonds and reasonable attorney's fees, and then to the sums secured by this Mortgage. Lender and the receiver shall be liable to account only for those rents actually received.

22. Release. Upon payment of all sums secured by this Mortgage and termination of the revolving credit line under the Note Lender shall release this Mortgage without charge to Borrower.

23. Waiver of Homestead. Borrower hereby waives all right of homestead exemption in the Property.

24. Trustee Exculpation. If this Mortgage is executed by a Trust, Trustee executes this Mortgage as Trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such trustee, and it is expressly understood and agreed by the mortgagee herein and by every person now or hereafter claiming any right or security hereunder that nothing contained herein or in the Note secured by this Mortgage shall be construed as creating any liability on the Trustee personally to pay said Note or any interest that may accrue thereon, or any indebtedness accruing hereunder or to perform any covenants either express or implied herein contained, all such liability, if any, being expressly waived, and that any recovery on this Mortgage and the Note secured hereby as against said Trustee shall be solely against and out of the Property hereby conveyed by enforcement of the provisions hereof and of said Note, but this waiver shall in no way affect the personal liability of any co-maker, co-signer, endorser or guarantor of said Note and this Mortgage.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

IF BORROWER IS AN INDIVIDUAL(S)

<u>Ronald A. Kaufman</u> INDIVIDUAL BORROWER	<u>7/5/90</u> Date	_____	_____
<u>RONALD A. KAUFMAN</u> INDIVIDUAL BORROWER	_____	INDIVIDUAL BORROWER	Date
_____	Date	INDIVIDUAL BORROWER	Date

STATE OF ILLINOIS
COUNTY OF Cook SS.

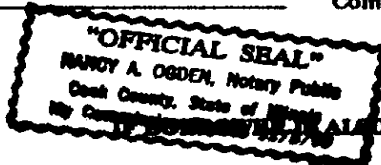
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Ronald A. Kaufman, a bachelor personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 official seal this 5 day of July, 1990

Commission Expires: 11/3/90

Notary Public



not personally but solely as trustee as aforesaid _____ its

ATTEST:

State of Illinois SS:
County of _____

its _____ (Title)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

_____ President of _____ Secretary, respectively, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their own free and voluntary acts, and the free and voluntary acts of said corporation, as Trustee, for the uses and purposes therein set forth; and the said

Secretary did also then and there acknowledge that he, as custodian of the corporate seal of said corporation, did affix the said corporation seal of said corporation to said instrument as his own free and voluntary act, and as the free and voluntary act of said corporation, as Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal this _____ day of _____, 19____

Notary Public

Commission Expires: _____

COMMUNITY/BANKER

IN DUPLICATE

3895733

Submitted by _____
Address _____
Promised _____
Being confirmed _____
Address _____
Deed to _____
Address _____
Notified _____

3895733

3895733

COMMUNITY TITLE COMPANY, INC.
377 E. Butterfield Rd., Suite 200
Lombard, Illinois 60148
(708) 512-0444 1-800-222-1266

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9. **Condemnation.** The proceeds of any award or claim for damages, cost of quiet title, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. In the event of a total or partial taking of the Property, the proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim 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 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 any payment due under the Note or change the amount of such payment.

10. **Borrower Not Released.** Extension of the time for payment or modification of any other term of the Note or 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 successor or refuse to extend time for payment or otherwise modify any term of the Agreement or this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest.

11. **Forbearance by Lender Not a Waiver.** Any forbearance by Lender in exercising any right or remedy under the Note or 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 or 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.

12. **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.

13. **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 19 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.

14. **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 delivering it to the Property or by mailing such notice by ordinary 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 registered or certified mail, return receipt requested, to Lender's 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 on the date it is delivered to the Property's address or the date such notice is deposited in the U.S. Mail system with the proper postage and addressed to Borrower. Any notice to Lender shall not be deemed to have been given until it has been received by Lender.

15. **Actual Knowledge.** For purposes of this Mortgage and the Note, Lender will not be deemed to have received actual knowledge of information required to be conveyed to Lender in writing by Borrower until the date of actual receipt of such information at the address specified above (or such other address specified by Lender to Borrower). Such date shall be conclusively determined by reference to the return receipt in possession of Borrower. If such return receipt is not available, such date shall be conclusively determined by reference to the "Received" date stamped on such written notice by Lender or Lender's agent. With regard to other events or information not provided by Borrower under this Mortgage or the Note, Lender will be deemed to have actual knowledge of such event or information as of the date Lender receives a written notice of such event or information from a source Lender reasonably believes to be reliable, including but not limited to, a court or other governmental agency, institutional lender, or title company. The actual date of receipt shall be determined by reference to the "Received" date stamped on such written notice by Lender or Lender's agent.

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

17. **Borrower's Copy.** Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

18. Events of Default; Remedies (Including Freezing the Line).

a. **Events of Defaults.** Set forth below is a list of events which will constitute Events of Default. Such events are: (1) Borrower's failure to pay when due any amounts due under the Note; (2) the outstanding balance due under the Note exceeds the Principal; (3) Lender receives actual knowledge that Borrower's omitted material information on Borrower's credit application or made any false or misleading statement on Borrower's credit application; (4) the death of Borrower or any maker or guarantor of the Note; (5) Borrower files for bankruptcy, or bankruptcy proceedings are instituted against Borrowers and not dismissed within sixty (60) calendar days, under any provision of any state or federal bankruptcy law in effect at the time of filing; (6) Borrower makes an assignment for the benefit of Borrower's creditors, becomes insolvent or becomes unable to meet Borrower's obligations generally as they become due; (7) Borrower further encumbers the Property or suffers a lien, claim of lien or encumbrance against the Property, except such liens or encumbrances which are subordinate to this Mortgage; (8) Borrower is in default or an action is filed alleging a default under any credit instrument or mortgage evidencing or securing an obligation of Borrower with priority in right of payment over the line of credit described in the Note; or whose lien has or appears to have any priority over the lien created by this Mortgage; or whose lien is or appears to be secured by the Property or on which this Mortgage is a lien; or any of Borrower's other creditors attempts to (or actually does) seize or obtain a writ of attachment against the Property; (9) Borrower fails to keep any other covenant contained in this Mortgage and the Note not otherwise specified in this Section.

b. **Remedies (Including Freezing the Line).** Lender may, at its sole option, upon the occurrence of an Event of Default, freeze or terminate the line, and, require Borrower to make immediate full repayment of the unpaid principal balance of the line together with accrued but unpaid interest and other charges. "Freezing" the line means refusal to make any further advances against the line. If Lender fails to make such payment upon demand, Lender may institute foreclosure proceedings or pursue any other remedy or remedies given to Lender by law or under this Mortgage and the Note. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including but not limited to, reasonable attorneys' fees, and costs of documenting evidence, abstracts and title report. As additional specific protection, notwithstanding any other term of this Mortgage, Lender, without declaring or asserting an Event of Default or invoking any of its remedies pertaining to Events of Default, may immediately and without notice, freeze the line, upon the occurrence of any event enumerated herein. Freezing the line will not preclude Lender from subsequently exercising any right or remedy set forth herein or in the Note.

19. **Transfer of Property or a Beneficial Interest in Borrower.** If all or any part of the Property or any interest in it is sold or transferred (or a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Mortgage. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Mortgage.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. This notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Mortgage. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Mortgage without further notice or demand on Borrower.

20. **Revolving Line of Credit Loan.** This Mortgage is given to secure a revolving credit loan evidenced by the Note. This Mortgage shall secure not only presently existing indebtedness under the Note but also future advances, whether such advances are obligatory or to be made at the option of the Lender, or otherwise, as are made within 20 years from the date hereof, to the same extent as if such future advances were made on the date of the execution of this Mortgage, although there may be no advance made at the time of execution of this Mortgage and although there may be no indebtedness secured hereby outstanding at the time any advance is made. The lien of this Mortgage shall be valid as to all indebtedness secured hereby,

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