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CHICAGO-TITLE-INS
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RESULT OF SEARCH:

INTENDED GRANTEES OR ASSIGNEES:

RESULT OF SEARCH:

PRESENT PARTIES IN INTEREST:

STATUTORY FEDERAL TAX LIEN SEARCH

DOCUMENT NO.

FORM 4111-445

Property of Cook County Clerk's Office

90 JUL 20 AM 10: 50
SARAL NOSELEY BRAUN
REGISTER OF TITLES

795435

DATE OF SEARCH:

1199686

7-20-90

Thomas J. Moore
Margaret A. Moore

UNOFFICIAL COPY

Thomas P. Moore
 Margaret A. Moore
 10727 South Whipple
 Chicago, Il 60655

MORTGAGOR
 "I" includes each mortgagor above.

This instrument was prepared by
 (Name) Bonnie J. Phalen
 (Address) 2021 Spring Road, Oak Brook, IL

OAK BROOK BANK
 OAK BROOK, ILLINOIS 60522

MORTGAGEE
 "You" means the mortgagee, its successors and assigns.

NOTE IDENTIFIED

REAL ESTATE MORTGAGE: For value received, I, Thomas P. Moore and Margaret A. Moore, his wife
 mortgage and warrant to you to secure the payment of the secured debt described below, on
July 12, 1990, the real estate described below and all rights, easements, appurtenances, rents, leases and existing
 and future improvements and fixtures (all called the "property").

PROPERTY ADDRESS: 10727 South Whipple Chicago Illinois 60655
 (Street) (City) (Zip Code)

LEGAL DESCRIPTION: Lot 38 in Block 1 in Greenwood Park, a Subdivision of the North West
 Quarter (1/4) of the South West quarter (1/4) (except the Railroad)
 of Section 13, Township 37 North, Range 13, East of the Third Principal
 Meridian, in Cook County, Illinois

PIN: 24-13-303-010

AFTER RECORDING RETURN TO:
 OAK BROOK BANK
 2021 SPRING ROAD
 OAK BROOK, ILL. 60522
 ATTN: LOAN OPERATIONS

located in Cook County, Illinois.

TITLE: I covenant and warrant title to the property, except for encumbrances of record, municipal and zoning ordinances, current taxes and
 assessments not yet due and mortgaged dated on May 2, 1974 to Chesterfield Federal Savings and
Loan Association of Chicago, in the amount of \$25,600.00

SECURED DEBT: This mortgage secures repayment of the secured debt and the performance of the covenants and agreements contained in
 this mortgage and in any other document incorporated herein. Secured debt, as used in this mortgage, includes any amounts I owe you
 under this mortgage or under any instrument secured by this mortgage.

The secured debt is evidenced by (List all instruments and agreements secured by this mortgage and the dates thereof.):

- _____
- Future Advances:** All amounts owed under the above agreement are secured even though not all amounts may yet be
 advanced. Future advances under the agreement are contemplated and will be secured and will have priority to the same
 extent as if made on the date this mortgage is executed.

Revolving credit loan agreement dated July 12, 1990, with initial annual interest rate of 10.50 % .
 All amounts owed under this agreement are secured even though not all amounts may yet be advanced. Future advances under
 the agreement are contemplated and will be secured and will have priority to the same extent as if made on the date this mortgage
 is executed.

The above obligation is due and payable on July 12, 1995 if not paid earlier.
 The total unpaid balance secured by this mortgage at any one time shall not exceed a maximum principal amount of:
Forty Thousand Dollars and No/100 Dollars (\$ 40,000.00),
 plus interest, plus any disbursements made for the payment of taxes, special assessments, or insurance on the property, with interest
 on such disbursements.

Variable Rate: The interest rate on the obligation secured by this mortgage may vary according to the terms of that obligation.

A copy of the loan agreement containing the terms under which the interest rate may vary is attached to this mortgage and
 made a part hereof.

TERMS AND COVENANTS: I agree to the terms and covenants contained in this mortgage and in any riders described below and signed by me.

- Commercial
- Construction
- _____

SIGNATURES:

Thomas P. Moore
 Thomas P. Moore

Margaret A. Moore
 Margaret A. Moore

ACKNOWLEDGMENT: STATE OF ILLINOIS, Cook County ss:

The foregoing instrument was acknowledged before me this 12th day of July, 1990
 by Thomas P. Moore and Margaret A. Moore, his wife

Corporate or
 Partnership
 Acknowledgment

of _____ (Title(s))
 a DOLORES M. BOKYCA (Name of Corporation or Partnership)
 My commission expires _____ on behalf of the corporation or partnership.
 (Seal) NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/17/92
Dolores M. Bokyc
 (Notary Public)

3893283

3828883 IN DUPLICATE

11/23/11

3898283 CAROL MORTGAGE BANK REGISTRAR OF TITLE

3898283

3828883

CHICAGO TITLE INS. G# 952922

Address, Date, Address, Date, Address, Date, Address, Date

Property

- 1. Payments.** I agree to make all payments on the secured debt when due. Unless we agree otherwise, any payments you receive from me or for my benefit will be applied first to any amount I owe you on the secured debt (exclusive of interest or principal), second, to interest and then to principal. If partial prepayment of the secured debt occurs for any reason, it will not reduce or excuse any subsequently scheduled payment until the secured debt is paid in full.
- 2. Claims against Title.** I will pay all taxes, assessments, liens and encumbrances on the property when due and will defend title to the property against any claims which would impair the lien of this mortgage. You may require me to assign any rights, claims or defenses which I may have against parties who supply labor or materials to improve or maintain the property.
- 3. Insurance.** I will keep the property insured under terms acceptable to you at my expense and for your benefit. You will be named as loss payee or as the insured on any such insurance policy. Any insurance proceeds may be applied, within your discretion, to either the restoration or repair of the damaged property or to the secured debt. If you require mortgage insurance, I agree to maintain such insurance for as long as you require.
- 4. Property.** I will keep the property in good condition and make all repairs reasonably necessary.
- 5. Expenses.** I agree to pay all your expenses, including reasonable attorneys' fees, if I break any covenants in this mortgage or in any obligation secured by this mortgage. Attorneys' fees include those awarded by an appellate court. I will pay these amounts to you as provided in Covenant 16 of this mortgage.
- 6. Default and Acceleration.** If I fail to make any payment when due or break any covenants under this mortgage, any prior mortgage or any other mortgage secured by this mortgage, you may accelerate the maturity of the secured debt and demand immediate payment and exercise any other remedy available to you. You may foreclose this mortgage in the manner provided by law.
- 7. Assignment of Rents and Profits.** I assign to you the rents and profits of the property. Unless we have agreed otherwise in writing, I may collect and retain the rents as long as I am not in default. If I default, you, your agent, or a court appointed receiver may take possession and manage the property and collect the rents. Any rents you collect shall be applied first to the costs of managing the property, including court costs and attorney's fees, commissions to rental agents, and any other necessary related expenses. The remaining amount of rents will then apply to payments on the secured debt as provided in Covenant 1.
- 8. Waiver of Homestead.** I hereby waive all right of homestead exemption in the property.
- 9. Leasehold, Condominiums, Planned Unit Development.** I agree to 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, I will perform all of my duties under the covenants, by-laws, or regulations of the condominium or planned unit development.
- 10. Authority of Mortgagee to Perform for Mortgagee.** If I fail to perform any of my duties under this mortgage, you may perform the duties or cause them to be performed. You may sign my name or pay any amount if necessary for performance. If any construction on the property is discontinued or not carried on in a reasonable manner, you may do whatever is necessary to protect your security interest in the property. This may include completing the construction.
- 11. Inspection.** You may enter the property to inspect. If you give me notice beforehand, the notice must state the reasonable cause for your inspection.
- 12. Condemnation.** I assign to you the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the property. Such proceeds will be applied as provided in Covenant 1. This assignment is subject to the terms of any prior security agreement.
- 13. Waiver.** By exercising any remedy available to you, you do not give up your right to later consider the event a default if it happens again. Any remedy, if I default, you do not waive your right to later use any other remedy. By not exercising any
- 14. Joint and Several Liability, Co-signers, Successors and Assigns.** All duties under this mortgage are joint and several. If I co-sign this mortgage but do not co-sign the underlying debt I do so only to mortgage my interest in the property under the terms of this mortgage. I also agree that you and any party to this mortgage may extend, modify or make any other changes in the terms of this mortgage or the secured debt without my consent. Such a change will not release me from the terms of this mortgage.
- 15. Notice.** Unless otherwise required by law, any notice to be given by me shall be given by delivering it or by mailing it by certified mail addressed to me at the Property Address or any other address that I tell you. I will give any notice to you by certified mail to your address on the front side of this mortgage, or to any other address which you have designated.
- 16. Transfer of the Property or a Beneficial Interest in the Mortgage.** If all or any part of the property or any interest in it is sold or transferred without your prior written consent, you may demand immediate payment of the secured debt. You may also demand immediate payment if the mortgagor is not a natural person and a beneficial interest in the mortgage is sold or transferred. However, you may not demand payment in the above situations if it is prohibited by federal law as of the date of this mortgage.
- 17. Release.** When I have paid the secured debt, you will discharge this mortgage without charge to me. I agree to pay all costs to record this mortgage.