

STATUTORY FEDERAL TAX LIEN SEARCH

1504730
1451533

PRESENT PARTIES IN INTEREST:

DATE OF SEARCH:

802301
50 SEP -4 AM 10:12

RESULT OF SEARCH:

None
None

9 of 90
ccp

Property of Cook County Clerk's Office

INTENDED GRANTEEES OR ASSIGNEES:

RESULT OF SEARCH:

SEARCHED
INDEXED
SERIALIZED
FILED

UNOFFICIAL COPY

Customer # _____
Towns Medford Filing Date 7-11-89
Ct. # 1451533 L.F. # 1-11-89
Grantor William G. Coan
S.S.# _____
Grantor John G. Coan
S.S.# _____
Grantor _____
S.S.# _____
Grantor _____
S.S.# _____
P.M.S. 1571-210-0-89 17052-89
Fed Lien Search 502301 Cap
Title Officer _____
Title Company _____
Trust Dept. Approval _____ Survey Dept. Approval _____
Refused _____
Type of Document Mtg _____

Total No. Docs. 1
Logged _____ Microfilm _____
To Tax Dept. _____ Ref'd _____
Previewer _____ Date _____
Typist _____ Date _____
Reviewer _____ Date _____
New Ct. # _____ Date _____
Delivery _____ Date _____
Customer Signature _____

Property of Cook County Clerk's Office

UNOFFICIAL COPY 3905380

NOTE IDENTIFIED

William C. Owen

Jean E. Owen

202 Finsbury Lane

LaGrange Park, IL 60525

MORTGAGOR

"I" includes each mortgagor above.

This document was prepared by

(Name) P. Kevin McLaughlin

(Address) LaGrange, IL

First National Bank of LaGrange

620 West Burlington Avenue

LaGrange, IL 60525

MORTGAGEE

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

REAL ESTATE MORTGAGE: For value received, William C. Owen and Jean E. Owen, his wife as joint tenants

have granted, sold, conveyed, assigned, and warranted to you to secure the payment of the secured debt described below, on

August 18, 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

202 Finsbury Lane

LaGrange Park

Illinois

60525

(Street)

(City)

(Zip Code)

LEGAL DESCRIPTION

Lot 15 (except therefrom that part thereof falling within vacated 26th Street) in Sherwood Village Unit No. 2, being a subdivision of part of the West 1/2 of the Northeast 1/4 of Section 28, Township 39 North, Range 12, East of the Third Principal Meridian, according to the plat thereof registered in the office of the Registrar of Titles of Cook County, IL on February 8, 1960, as Document #1907744.

NOTICE

THIS MORTGAGE IS NOT ASSUMABLE

P.I.N. 15-28-10-009

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

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 (1) 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.

Fixed Rate: Revolving credit loan agreement dated August 18, 1990 with initial annual interest rate of 11.50%. 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 August 18, 1990 if not paid earlier.

The total unpaid balance secured by this mortgage at any one time shall not exceed a maximum principal amount of: Twenty Thousand and no/100 Dollars \$20,000.00 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 Assignment of Rents

SIGNATURES

William C. Owen

Jean E. Owen

ACKNOWLEDGMENT: STATE OF ILLINOIS, Cook County, Illinois

The foregoing instrument was acknowledged before me this 18th day of August, 1990 by William C. Owen and Jean E. Owen his wife.

My commission expires: (Date) on behalf of the corporation or partnership.

Notary Public signature

AB TITLE SERVICES # 278-1358

3905380

UNOFFICIAL COPY

REGISTERED TITLE

DUPLICATE

3908980

SEP - 4 1990
RECORDS SECTION

65909980

REGISTERED TITLE

REAL ESTATE INC. X GROUP
1820 Ridge Avenue
Evanston, IL 60201
Order # K18-358

Property of

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 any third party shall be applied first to any amount of principal (prepaid or unpaid), second to interest, and then to any other charges that may be due on the secured debt. I understand that the scheduled debt will not be paid in full until all payments have been made.

2. **Claims against Title:** I will pay all taxes, assessments, liens and other charges on the property 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 policy. Any insurance proceeds may be applied to the debt. I agree to maintain such insurance for as long as you require.

4. **Property:** I will keep the property in good condition and make a reasonable effort to maintain the property.

5. **Expenses:** I agree to pay all your expenses, including reasonable attorney fees, if I breach any covenants in this mortgage or in any objection recorded by this mortgage. Attorney fees include those awarded by an arbitrator or court. I will pay these amounts to you as provided in Government Code Section 995.410.

6. **Default and Acceleration:** If I fail to make any payment when due or if I breach any covenants in this mortgage, any lien or charge or any other remedy available to you, you may declare this mortgage in default. I will secure a debt and demand immediate payment and execute any other remedy available to you. You may enforce this mortgage if the lender provided by law.

7. **Assignment of Rents and Profits:** I assign to you the rents and profits of the property. I have agreed otherwise in writing. I may not assign the rents and profits of the property to a third party. I agree to pay the costs of managing the property, including, but not limited to, advertising, repairs, taxes, insurance, and other expenses. I agree to pay the costs of managing the property, including, but not limited to, advertising, repairs, taxes, insurance, and other expenses. I agree to pay the costs of managing the property, including, but not limited to, advertising, repairs, taxes, insurance, and other expenses.

8. **Waiver of Remedies:** I hereby waive all right of foreclosure or other remedy available to you in this mortgage.

9. **Leasehold Easements, Planned Unit Developments, and Other Interests:** I agree to comply with the provisions of any lease or other interest in the property which may be recorded against the property. I agree to comply with the provisions of any lease or other interest in the property which may be recorded against the property.

10. **Authority of Mortgagee to Perform for Mortgagee:** You may sign my name or pay any debt or other obligation on my behalf in the property. You may perform the duties of a mortgagee on my behalf. I agree to pay any debt or other obligation on my behalf in the property. You may perform the duties of a mortgagee on my behalf.

11. **Joint and Several Liability, Co-signers, Successors and Assigns:** All obligations under this mortgage are joint and several. I agree to pay the debt or other obligation on my behalf in the property. You may perform the duties of a mortgagee on my behalf.

12. **Condemnation:** I agree to pay the compensation or other benefit payable to me in the event of a condemnation of all or any part of the property. Such compensation or other benefit will be applied to the debt. I agree to pay the debt or other obligation on my behalf in the property. You may perform the duties of a mortgagee on my behalf.

13. **Waiver:** By executing any remedy available to you, you waive your right to later contest the debt or other obligation on my behalf in the property. You may perform the duties of a mortgagee on my behalf.

14. **Joint and Several Liability, Co-signers, Successors and Assigns:** All obligations under this mortgage are joint and several. I agree to pay the debt or other obligation on my behalf in the property. You may perform the duties of a mortgagee on my behalf.

15. **Force Majeure:** This mortgage is subject to the law and public policy of the State of Illinois. I agree to pay the debt or other obligation on my behalf in the property. You may perform the duties of a mortgagee on my behalf.

16. **Transfer of the Property or a Beneficial Interest in the Property:** If at any time the property or any interest in it is sold or transferred to another person and a purchaser or transferee is notified by a notice of sale or other notice, the purchaser or transferee shall be bound by the terms of this mortgage as if it had been purchased by the purchaser or transferee. I agree to pay the debt or other obligation on my behalf in the property. You may perform the duties of a mortgagee on my behalf.

17. **Release:** I agree to pay all costs to record this mortgage.

086506C