

7. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to...
6. Protection of Lender's Security and Rights in the Property. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if...
5. Preservation and Maintenance of Property. Borrower shall keep the Property in good repair and shall not commit waste or permit the provision of any lease...

UNIFORM COVENANTS. Borrower and the Lender covenant and agree as follows:
1. Payment of Principal and Interest. The Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and all other...
2. Payment of Taxes, Insurance and Other Charges. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property...

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas...
THE BORROWER COVENANTS that the Borrower is lawfully seized of the estate, hereby conveyed and has the right to mortgage, grant and convey the Property...
MORTGAGE CO
Date of Mortgage 12/31/88
Document Number LK3179785

For this purpose, the Borrower does hereby mortgage, grant, and convey to the Lender the following described property located in...
Interest thereon, made to Borrower from Lender pursuant to the terms hereof ("Future Advances").
The Agreement establishes a revolving line of credit pursuant to Section 6 of the Illinois Banking Act, Ill. Rev. Stat. Ch. 17, Sec. 312.3. The Note provides for...
The mortgage is given to BAXTER CREDIT UNION, an Illinois corporation, in full payment of the debt evidenced by the Note and all other...

Prepared by and
Baxter Credit Union
1425 Lake Cook Road
Deerfield, Illinois 60015
Line Of Credit Mortgage
3963271
H4
H4

BOX 332

767141 292 SC 90609-H

3963271

Vertical stamp: ORIGINAL COPY

18. Acceleration and Remedies. The occurrence of any one or more of the following events of default shall result in all sums secured by this Mortgage becoming immediately due and payable... (1) any failure to pay any amount owing under the Note when due...

17. Acceleration and Remedies. The occurrence of any one or more of the following events of default shall result in all sums secured by this Mortgage becoming immediately due and payable... (1) any failure to pay any amount owing under the Note when due...

16. Prior Mortgage(s). Borrower agrees to fully comply with all provisions of any prior mortgage(s) and shall not be in default of any provision of any prior mortgage(s) without further notice or demand on Borrower...

15. Due on Sale. If all or any part of the Property or any interest in it is sold, conveyed, transferred or leased without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Mortgage...

14. Governing Law. This Mortgage shall be governed by the laws of the state of Texas. In the event that any provision or clause of this Mortgage conflicts with applicable law, such conflict shall not affect or impair any other provisions of this Mortgage...

13. Notice. Any notice to Borrower provided for in this Mortgage shall be given by delivering it or by making it by registered or certified mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by written notice to Lender...

12. Legislation Affecting Lender's Rights. If the enactment or expiration of applicable laws has the effect of rendering any provision of the Agreement, the Note, or this Mortgage unenforceable according to its terms, Lender, at its option, upon ninety (90) days prior notice to Borrower may require immediate payment in full of all sums secured by this Mortgage and may include any remedy permitted by Paragraph 17 hereof...

11. Loan Charges. If the interest or other loan charges collected or to be collected in connection with the loans made under the Agreement or the Note exceeded permitted limits as finally interpreted by a court of competent jurisdiction, any sums already collected from Borrower which exceeded permitted limits will be reduced without that Borrower's consent...

10. Successors and Assigns. The covenants and agreements of this Mortgage shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of Paragraph 5 hereof. Borrower's covenants and agreements shall be joint and several. Any person who co-signs this Mortgage but does not execute the Note, (i) is co-signing this Mortgage under the terms of this Mortgage; (ii) is not personally obligated to pay the sums secured by this Mortgage; and (iii) shall not be a guarantor of the performance of the Note...

9. Waiver. Extension of the time for payment of any installment 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 or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or to release, in any manner, the liability of the original Borrower or Borrower's successors in interest...

8. Assignment of Rights. 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 as provided herein or abandonment of the Property, have the right to collect and retain such rents as they become due and payable...

7. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums secured by this Mortgage, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be due under this Mortgage and Note; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage and in enforcing Lender's remedies as provided herein; including, but not limited to reasonable attorneys' fees; and (d) Borrower takes such action as Lender may reasonable require to assure to the satisfaction of Lender that such payment and cure by Borrower of this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred...

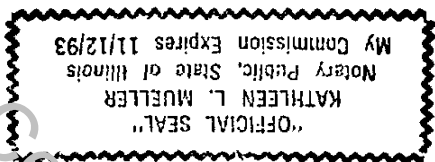
6. Release. Upon payment of all sums secured by this Mortgage and, if applicable, Borrower's notice to Lender that it wishes its rights to request redelivery of such sums pursuant to a revolving line of credit arrangement, if any, Lender shall release this Mortgage without charge to Borrower. Borrower waives all rights of homestead exemption in the Property...

5. Assignment of Rights. 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 as provided herein or abandonment of the Property, have the right to collect and retain such rents as they become due and payable...

4. Acceleration and Remedies. The occurrence of any one or more of the following events of default shall result in all sums secured by this Mortgage becoming immediately due and payable... (1) any failure to pay any amount owing under the Note when due...

CHICAGO TITLE INSURANCE CO. 503 N. LAUREL ST. CHICAGO, ILL. 60610-1584

Mail to: Baxter Credit Union 1425 Lake Cook Road Deerfield, Illinois 60015



Kathleen L. Mueller Notary Public

Given under my hand and official seal this 06 day of MAY 19 91 signed and delivered in the presence of me this day in person, subscribed to the foregoing Mortgage, appeared before me this day in person, personally known to me to be the same person(s) whose name(s) they

ROBERT G. GENTILE AND STEPHANIE A. GENTILE, HIS WIFE The undersigned, a Notary Public in and for the said county and state, does hereby certify that

STATE OF ILLINOIS COUNTY OF COOK Borrower Borrower

IN WITNESS WHEREOF, Borrower has executed this Mortgage at the address of Baxter Credit Union first set forth above.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Mortgage and in any riders executed by Borrower and recorded with this Mortgage. Borrower shall provide a conformed copy of the Agreement and this Mortgage at the time of execution or after recordation hereof.

EDNESS OUTSTANDING AT THE TIME ANY ADVANCE IS MADE. ALTHOUGH THERE MAY BE NO ADVANCE MADE AT THE TIME OF THE EXECUTION OF THIS MORTGAGE, AGREEMENT TO THE SAME AS IF SUCH FUTURE ADVANCES WERE MADE ON THE DATE OF THE EXECUTION OF THIS MORTGAGE.

24. PRIORITY. THIS MORTGAGE IS GIVEN TO SECURE A LINE OF CREDIT ADJUSTABLE RATE NOTE (A REVOLVING LOAN) AND SHALL SECURE NOT ONLY THE EXISTING INDEBTEDNESS UNDER SAID AGREEMENT BUT ALSO SUCH FUTURE ADVANCES, WHETHER SUCH ADVANCES ARE OBLIGATED BY AGREEMENT OR OTHERWISE, AS ARE MADE WITHIN TWENTY (20) YEARS FROM THE DATE OF SAID MORTGAGE.

23. FUTURE ADVANCES. UPON REQUEST OF BORROWER, LENDER AT LENDER'S OPTION PRIOR TO RELEASE OF THIS MORTGAGE, MAY MAKE SUCH STATEMENT SHALL BE PRESUMED CORRECT UNLESS BORROWER NOTICES LENDER IN WRITING OF ANY ERROR WITHIN SIXTY (60) DAYS AFTER THE CLOSING DATE OF THE BILLING PERIOD.

(F) DISCLOSURES Lender will send statements at least quarterly reflecting changes in the interest rate and payments during the quarterly period. The new interest rate will become effective on each Change Date and Borrower will pay the amount of the new monthly payment beginning on the Change Date until the amount of the monthly payment changes again.

(E) EFFECTIVE DATE CHANGES Prior to each Change Date, Lender will determine any change in the interest rate, and shall calculate the new interest rate by adding 1% to the Current Index. Lender will round the result of this addition to the nearest one-eighth of one percentage point (0.125%). This rounded amount will be the new interest rate until the next Change Date. If the new interest rate increases or decreases, the monthly payment may also increase or decrease.

(D) CALCULATION OF CHANGES The Agreement has an "Initial Index" figure of 9.00%. A substitute for the Prime Rate and will notify the Borrower of such change. The index shall be based upon changes in the "Index." The index shall be the highest domestic Prime Rate as reported in the Money Rate Section of the Midwest Edition of The Wall Street Journal on the last business day of the month immediately preceding the beginning of each billing period. If the Wall Street Journal stops reporting the Prime Rate, or if the Prime Rate is not available on the said last business day, then Lender will choose a comparable index as

(C) INDEX Commencing on the date of the Note, the interest rate may be adjusted by Lender on the first day of each month. These dates shall be known as "Change Dates."

(B) CHANGE DATES The maximum ANNUAL PERCENTAGE RATE of interest under the Note shall be 18%. The ANNUAL PERCENTAGE RATE of interest under the Note shall be 10.000%.

(A) INITIAL RATE Borrower and Lender further covenant and agree as follows: 22. Terms of Agreement. The Note and Agreement which this mortgage secures contains provisions allowing for changes in the interest rate every month. The

Property of Cook County

3963271

167141 (2472) Sec 90609-4-H

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Submitted by
REGISTRAR OF TITLES
CAROL MOSELER BRAUN
Address
Promised
Deliver
1991

Address

Deed to

Address

Address

Address

ca. 10/12/91

TICOR TITLE INSURANCE
203 N. LA SALLE ST. SUITE 1400
CHICAGO, ILLINOIS, 60601-1297

Property of Cook County Clerk's Office

5000001

DEPARTMENT OF REVENUE
1001 EAST WASHINGTON
CHICAGO, ILLINOIS 60601



RECORDED

COOK COUNTY CLERK'S OFFICE
RECORDS SECTION
CHICAGO, ILLINOIS
1991
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