



This Equity Line of Credit Mortgage is made this 7th day of August 1991 between the Mortgagor, Anil B. Shah and Bharati A. Shah (married to each other) (J)

(Borrower), and the Mortgagee, LaSalle Bank Westmont, a state banking association with offices at 1347 East Adams, Westmont, Illinois 60559 (Lender)

Whereas, Lender and Borrower have entered into an Equity Line of Credit Agreement (the "Agreement") dated August 7

1991 pursuant to which Borrower has borrowed from Lender from time to time from a credit limit which shall not exceed the aggregate outstanding principal balance of \$ 50,000.00 and Lender, under the Agreement, will make the loan of revolving credit loans as described in paragraph 16 below. Lender's obligations under the Agreement shall terminate if the Agreement is paid in full at the time stated and at the times provided for in the Agreement. Unless otherwise agreed in writing by Lender and Borrower, all revolving loans outstanding under the Agreement on or after September 10

1998 together with interest thereon may be declared due and payable on demand. In any event, all Loans borrowed under the Agreement plus interest thereon must be repaid by September 10

11 (the "Final Maturity Date"). To Secure to Lender the repayment of the Loans made pursuant to the Agreement and to secure to Lender all payments thereof with interest thereon, the payment of the Loans with interest thereon, and to secure to Lender the performance of the covenants and agreements of Borrower contained herein and in any Dependent Mortgage Instruments, mortgages, Grant and conveyances under the following described property located in the County of Cook State of Illinois:

PIN #18-19-103-048
Lot 40.....(60)
IN THE HEATHERFIELDS OF BURR RIDGE UNIT 2, BEING A SUBDIVISION IN THE NORTHWEST QUARTER (1/4) OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF FILED IN THE REGISTRAR'S OFFICE OF COOK COUNTY ON AUGUST 7, 1987 AS DOCUMENT NUMBER 3341862.

4 Hampton Court Burr Ridge, IL 60521

which is the address of (herein "Property Address")

Together with all the improvements now or hereafter made on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and rights, water, water rights, and water, electric and gas rights now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage, and all of the foregoing, together with said property (or leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property".

Borrower covenants that Borrower is lawful, sane and of the estate hereof, and has the right to mortgage, grant and convey the Property, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any mortgages, declarations, easements or restrictions listed in a schedule of exceptions to coverage in any life insurance policy insuring Lender's interest in the Property.

Covenants. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest on the Loans made pursuant to the Agreement, together with any fees and charges as provided in the Agreement.

2. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under the Agreement and paragraph 1 hereof made shall be applied by Lender first in payment of any advance made by Lender pursuant to this Mortgage, then to interest, fees and charges payable pursuant to the Agreement, then to the principal of Loans outstanding under the Agreement.

3. Charges; Liens. Borrower shall pay or cause to be paid all taxes, assessments, and other charges, fees and impositions attributable to the Property which may attach a priority over this Mortgage, and leasehold payments of ground rents if any included all payments due under any mortgage disclosed by the life insurance policy insuring Lender's interest in the Property. Borrower shall, upon request of Lender, promptly furnish to Lender receipts evidencing such payments. Borrower shall promptly discharge, pay lien which has priority over this Mortgage, except for the lien of any mortgage disclosed by the life insurance policy insuring Lender's interest in the Property, provided that Borrower shall not be required to discharge any such lien so long as Borrower 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 such lien in legal proceedings which operate to prevent the enforcement of the lien or foreclosure of the Property or any part thereof.

4. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included with the term "hazard" coverage, and such other hazards as Lender may require and in such amounts 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 and any other mortgage on the Property.

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 a timely manner.

An insurance policy and amounts thereof shall be in form acceptable to Lender, and shall include a standard mortgage clause in favor of and in form acceptable to Lender. Upon request of Lender, 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/or Lender. Lender may, in case of proof of loss, not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of Property damaged, or, if 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 or if the security of this Mortgage would be impaired, the insurance 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 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 the 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 payments due under the Agreement or change the amount of such payment. Lender, pursuant to paragraph 12 hereof, the Property is acquired by Lender, all right, title and interest of 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.

5. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments. Borrower shall keep the Property in good repair and shall not permit 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, conditions and restrictions of the condominium or planned unit development, the bylaws and regulations of the condominium or planned unit development, and subsequent documents, rules or regulations of planned unit development, and shall perform all of Borrower's obligations with this Mortgage, the covenants and agreements of such type shall be binding upon Borrower and shall amend and supplement the covenants and agreements of this Mortgage as if the same were a part hereof.

6. Protection of Lender's Security. If Borrower takes any action which materially affects Lender's interest in the Property, including but not limited to any proceeding brought by or on behalf of a prior mortgagee, eminent domain, insolvency, sale or settlement, arrangements or proceedings involving a bankruptcy or insolvency, or judgment from Lender, at Lender's option, upon notice to Borrower, may make such arrangements, disburse sums and take action as is necessary to protect Lender's interest, including but not limited to disbursement of reasonable attorneys' fees, interest on the Property, or insurance.

Any amounts disbursed by Lender pursuant to this paragraph shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree in writing, such amounts shall be payable upon notice to Lender to Borrower requesting payment thereof, and shall bear interest from the date of disbursement at the rate payable from time to time on outstanding principal under the Agreement. Nothing contained in this paragraph shall require Lender to incur any expense or take any action hereunder.

7. 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.

NOTE IDENTICAL

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NO DUPLICATE

NEW TITLE INS CO
714 S Royal St. Suite D, Naperville

8. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance of the Property, 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. In the event of a total or partial taking of the Property, the proceeds shall be applied to the sums secured by this Mortgage. In the event of a total or partial taking of the Property, the proceeds shall be applied to the sums secured by this Mortgage. In the event of a total or partial taking of the Property, the proceeds shall be applied to the sums secured by this Mortgage.

9. Borrower Not Released. Extension of the time for payment or modification of any other term of 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 any term of the Agreement or this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest.

10. Forbearance by Lender Not a Waiver. Any forbearance by Lender in exercising any right or remedy under the Agreement 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.

11. 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.

12. Successors and Assigns Bound; Joint and Several Liability; Covenants. 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 16 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. The term interest as used herein shall mean and include all finance charges under the Agreement.

13. Notice. Except for any notice required under applicable law to be given in another manner, all notices 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 all notices to Lender shall be given by 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 or Lender when given in the manner designated herein.

14. 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 Agreement conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Agreement which can be given effect without the conflicting provision, and to this end provisions of the Mortgage and the Agreement are declared to be severable.

15. Borrower's Copy. Borrower shall be furnished a conformed copy of the Agreement and of this Mortgage at the time of execution or after recording hereof.

16. Revolving Credit Loan. This Mortgage is given to secure a revolving credit loan and shall secure not only presently existing indebtedness under the Agreement 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 including future advances from the time of its filing for record 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, the Agreement or any other document with respect thereto at any one time outstanding shall not exceed a maximum principal amount of \$ 50,000.00 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.

17. Termination and Acceleration. Lender at its option may terminate the availability of loans under the Agreement, declare all amounts owed by Borrower to Lender under the Agreement to be immediately due and payable, and enforce its rights under this Mortgage if (a) Borrower fails to make any payment due under the Agreement and secured by this Mortgage, (b) Borrower acts or fails to act in a way that adversely affects any of the Lender's security for the indebtedness secured by this Mortgage, or any right of the Lender in the Property or other security for the indebtedness secured by this Mortgage, or (c) any application or statement furnished by Borrower to the Lender is found to be materially false. The Lender's security shall be presumed to be adversely affected if (a) all or any part of the Property or an interest therein is sold, transferred, encumbered or conveyed by Borrower without Lender's prior written consent, excluding the creating of a lien or encumbrance subordinate to this Mortgage, (b) Borrower fails to comply with any covenant or agreement in this Mortgage or the Agreement, if it becomes necessary to foreclose this Mortgage by judicial proceeding, Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorney's fees and costs of documentary evidence, abstracts and title reports.

18. Assignment of Rents; Appointment of Receiver; Lender in Possession. As a additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall prior to acceleration under paragraph 17 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 17 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 or 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.

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

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

In Witness Whereof, Borrower has executed this Mortgage

Anil B. Shah
Anil B. Shah
Type or Print Name
Borrower

Bharati A. Shah
Bharati A. Shah
Type or Print Name
Borrower

State of Illinois }
County of DuPage } ss

I, The Undersigned a Notary Public in and for said county and state, do hereby certify that Anil B. Shah and Bharati A. Shah, his wife personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 7th day of August, 1991

ISEAL
My Commission Expires



Deborah L. Piha
Notary Public

This instrument Prepared By
LaSalle Bank Westmont
139 North Cass Avenue
Westmont, Illinois 60559