THIS INSTRUMENT WAS PREPARED BY: KENNETH KORANDA 1823 CENTRE POINT CIRCLE

P. O. BOX 3142

NAPERVILLE, IL 60566-7142



2003-02-19 08:49:25 Cook County Recorder



22016750 THIS IS A JUNIOR MORTGAGE

EQUITY CASH LINE MORTGAGE

18TH JANUARY THIS MORTGAGE is made this day of between the Mortgagor, SALVADOR TORPLES AND JULIE BUTLER, HUSBAND AND WIFE

2003

(herein "Borrower"), and the Mortgagee, Mid America Bank, fsb,

(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY FIVE THOUSAND EIGHT HUNDRED AND NO/100 which indebtedness is evidenced by Borrower's Equity Agreement and Promissory Note (herein "Note") providing for periodic payments as called for therein, with the balance of the indebtedness, if not sooner paid, due and payable on JANUARY 1, 2013.

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower hervin contained, Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of State of Illinois:

LOT 12 IN BLOCK 10 IN HAWTHORNE LAND AND IMPROVEMENT COMPANY'S ADDITION TO MORTON PARK BEING THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. #: 16-28-126-010-0000 which has the address of 5323 W 25TH ST, CICERO, IL 60804

(herein "Property Address");

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COUNTRYWIDE IN THE AMOUNT OF \$168,000.00, RECORDED AS DOCUMENT NO. 0020223473 mortgage, grant and convey the Property, that the Property is unencumbered, except for FIRST MORTGAGE Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to

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

insurance policy insuring Lender's interest in the Property. subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title and that Borrower will warrant and defend generally the title to the property against all other claims and demands,

Borrower and Lender covenant and agree as follows:

this Mortgage.

the indebtedness evidenced by the Mote, and late and other applicable charges as provided in the Mote. Payment of Fincipal and Interest. Borrower shall promptly pay when due the principal of and interest on

billing cycle. Payment of more than the minimum payment in any billing cycle will not relieve the borrower from Application of Payments. The borrower must pay to the Bank at least the minimum payment due in each

Payments received will be applied in the following order when posted - (1) accrued interest, if any; (2) late paying the minimum payment in any other billing cycle.

charges, if any; (3) annual service fee and/n other charges, if any; and (4) principal reduction.

and annual service fees are satisfied. cannot be paid in advance. Principal reduction payments cannot be made until all accrued interest, late charges, Any additional monies sent will immediately reduce the outstanding balance by that amount. Interest only payments The CashLine requires interest, late fees (if any) and annual service fee (if applicable) as monthly payments.

Borrower shall promptly furnish to Lender receipts evidencing such payments. Borrower shall promptly discharge Lender all notices of amounts due under this Paragraph and in the event Borrower shall make payment directly, any, by Borrower making payment, when due, directly to the payee thereof. Borrower shall promptly furnish to attributable to the Property which may attain a priority over this Nongage, and leasehold payments or ground rents if Charges: Liens. Borrower shall pay all taxes, assessments and other charges, fines and impositions

torteiture of the Property or any part thereof. manner acceptable to Lender, or shall in good faith contest such lien by, or defend enforcement of the lien or such lien so long as Borrower shall agree in writing to the payment of the obligation secured by such lien in a any such lien which has priority over this Mortgage; provided, that Borrower shall not be required to discharge any

not require that the amount of such coverage exceed that amount of coverage required to pay the sums secured by as Lender may require and in such amounts and for such periods as Lender may require; provided, that Lender shall Property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the

provided that such approval shall not be unreasonably withheld. All premiums on insurance policies shall be paid by The Insurance Carrier providing the insurance shall be chosen by Borrower subject to approval by Lender;

Borrower making payment, when due, directly to the insurance carrier.

make proof of loss if not made promptly by Borrower. premiums. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may renewals thereof, and Borrower shall promptly furnish to Lender all renewal notices and all receipts of said mortgage clause in favor of and in form acceptable to Lender. Lender shall have the right to hold the policies and All insurance polices and renewals thereof shall be in form acceptable to Lender and shall include a standard

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided such restoration or repair is economically feasible or if 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 this Mortgage.

Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not exceed or postpone the due date of the periodic payments referred to in Paragraph 1 hereof or change the amount of such payments. If under Paragraph 18 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 commit 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 leasehold in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, and constituent documents, the by-laws and regulations of the condominium or planned unit development, and constituent documents. If a condominium or planned unit development rider is executed by Borrower and recorded together with this Mortgage the covenants and agreements of such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Mortgage as if the rider were a part hereof.
- 6. Protection of Lender's Security. If Forrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, including, but not limited to eminent admain, insolvency, code enforcement, or arrangements or proceedings involving a bankrupt or decedent, then Lender's option, upon notice to Borrower, may make such appearances, disburse such sums and take such action as is necessary to protect Lender's interest, including, but not limited to, disbursement of reasonable attorney's fees and entry upon the Property to make repairs.

Borrower shall faithfully and fully comply with and abide by every term, covenant and condition of any superior mortgage or mortgages presently encumbering the Property. A default or delinquency under any superior mortgage or mortgages shall automatically and immediately constitute a default under this Mortgage. Lender is expressly authorized at its option to advance all sums necessary to keep any superior mortgage or mortgages in good standing, and all sums so advanced, together with interest shall be subject to the provisions of this Paragraph 6 of this Mortgage. Borrower agrees not to make any agreement with the holder of any superior mortgage that in any way shall modify, change, alter or extend any of the terms or conditions of that superior mortgage nor shall Borrower request or accept any future advances under that superior mortgage, without the express written consent of Lender.

Any amounts disbursed by Lender pursuant to this Paragraph 6, with interest thereon, shell become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from 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 Note unless payment of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate permissible under applicable law. Nothing contained in this Paragraph 6 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 in this Paragraph 6 shall require Lender to incur any expense or take any action hereunder.

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to Borrower or Lender when given in this manner designated.

Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given requested, to Lender's address stated herein or to such other address as Lender may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail, return receipt to Borrower at the Property Address or at such other address as Borrower may designate by notice to to Borrower provided for in this Mortgage shall be given by mailing such notice by certified mail addressed 13. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice

only and are not to be used to interpret or define the provisions hereof. Borrower shall be joint and several. The captions and headings of Paragraphs of this Mortgage are for convenience assigns of Lender and Borrower, subject to the provisions of Paragraph 16 hereof. All coverants and agreements of agreements herein contained shall bind, and the rights hereunder shall insure to, the respective successors and 12. Successors and Assigns Bound; Joint and Several Liability; Caption.

or successively. right or remedy under this Mortgage or afforded by law or equity, and may ac exercised concurrently, independently

11. Remedies Cumulative. All remedies provided in this Mortgage 2:2 distinct and cumulative to any other

waiver of Lender's right to accelerate the maturity of the indebtedriss secured by this Mortgage. or remedy. The procurement of insurance or the payment of taxes or other liens or charges by Lender shall not be a hereunder, or otherwise afforded by applicable law, shall not the waiver of or preclude the exercise of any such right

10. Forbearance by Lender Not a Waiver. Any for bearance by Lender in exercising any right or remedy

successors in interest.

payment of sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's to commence proceedings against such such such setuse to extend time for payment or otherwise modify any manner, the liability of the original Bor ower and Borrower's successors in interest. Lender shall not be required secured by this Mortgage granted by cander to any successor in interest of Borrower shall not operate to release, in Borrower Not Released. Extension of the time for payment or modification of payment of the sums

of such payments. extend or postpone to the date of the periodic payments referred to in Paragraph 1 hereof or change the amount

Unless Lender and Sorrower otherwise agree in writing, any such application of proceeds to principal shall not

repair of the Property or to the sums secured by this Mortgage. notice is mailed, Lender is authorized to collect and apply the proceeds at Lender's option, either to restoration or make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date such

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to

the balance of the proceeds paid to Borrower.

prior to the date of taking bears to the fair market value of the Property immediately prior to the date of taking with the proceeds as is equal to that proportion which the amount of the sums secured by this Mortgage immediately Lender otherwise agree in writing, there shall be applied to the sums secured by this Mortgage such proportion of with the excess, if any, paid to Borrower. In the event of a partial taking of the Property, unless Borrower and In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Mortgage,

are hereby assigned and shall be paid to Lender. with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation

Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection

- 14. Uniform Mortgage; Governing Laws; Severability. This form of morgage combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property. This Mortgage shall be governed by the law of the jurisdiction in which the Property is located. 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 this 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.
- 15. 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.
- 16. Transfer of the Property: Assumption. If all or any part of the Property or an interest therein is sold or transferred by Borrower without Lender's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise or descent or by operation of law upon the death of a joint tenant or (d) the grant of any leasehold interest of three years or less not containing an option to purchase, Lender may at Lender's option, declare all the sums secured by this Mortgage to be immediately due and payable. Lender shall have waived such option to accelerate if, prior to the sale or transfer, Lender and the person to whom the Property is to be sold or shall have waived such option to accelerate if, prior to the sale or transfer, Lender and the person to whom the Property is to be sold or transferred reach agreement in writing that the credit of such person is satisfactory to Lender and Borrower or such other person pays all expenses incurred by Lender to assume that the lien of this Mortgage and Lender's interest in the Property shall continue unimpaired. If Lender has waived the option to accelerate provided in this Paragraph 16, and if Borrower's successor in interest has executed a written assumption agreement accepted in writing by Lender, Lender shall release Borrower from all obligations under this Mortgage and Note.

If Lender exercises such option to accelerate. Lender shall mail Borrower notice of acceleration in accordance with Paragraph 13 hereof. Such notice shall provide a period of not less than 30 days from the date the notice is mailed within which Borrower may pay the sums declared due. If Borrower fails to pay such sums prior to the expiration of such period, Lender may, without matter notice or demand on Borrower, invoke any remedies permitted by Paragraph 18 hereof.

- 17. Obligatory Advances. This Mortgage secures the repayment of certain sums advanced to the Borrower under the Equity Agreement and Promissory Note. Provided For ower is not in default with respect to any covenant or agreement under the terms of this Mortgage, and the Equity Agreement and Promissory Note, including the covenants to pay when due any sums secured by this Mortgage, Lender is obligated from time to time and upon demand of Borrower to advance such additional sums requested by Borrower up to the total face amount of this Mortgage.
- 18. Acceleration; Remedies. Except as provided in Paragraph 16 heroft, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender, prior to acceleration, shall mail notice to Borrower as provided in Paragraph 13 hereof specifying (1) the Breach; (2) the action required to cure such Breach; (3) a date, not loss than 30 days from the date the notice is mailed to Borrower, by which such Breach must be cured; and (4) that railing to cure such Breach on or before the date specified in the notice may result in acceleration of the sum secured by this Mortgage, foreclosure by judicial proceeding and sale of the property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the Breach is not cured on or before the date specified in the notice, Lender at Lender's option may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may 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.
- 19. 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 pay Lender all sums which would be then due under this Mortgage, had no acceleration occurred; (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 in Paragraph 18 hereof, including, but not limited to, reasonable attorney's fees;

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and (b) Borrower takes such action and pays all expenses as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

20. 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 asceleration 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 and to the payment of the Property and collection of the costs of management of the Property and collection 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.

21. Release. Upon rayment of all sums secured by this Mortgage on the Expiration Date of the Note, or upon the written request of Borrower (if prior to the final due date with all sums having been paid) Lender shall release this Mortgage without charge to Sorrower, Borrower shall pay all costs of recordation, if any.

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

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[Space Above This Line For Recording Data]	
1-4 FAMILY RIDER	
Assignment of Rents	
THIS 1-4 FAMILY RIDER is made this 18TH day of JANUARY	, 2003
and is incorporated into and shall be deemed to amend and supplement the Mortgage, Dee	ed of Trust or Security
Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower"	') to secure Borrower's
Note to	
MID AMERICA BANK, FSB.	(the "Lender")
date and covering the Property described in the Security Instrument and located at:	
5323 W 25TH ST, CICERO, IL 60804 [Property Address]	
1-4 FAMILY COVENANTS. In addition to the covenants and agreements made in the	e Security Instrument

- Borrower and Lender further covenant and agree as covenants and agreements made in the Security instrument.
- A. ADDITIONAL PROPERTY SUBJECT TO THE SECURITY INSTRUMENT. In addition to the Property described in the Security Instrument, the following items are added to the Property description, and shall also constitute the Property covered by the Security Instrument: building materials, appliances and goods of every nature whatsoever now or hereafter located in, on, or used, or intenuer, to be used in connection with the Property, including, but not limited to, those for the purposes of supplying or distributing heating, cooling, electricity, gas, water, air and light, fire prevention and extinguishing apparatus, security and access control apparatus, plumbing, bath tubs, water heaters, water closets, sinks, ranges, stoves, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods, attached mirrors, cabinets, paneling and attached floor coverings now or hereafter attached to the Property, elicit which, including replacements and additions thereto, shall be deemed to be and remain a part of the Property covered by the Security Instrument. All of the foregoing together with the Property described in the Security Instrument (in the leasehold estate if the Security Instrument is on a leasehold) are referred to in this 1-4 Family Rider and the Security Instrument as the "Property."
- B. USE OF PROPERTY; COMPLIANCE WITH LAW. Borrower shall not seek, agree to or make a change in the use of the Property or its zoning classification, unless Lender has agreed in writing to the change. Borrower shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.
- C. SUBORDINATE LIENS. Except as permitted by federal law, Borrower shall not allow any lien inferior to the Security Instrument to be perfected against the Property without Lender's prior written permission.
- D. RENT LOSS INSURANCE. Borrower shall maintain insurance against rent loss in addition to the other hazards for which insurance is required by Section 5.
 - E. "BORROWER'S RIGHT TO REINSTATE" DELETED. Section 19 is deleted.
 - F. BORROWER'S OCCUPANCY. Unless Lender and Borrower otherwise agree in writing, Section 6 concerning Borrower's occupancy of the Property is deleted.

MULTISTATE 1-4 FAMILY RIDER Fannie Mae / Freddie Mac Uniform Instrument FNMA 3170 9/90

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- G. ASSIGNMENT OF LEASES. Upon Lender's request after default, Borrower shall assign to Lender all leases of the Property and all security deposits made in connection with leases of the Property. Upon the assignment, Lender's shall have the right to modify, extend or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph G, the word "lease" shall mean "sublease" if the Security Instrument is on a leasehold.
- H. ASSIGNMENT OF RENTS; APPOINTMENT OF RECEIVER; LENDER IN POSSESSION. Borrower absolutely and unconditionally assigns and transfers to Lender all the rents and revenues ("Rents") of the Property, regardless of to whom the Rents of the Property are payable. Borrower authorizes Lender or Lender's agents to collect the Rents, and agrees that each tenant of the Property shall pay the Rents to Lender or Lender's agents. However, Borrower shall receive the Rents until (i) Lender has given Borrower notice of default pursuant to Section 22 of the Security Instrument and (ii) Lender has given notice to the tenant(s) that the Rents are to be paid to Lender or Lender's agent. This assignment of Rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of default to Borrower: (i) all Rents received by Borrower shall be held by Borrower as trustee for the benefit of Lender only, to be applied to the sums secured by the Security Instrument; (ii) Lender shall be entitled to collect and receive z:! of the Rents of the Property; (iii) Borrower agrees that each tenant of the Property shall pay all Rents due and unpaid to hender or Lender's agents upon Lender's written demand to the tenant; (iv) unless applicable law provides otherwise, z: Rents collected by Lender or Lender's agents shall be applied first to the costs of taking control of and managing the Property and collecting the Rents, including, but not limited to, attorney's fees, receiver's fees, premiums on receiver's ponds, repair and maintenance costs, insurance premiums, taxes, assessments and other charges on the Property, and then to the sums secured by the Security Instrument; (v) Lender, Lender's agents or any judicially appointed receiver shall be ligible to account for only those Rents actually received; and (vi) Lender shall be entitled to have a receiver appointed to take possession of and manage the Property and collect the Rents and profits derived from the Property without any showing as to the inadequacy of the Property as security.

If the Rents of the Property are not sufficien, to cover the costs of taking control of and managing the Property and of collecting the Rents any funds expended by Lender for such purposes shall become indebtedness of Borrower to Lender secured by the Security Instrument pursuant to Section 9.

Borrower represents and warrants that Borrower has not executed any prior assignment of the Rents and has not and will not perform any act that would prevent Lender from exercising its rights under this paragraph.

Lender, or Lender's agents or a judicially appointed receiver, sign not be required to enter upon, take control of or maintain the Property before or after giving notice of default to Borrower. However, Lender, or Lender's agents or a judicially appointed receiver, may do so at any time when a default occurs. Any application of Rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of Rents of the Property shall terminate when all the sums secured by the Security Instrument are paid in ful.

I. CROSS-DEFAULT PROVISION. Borrower's default or breach under any note or agreement in which Lender has an interest shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this 1-4 Family

Sall To	Seal -Borrower	 Seal -Borrower
Julie Burler	Seal -Borrower	 Seal -Borrower
	Seal -Borrower	 Seal -Borrower