

UNOFFICIAL COPY

(Individual Form)

Loan No. 01-62424-35

Box 463

THE UNDERSIGNED,

JAMES S. RUMCZIKAS and RUTH A. RUMCZIKAS, HUSBAND AND WIFE R/A Ruth

of CITY OF PARK RIDGE County of COOK State of ILLINOIS Walzen

hereinafter referred to as the Mortgagor, does hereby mortgage and warrant to

CRABIN FEDERAL BANK FOR SAVINGS

UNITED STATES OF AMERICA

a corporation organized and existing under the laws of the

COOK

hereinafter referred to as the Mortgagee, the following real estate in the County of

ILLINOIS

in the State of _____, to wit:

LOT 44 IN BLOCK 13 IN CLYBOURN AVENUE ADDITION TO LAKE VIEW AND CHICAGO, IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 3144 N. OAKLEY, CHICAGO, IL 60610
PERMANENT INDEX NO. 14-30-100-013

DEPT-11 \$27.00
140013 TRAN 0480 12/30/93 12:23:00
1174 ; * 03-080202
COOK COUNTY RECORDER

Together with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon or placed therein, including all apparatus, equipment, fixtures, or articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation or other services, and any other thing now or hereafter therein or thereon, the furnishing of which by lessors to lessees is customary or appropriate, including screens, window shades, storm doors and windows, floor coverings, screen doors, in-door beds, awnings, gloves and water heaters (all of which are intended to be and are hereby declared to be a part of said real estate whether physically attached thereto or not); and also together with all easements and the rents, issues and profits of said premises which are hereby pledged, assigned, transferred and set over unto the Mortgagee, whether now due or hereafter to become due as provided herein. The Mortgagee is hereby subrogated to the rights of all mortgagees, bondholders and owners paid off by the proceeds of the loan hereby secured.

TO HAVE AND TO HOLD the said property, with said buildings, improvements, fixtures, appurtenances, apparatus and equipment, and with all the rights and privileges thereunto belonging, unto said Mortgagee forever, for the use herein set forth, free from all rights and benefits under the homestead, exemption and valuation laws of any state, which said rights and benefits said Mortgagee does hereby release and waive.

TO SECURE

(1) (a) the payment of a Note executed by the Mortgagor to the order of the Mortgagee bearing even date herewith in the principal sum of ONE HUNDRED FIFTY-FOUR THOUSAND AND NO /100 Dollars

is 154000.00 which Note, together with interest thereon as therein provided, is payable in monthly installments of ONE THOUSAND SIXTY-FOUR AND NO /100 Dollars

is 1064.00 commencing the 1ST day of NOVEMBER, 1993

which payments are to be applied, first, to interest, and the balance to principal, until said indebtedness is paid in full.
(b) This mortgage is specifically made subject to the terms and provisions contained in the attached rider which by this reference is made a part hereof.

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(2) any advances made by the Mortgagee to the Mortgagor, or its successor in title, for any purpose, at any time before the release and cancellation of this Mortgage, but at no time shall this Mortgage secure advances on account of said original Note together with such additional advances, in a sum in excess of ONE HUNDRED EIGHTY-FOUR THOUSAND EIGHT HUNDRED AND NO /100 184800.00 provided that, nothing herein contained shall be considered as limiting the amounts that shall be secured hereby when advanced to protect the security or in accordance with covenants contained in the Mortgage

(3) the performance of all of the covenants and obligations of the Mortgagor to the Mortgagee, as contained herein and in said Note

THE MORTGAGOR COVENANTS:

A (1) To pay said indebtedness and the interest thereon as herein and in said provided, or according to any agreement extending the time of payment thereof, (2) To pay when due and before any penalty attaches thereto all taxes, special taxes, special assessments, water charges, sewer service charges, and condominium assessments against said property (including those heretofore due), and to furnish Mortgagee, upon request, duplicate receipts therefor, and all such items extended against said property shall be conclusively deemed valid for the purpose of this requirement, (3) To keep the improvements now or hereafter upon said premises insured against damage by fire, and such other hazards as the Mortgagee may require to be insured against, and to provide public liability insurance and such other insurance as the Mortgagee may require, until said indebtedness is fully paid, or in case of foreclosure, until expiration of the

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Box 403

MORTGAGE

RUMCZIKAS, RUMCZIKAS

to

CRAGIN FEDERAL BANK FOR SAVINGS

PROPERTY AT:
3144 N. OAKLEY
CHICAGO, ILLINOIS 60618

Loan No. 01-69A94-35

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statutory period during which it may be redeemed. The Mortgagee shall, however, in the event of a foreclosure sale, at any time to refuse to take or to abandon possession of said premises without affecting the lien hereof. Mortgagee shall have all powers of any, which it might have had without this paragraph. No suit shall be sustainable against Mortgagee based upon acts or omissions relating to the subject matter of this paragraph unless commenced within sixty days after Mortgagee's possession ceases.

K. That upon the commencement of any foreclosure proceeding hereunder, the court in which such bill is filed may at any time, either before or after sale, and without notice to the Mortgagor, or any party claiming under him, and without regard to the solvency of the Mortgagor or the then value of said premises, or whether the same shall then be occupied by the owner of the equity of redemption as a homestead, appoint a receiver with power to manage and rent and to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and the statutory period of redemption, and such rents, issues and profits, when collected, may be applied before as well as after the sale, towards the payment of the indebtedness, costs, taxes, insurance or other items necessary for the protection and preservation of the property, including the expenses of such receivership, or on any deficiency decree whether there be a decree therefor in personam or not, and if a receiver shall be appointed he shall remain in possession until the expiration of the full period allowed by statute for redemption, whether there be redemption or not, and until the issuance of deed in case of sale, but if no deed be issued, until the expiration of the statutory period during which it may be issued and no lease of said premises shall be nullified by the appointment or entry in possession of a receiver but he may elect to terminate any lease junior to the lien hereof.

L. That each right, power and remedy herein conferred upon the Mortgagee is cumulative of every other right or remedy of the Mortgagee, whether herein or by law conferred, and may be enforced concurrently therewith, that no waiver by the Mortgagee of performance of any covenant herein or in said obligation contained shall thereafter in any manner affect the right of Mortgagee to require or enforce performance of the same or any other of said covenants, that wherever the context hereof requires, the masculine gender, as used herein, shall include the feminine and the neuter and the singular number, as used herein, shall include the plural, that all rights and obligations under this mortgage shall extend to and be binding upon the respective heirs, executors, administrators, successors and assigns of the Mortgagor, and the successors and assigns of the Mortgagee; and that the powers herein mentioned may be exercised as often as occasion therefor arises.

IN WITNESS WHEREOF, this mortgage is executed, sealed and delivered this 16TH

day of SEPTEMBER, A.D. 19 93

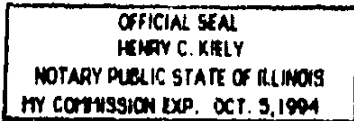
James S. Rumczikas (SEAL) Ruth A. Rumczikas (SEAL)
JAMES S. RUMCZIKAS (SEAL) RUTH A. RUMCZIKAS P/K/A Ruth Welzen (SEAL)

STATE OF ILLINOIS

COUNTY OF Cook) No. 1, The Undersigned, a Notary Public in

and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JAMES S. RUMCZIKAS and RUTH A. RUMCZIKAS, HUSBAND AND WIFE P/K/A Ruth Welzen personally known to me to be the same person whose name is are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of all rights under any homestead, exemption and valuation laws.

GIVEN under my hand and Notarial Seal, this 16TH day of SEPTEMBER, A.D. 19 93.



Henry C. Kelly
Notary Public

MY COMMISSION EXPIRES _____

THIS INSTRUMENT WAS PREPARED BY RICHARD J. JAHNS
OF CRAIG FEDERAL BANK FOR SAVINGS ASBXXXMMXX
5133 WEST FULLERTON AVENUE, CHICAGO, ILLINOIS 60639

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1 All easements, rents, issues and profits of said premises are pledged, assigned and transferred to the Mortgagee, whether now due or hereafter to be...

2 In case the mortgaged property, or any part thereof, shall be taken by condemnation, the Mortgagee is hereby empowered to collect and receive all compensation which may be paid for any property taken or for damages to any property not taken and all condemnation compensation so received shall be...

3 That in the event the ownership of said property or any part thereof, or comes vested in a person other than the Mortgagee, the Mortgagee may, without notice to the Mortgagee, deal with such successor or successor in interest with reference to this mortgage and the debt hereby secured in the same manner as...

4 That time is of the essence hereof and if default be made in performance of an covenant herein contained or in making any payment under said note or obligation or any extension or renewal thereof, or if proceedings be instituted against any other lien or charge upon any of said property, or upon the...

5 That in case of failure to perform any of the covenants herein, Mortgagee may do on Mortgagee's behalf everything so covenanted that said Mortgagee may also do any act it may deem necessary to protect the lien hereof, that Mortgagee will repay upon demand any money paid or disbursed by Mortgagee for...

6 This mortgage contract provides for additional advance which may be made at the option of the Mortgagee and secured by this mortgage, and it is agreed that in the event of such advance the amount thereof may be added to the mortgage debt and shall increase the unpaid balance of the note hereby...

7 In order to provide for the payment of taxes, assessments, and other annual charges upon the property securing this indebtedness, and other insurance required or accepted, the undersigned promises to pay to the Mortgagee a portion of the current year taxes upon the disbursement...

8 To complete within a reasonable time any buildings or improvements now or at any time in process of erection upon the improvements on said property: (a) To complete within a reasonable time any buildings or improvements now or at any time in process of erection upon the...

9 To sell the property or any part thereof, in whole or in part, in fee simple, or to lease the property for any term of years, or to make any mortgage or other lien upon the property, or to do any other thing which may be necessary or proper to carry out the purpose of this mortgage...

10 To execute and deliver to the Mortgagee or to the insurance company, and to the insurance company, a copy of the mortgage and all necessary papers and documents required to be signed by the Mortgagee in order to insure the property or any part thereof, and to execute and deliver to the Mortgagee...

11 To execute and deliver to the Mortgagee or to the insurance company, and to the insurance company, a copy of the mortgage and all necessary papers and documents required to be signed by the Mortgagee in order to insure the property or any part thereof, and to execute and deliver to the Mortgagee...

12 To execute and deliver to the Mortgagee or to the insurance company, and to the insurance company, a copy of the mortgage and all necessary papers and documents required to be signed by the Mortgagee in order to insure the property or any part thereof, and to execute and deliver to the Mortgagee...

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ADJUSTABLE RATE LOAN RIDER

NOTICE: THE SECURITY INSTRUMENT SECURES A NOTE WHICH CONTAINS A PROVISION ALLOWING FOR CHANGES IN THE INTEREST RATE. INCREASES IN THE INTEREST RATE WILL RESULT IN HIGHER PAYMENTS. DECREASES IN THE INTEREST RATE WILL RESULT IN LOWER PAYMENTS.

This Rider is made this 16 day of SEPTEMBER, 1983, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Deed to Secure Debt (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to CRAGIN FEDERAL BANK FOR SAVINGS (the "Lender") of the same date (the "Note") and covering the property described in the Security Instrument and located at 319 N. DAWLEY, CHICAGO, ILLINOIS 60618
Property Address

Modifications. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. INTEREST RATE AND MONTHLY PAYMENT CHANGES

The Note has an "initial interest rate" of 6.75%. The Note interest rate may be increased or decreased on the 15 day of the month beginning on OCTOBER 01, 1983 and on that day of the month every 12 months thereafter.

Changes in the interest rate are governed by changes in an interest rate index called the "Index". The Index is the:
(Check one box to indicate Index.)

- (1) "Contract Interest Rate, Purchase of Previously Occupied Homes, National Average for all Major Types of Lenders" published by the Federal Home Loan Bank Board.
- (2) NATIONAL MONTHLY MEDIAN COST OF FUNDS 02080202

(Check one box to indicate whether there is any maximum limit on changes in the interest rate on each Change Date; if no box is checked there will be no maximum limit on changes.)

- (1) There is no maximum limit on changes in the interest rate at any Change Date.
- (2) The interest rate cannot be changed by more than .1 percentage points at any Change Date.

If the interest rate changes, the amount of Borrower's monthly payments will change as provided in the Note. Increases in the interest rate will result in higher payments. Decreases in the interest rate will result in lower payments.

B. LOAN CHARGES

It could be that the loan secured by the Security Instrument is subject to a law which sets maximum loan charges and that law is interpreted so that the interest or other loan charges collected or to be collected in connection with the loan would exceed permitted limits. If this is the case, then: (A) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (B) any amount already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower.

C. PRIOR LIENS

If Lender determines that all or any part of the sums secured by this Security Instrument are subject to a lien which has priority over this Security Instrument, Lender may send Borrower a notice identifying that lien. Borrower shall promptly act with regard to that lien as provided in paragraph 1 of the Security Instrument or shall promptly secure an agreement in a form satisfactory to Lender subordinating that lien to this Security Instrument.

D. TRANSFER OF THE PROPERTY

If there is a transfer of the Property subject to paragraph F of the Security Instrument, Lender may require (1) an increase in the current Note interest rate, or (2) an increase in (or removal of) the limit on the amount of any one interest rate change (if there is a limit), or (3) a change in the Base Index figure, or all of these, as a condition of Lender's waiving the option to accelerate provided in paragraph F & G.

By signing this, Borrower agrees to all of the above.

James S. Rumcikas (Seal)
JAMES S. RUMCZIKAS --Borrower

Ruth A. Rumcikas (Seal)
RUTH A. RUMCZIKAS --Borrower
FIKA Ruth Welzon

If the mortgage rate is increased or decreased based upon the change of the stated index, however, the interest rate shall not exceed 14.00% ceiling rate.

* If more than one box is checked or if no box is checked, and Lender and Borrower do not otherwise agree in writing, the first Index named will apply

27.⁰⁰ FM

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