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MAIL TO:

DEPT-01 RECORDING \$33.50
T00012 TRAN 9139 12/15/94 14:13:00
#0757 # SK *-04-047488
COOK COUNTY RECORDER

ILLIANA FEDERAL CREDIT UNION
1600 Huntington Drive
P. O. Box 1249
Calumet City, Illinois 60409

(Space Above This Line For Recording Data)

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on December 5, 1994

The mortgagor is Patricia L. Grafton Kost, a Married Woman and Julia E. Grafton, a widow, joint tenants

("Borrower"). This Security Instrument is given to

Illiana Federal Credit Union

which is organized and existing under the laws of the United States, and whose address is 1600 Huntington Dr. Calumet City, IL 60409

("Lender"). Borrower owes Lender the principal sum of

Five Thousand-----00/100----- Dollars (U.S. \$ 5,000.00)

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on December 9, 1999.

This Security Instrument secures to Lender (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note, (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument, and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in

Cook County, Illinois:

Lot 56 in Fifth Avenue to Ivy Gardens, being a subdivision of part of lots 1 and 2 in Anker's Subdivision of the West 1/2 of the Northeast 1/4 and the Northwest 1/4 of Section 23, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN#29-23-204-021

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which has the address of

16549 Kimbark

South Holland

(Street)

(City)

Illinois

60473

("Property Address");

(Zip Code)

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Section 1.1.1.1.1.1.1

... shall be maintained by the amount and for the ...

6. Hazard or Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the ...

... shall satisfy the lien or take ...

... shall promptly furnish to Lender a copy of ...

7. Charges. Borrower shall pay all taxes and charges ...

8. Application of Payments. Lender shall apply the proceeds of all payments received by Lender under ...

... shall apply the proceeds of all payments ...

... shall promptly return to Borrower any ...

... shall make up the ...

... shall pay the ...

... shall account to ...

... shall be held in escrow ...

... shall be held in escrow ...

... shall be held in escrow ...

... shall be held in escrow ...

... shall be held in escrow ...

... shall be held in escrow ...

... shall be held in escrow ...

... shall be held in escrow ...

... shall be held in escrow ...

... shall be held in escrow ...

9. Funds for Taxes and Insurance. Borrower shall pay to ...

... shall pay when due the ...

10. Payment of Principal and Interest, Prepayment and Late Charges. Borrower shall promptly pay when due the ...

... shall constitute a valid security instrument covering real property ...

... shall combine with other covenants for national use and non uniform covenants with ...

... shall be subject to any ...

... shall be subject to any ...

... shall be subject to any ...

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

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is less than the amount of the sums secured immediately before the taking, unless Borrower and Lender otherwise agree in writing or unless applicable law otherwise provides, the proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of any monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

11. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release 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 refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

12. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreement shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

13. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit, and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make the refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class 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 notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

17. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as

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The Lender shall have the right to inspect the Property and to require the Borrower to provide access to the Property for inspection at any time.

9. Inspection. The Lender shall have the right to inspect the Property and to require the Borrower to provide access to the Property for inspection at any time.

10. Insurance. The Lender shall require the Borrower to maintain certain types of insurance on the Property.

11. Maintenance. The Lender shall require the Borrower to maintain the Property in good condition.

12. Repairs. The Lender shall require the Borrower to make certain repairs to the Property.

13. Taxes. The Lender shall require the Borrower to pay certain taxes on the Property.

14. Default. The Lender shall have the right to declare a default if the Borrower fails to comply with the terms of this agreement.

15. Remedies. The Lender shall have the right to take certain remedies in the event of a default.

16. Assignment. The Lender shall have the right to assign its rights under this agreement.

17. Notices. The Lender shall have the right to give notices to the Borrower.

18. Entire Agreement. This agreement shall constitute the entire agreement between the Lender and the Borrower.

19. Governing Law. This agreement shall be governed by the law of the State of New York.

20. Waiver. The Lender shall have the right to waive certain provisions of this agreement.

21. Force Majeure. The Lender shall have the right to suspend its obligations in the event of a force majeure event.

22. Severability. If any provision of this agreement is found to be unenforceable, the remainder shall survive.

23. Counterparts. This agreement may be executed in counterparts, each of which shall be deemed to be a copy of the original.

24. Electronic Signatures. Electronic signatures shall be deemed to be as valid as handwritten signatures.

25. Amendments. Any amendments to this agreement must be in writing and signed by both parties.

26. Assignment of Rights. The Borrower shall not assign its rights under this agreement without the Lender's consent.

27. Waiver of Privity. The Borrower waives its right to claim privity of contract with the Lender.

28. Release. The Borrower releases the Lender from all claims and damages arising out of this agreement.

29. Acknowledgment. The Borrower acknowledges that it has read and understands the terms of this agreement.

30. Acceptance. The Borrower accepts the terms and conditions of this agreement.

31. Execution. This agreement shall be deemed to be executed on the date of the last signature.

32. Binding. This agreement shall be binding on the parties and their heirs, assigns, and legal representatives.

33. Successors. This agreement shall bind the parties and their successors and assigns.

34. Assignment of Rights. The Borrower shall not assign its rights under this agreement without the Lender's consent.

35. Waiver of Privity. The Borrower waives its right to claim privity of contract with the Lender.

36. Release. The Borrower releases the Lender from all claims and damages arising out of this agreement.

37. Acknowledgment. The Borrower acknowledges that it has read and understands the terms of this agreement.

38. Acceptance. The Borrower accepts the terms and conditions of this agreement.

39. Execution. This agreement shall be deemed to be executed on the date of the last signature.

40. Binding. This agreement shall be binding on the parties and their heirs, assigns, and legal representatives.

41. Successors. This agreement shall bind the parties and their successors and assigns.

42. Assignment of Rights. The Borrower shall not assign its rights under this agreement without the Lender's consent.

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applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument, or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraph 17.

19. Sale of Note; Change of Loan Servicer. The Note or a partial interest in the Note (together with this Security Instrument) may be sold one or more times without prior notice to Borrower. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Note and this Security Instrument. There also may be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change in accordance with paragraph 13 above and applicable law. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made. The notice will also contain any other information required by applicable law.

20. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: asbestos, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 20, "Environmental Law" means Federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

NON UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

21. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraph 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, 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 default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

22. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

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

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Form 1001 (1/90)

CLARENCE ALBERT
11111 Federal Credit Union
1600 Huntington Dr
CHICAGO, ILL. 60609

The amount is payable

Property of Cook County Clerk's Office

04027498

WITNESSES
Clarence Albert
BANK OF AMERICA NATIONAL ASSOCIATION, CHICAGO, ILL. 60609

Security instrument and in any order executed by borrower and recorded with it
BY SIGNING HEREON, Borrower accepts and agrees to the terms and covenants contained in pages 1 through 6 of this
25. Second Mortgage Status: See language below:
(Others (specify))

Adjustable Rate Rider	Combination Rider	1st Family Rider
Fixed Payment Rider	Planned Exit Development Rider	Biweekly Payment Rider
Balloon Rider	Rate Impassement Rider	Second Home Rider

24. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this security instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this security instrument as if the riders were a part of this Security Instrument. (Check applicable boxes)

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