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Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
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Prepared by:
Prospect Federal Savings Bank
11139 South Harlem Ave.
Worth, IL 60482

MAIL TO: Edward J. Cerven
Prospect Federal Savings Bank
11139 South Harlem Ave.
Worth, IL 60482

HOME EQUITY LOAN PROGRAM MORTGAGE

THIS MORTGAGE ("Mortgage") is given on this 5th day of April, 2005 between the mortgagor
Richard Chlebek and Grazyna Chlebek, as husband and wife

(hereinafter "Borrower") and the Mortgagee, Prospect Federal Savings Bank,
a corporation organized and existing under the laws of the United States, whose address
is 11139 South Harlem Ave. Worth, IL 60482 (hereinafter called "Lender").

Borrower is indebted to Lender pursuant to a **HOME EQUITY LOAN PROGRAM ACCOUNT NOTE** (hereinafter "Note") of even date hereof, additionally secured, if appropriate, by a Security Agreement and Collateral Assignment of Beneficial Interest in the land trust holding title to the property, in the principal of One Hundred Twenty Six Thousand and 00/100

(\$ 126,000.00) (Borrower's "Credit Limit") or so much of such principal as may be advanced and outstanding with **FINANCE CHARGE** thereof providing for monthly installment payment of principal and **FINANCE CHARGE**, optional credit life and/or disability insurance premiums, and miscellaneous fees and finance charges for seven years from date hereof. The full debt, if not paid earlier, is due and payable on April 1, 2012.
This Mortgage secures to Lender:

- The repayment of the debt evidenced by the Note and future advances made pursuant to the Note to the same extent as if such future advances were made on the date hereof and regardless of whether or not any advance has been made as of the date of the Mortgage or whether there is outstanding indebtedness at the time of any future advances; interest in accordance with the terms of the Note, and all renewals, extensions and modification.
- The payment of all other sums, with interest, advanced under paragraph 1 to protect the security of this Mortgage; and
- The performance of Borrower's covenants and agreements under this Mortgage and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to the Lender the following described Property located in Cook County, Illinois.

Lot 37 in Timber Ridge, a subdivision of the west half of the northeast quarter (except the south 32 acres thereof) and the west half of the east half of the northeast quarter of section 3, township 37 north, range 12, east of the third principal meridian, according to the plat thereof, recorded April 19, 1963 as document 18773946 in Cook County, Illinois.

P.I.N. 23-03-210-008-0000Loan # 23-69-152123which has the address of 8945 S. Maple Lane Hickory Hills, IL 60457

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Borrower's and Lender's written agreement or applicable law. Borrower shall pay the amount of all mortgage insurance premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Lender's required mortgage insurance as a condition of making the Note secured by this Mortgage. Borrower shall pay the premiums interest, including, but not limited to, disbursement of reasonable attorney's fees and entry upon the property to make repairs. If Lender's option upon notice to Borrower may make such appearance, disburse such sums and take such action as is necessary to protect Lender's interest, including, but not limited to disbursement of sums and take such action as is necessary to protect Lender's interest domain, isolency, code enforcement or proceedings involving a bankruptcy or decedent, then Lender at any action or proceeding is commended which materially affects Lender's interest in the Property, including but not limited to, or if any action or proceeding is commenced which may make such appearance, disburse such sums and take such action as is necessary to protect Lender's interest in the Mortgage.

6. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any provision of this Mortgage is violated, Borrower shall keep the Property in good repair and not commit waste or permit impairment or deterioration of the Property. If this Mortgage is on a leasehold, Borrower shall comply with the provisions of the lease and if Borrower acquires fee title to the Property, the leasehold and fee title shall not merge unless Lender agrees to the merging in writing.

5. Preservation and Maintenance of Property; Leaseholds. Borrower shall keep the Property in good repair and not extend or renew within 30 days, a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Mortgage, whether or not then due. The 30-day period will begin when notice is given. Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date. If the monthly payments referred to in paragraph 1 herein or change the amount of the payments. If under paragraph 19 the Property is acquired by Lender, Borrower's rights to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of sums secured by this Mortgage immediately prior to the acquisition.

4. Hazard Insurance. Borrower shall keep the insurance instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the property or repairs it is not economic, the insurance proceeds shall be applied to the restoration or repair of the property damaged by Borrower. Unless Lender is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to restoration or repair is not lessened. If the repair of the property is not made promptly by Borrower, Lender may make proof of loss if not made event of loss, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of renewals, if Lender receives, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices and renewals must be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold policies and insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonable withheld. All insurance policies and renewals must be maintained in the amounts and for periods that Lender requires. The insurance carrier providing the aggregate loss by fire, hazards included within the term "extended coverage" and any other hazards for which Lender requires insurance. This insurance shall be maintained within the term "extended coverage" and any other hazards for which Lender insures.

3. Taxes; Insurance; Liens. Borrower shall pay all taxes, hazard insurance, assessments and other charges, fines, and impositions attributable to the Property. Borrower shall promptly furnish to Lender receipts evidencing such payments. Borrower shall promptly discharge any lien which shall not be unreasonable withheld. All insurance policies shall be applied to prevent the entry of Lender or shall include a standard mortgage clause. Lender shall have the right to hold policies acceptable to the Lender or shall in good faith consent such lien by or defend enforcement of such lien and legal proceeding which any such lien so long as Borrower shall agree to the payment secured by such lien or in manner shall promptly discharge any lien which has priority over this Mortgage; provided, that Borrower shall not be required to discharge any such lien so long as Borrower shall agree to the payment secured by such lien or in manner shall promptly discharge any lien which shall not be unreasonable withheld. Such Note has a seven (7) year term. Borrower will promptly pay when due the principal of and interest on the debt evidenced by the Note and any secured by this Mortgage.

2. Home Equity Loan. This Mortgage secures a Home Equity variable promissory note of even date. Such Note has

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note and late charges as provided in the Note and late charges due under the Note.

Covenants – Borrower and Lender covenant and agree as follows:

Lender may pay prior to the maturity of the Note and Agreement reduce the available line of credit and/or require repayment of the total balance outstanding under the Agreement.

Borrower acknowledges that this Mortgage secures a note that contains provisions allowing for changes in interest rate, and the interest to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed 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 declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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 this said Property (or the leasehold estate if this Mortgage is on a leasehold)

royalties, mineral, oil and gas rights and profits, water rights, and water stock and all fixtures now or hereafter attached to the

logarithms, which all the improvements now or hereafter erected on the Property, and all easements, rights, appurtenances, rents,

Any amounts disbursed by Lender pursuant to this paragraph 6 without interest thereon, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payments, 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 due under the Note unless payment of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest from the date of disbursement at the rate payable from time to time on outstanding principal due 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 or its agent 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 therefore related to Lender's interest in the Property.

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 in lieu of condemnation, are hereby assigned and shall be paid to Lender. In the event of total taking of the Property, the proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, there shall be applied to the sums secured by this Mortgage such proportion of the proceeds as is equal to that proportion which the amount of the sums secured by this Mortgage immediately prior to that date of taking bears to the fair market value of the Property immediately prior to the date of taking, with the balance of the proceeds paid to the Borrower. If the property is abandoned by Borrower, or if after notice by Lender to Borrower that the condemnor offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date such notice is mailed, Lender is authorized to collect and apply the 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 extend or postpone the due date of monthly installments referred to in paragraph 3 hereof or change the amount of such installment.

9. Borrower Not Released. Extension of the time for payment or modification of amortization 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 and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by 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 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 Note 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, Cosigners. 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 18 herein. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs the Mortgage, but does not execute the Note and Agreement:

- is cosigning this Mortgage only to mortgage, grant and convey the Borrower's interest in the Property under the term of this Mortgage;
- is not personally obligated to pay the sum secured by this mortgage; and
- agrees that Lender and any other Borrower may agree to extend, modify, forebear or make any combinations with regard to the terms of this Mortgage or the Note and Agreement without the Borrower's consent.

13. Notice. Except for any notice required under applicable law to be given in another manner (a) any notice to Borrower provided for in this Mortgage shall be given 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 (b) any notice 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 jurisdiction in which the Property is located. In the event that any provision or clause of this Mortgage or the Note and Agreement conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note and Agreement which can be given effect without the conflicting provision and to this end the provision of the Mortgage and Note and Agreement are declared to be severable.

15. Legislation Affecting Lender's Rights. If enactment or expiration of applicable laws has the effect or rendering any provision of the Note and Agreement or this Mortgage unenforceable according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by this Mortgage and may invoke any remedies permitted by paragraph 19 herein.

16. 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 herein.

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24. **Expense of Litigation.** In any suit to foreclose the lien of this Mortgage or to enforce any other remedy of the Lender under this Mortgage or the Note or the Credit Documents there shall be allowed and included, as additional indebtedness in the judgment or decree, all expenditures and expenses which may be paid or incurred by or on behalf of Borrower for attorney's fees, appraiser's fees, outlays for documentary expert evidence, stenographers' charges, publication costs, survey costs, and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all abstracts of title, title searches and examinations, title insurance policies, Torrens certificates, and similar data and assurances with respect to title as Lender may deem reasonably necessary either to prosecute such suit or to evidence bidders at any sale which may be had pursuant to such decree the true condition of the title to or value of the Property. All expenditures and expenses of the nature in this paragraph mentioned, and such expenses and fees may be incurred in the protection of said Property and all the maintenance of the lien of this Mortgage, including the fees of any attorney employed by Lender in any litigation or proceeding affecting this Mortgage, the Note or the Property or in preparation for the commencement or defense of any proceeding or threatened suit or proceeding shall be immediately due and payable by Borrower, with interest thereon at the rate from time to time in effect under the Note.

25. **Riders to this Mortgage.** If one or more riders are executed by Borrower and recorded together with this Mortgage, the covenants and agreements of each rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Mortgage as if the rider(s) were a part of this Mortgage.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Richard Chlebek

Grazyna Chlebek

State of Illinois

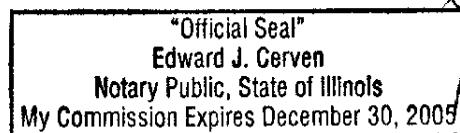
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Richard Chlebek and Grazyna Chlebek, as husband and 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, 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 the right of homestead.

Given under my hand and official seal, this 5th day of April 2005.

My Commission expires:



Edward J. Cerven
Notary Public

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RIDER

This Rider is made this 5th day of April, 2005 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

Prospect Federal Savings Bank
11139 South Harlem Ave.
Worth, IL 60482

(the "Lender") of the same date (the "Note") and covering the property described in the Security Instrument and located at 8945 S. Maple Lane Hickory Hills, IL 60457

If anything contained in this Rider shall be inconsistent in any way with the Security Instrument, the terms and conditions of this Rider shall control.

To more fully define what is meant in paragraph 17 of the Security Instrument concerning transfer of property, change in ownership shall mean any transfer of title to the subject premises, whether direct or indirect, which shall include, but not be limited to, by virtue of the generality thereof, an option to purchase contained in a lease or in a separate document, a change of ownership of more than ten percent of the corporate stock whether common or preferred, if the borrower is a corporation, or, a change of more than ten percent of the ownership of the beneficial interest in a land trust, if the borrower is a land trust. The meaning of this provision is that there shall be an acceleration of the obligation as set forth in the Security Instrument in the event of any change in ownership, however said ownership is held, and whether or not said change is legal, equitable, or otherwise, whether it be directly or indirectly, of the premises covered hereby without the consent of the mortgagee.

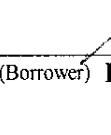
By signing this, Borrower agrees to all of the above.


(Borrower) **Richard Chlebek**

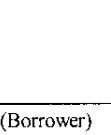
(Seal)


(Borrower) **Grazyna Chlebek**

(Seal)


(Borrower)

(Seal)


(Borrower)

(Seal)