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MAY 11

(Space Above This Line For Recording Data)

## MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on ..... November 7, 1985. The mortgagor is Bradley Piper and Jean Q. Piper, his wife\*\*\*\*\* ("Borrower"). This Security Instrument is given to First National Bank of LaGrange\*\*\*\*\* which is organized and existing under the laws of the United States of America\*\*\*\*, and whose address is 620 West Burlington Avenue, LaGrange, Illinois 60525\*\*\*\*\* ("Lender"). Borrower owes Lender the principal sum of One Hundred Thirty-one Thousand and no/100\*\*\*\*\* Dollars (U.S. \$ 131,000.00.....). 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 February 5, 1986. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (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.

1804-323-015-0000  
H.O.W.

EE : 11 22 NOV 12

Lot 1 in Block 13 in Lay and Lyman's Subdivision of the West one-half of the South West quarter of Section 4, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

14 00 E

NOTICE, This Mortgage is not  
Assumable

85291752

which has the address of 400 South Stone Avenue..... LaGrange.....  
(Street) (City)  
Illinois 60525..... ("Property Address");  
(Zip Code)

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as 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 the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

85-323-015-0000

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NAME	First National Bank of Lagrange	STREET	620 West Burlington Avenue	CITY	Lagrange Illinois 60525	STATE	ILLINOIS	ZIP	60525				
ADDRESS	FOR RECORDS INDEX PURPOSES DISCRETE STREET ADDRESS OF ABOVE BESIDE STREET NUMBER & STREET NAME	PHONE	400 South Stone Avenue	NAME	400 South Stone Avenue	STREET	620 West Burlington Avenue	CITY	Lagrange Illinois 60525	STATE	ILLINOIS	ZIP	60525
REMARKS	RECORDS INDEX PURPOSES DISCRETE STREET ADDRESS OF ABOVE BESIDE STREET NUMBER & STREET NAME	REMARKS	Lagrange, Illinois 60525	REMARKS	RECORDS INDEX PURPOSES DISCRETE STREET ADDRESS OF ABOVE BESIDE STREET NUMBER & STREET NAME	REMARKS	Lagrange, Illinois 60525						

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the undersigned do hereby certify that Bradley Pipek and Jean Q. Pipek, his wife, a Notary Public in and for said county and state, do hereby acknowledge and declare before me this day in person, and acknowledge that the foregoing instrument, appeared before me this day in person, and acknowledged that the same was executed by them voluntarily, freely and without any force or duress, and for the uses and purposes thereto intended and delivereded the said instrument as their free and voluntary act, for the uses and purposes therefor.

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BY SIGNING BELOW, YOU AGREE TO ACCEPT AND AGREE TO THE TERMS AND CONDITIONS CONTAINED IN THIS SECURITY INSTRUMENT AND IN ANY RIDEER(S) EXECUTED OR BORROWER AND RECORDED WITH IT.

<input type="checkbox"/> Graduate Pilot Rider	<input type="checkbox"/> Advanced Rider	<input type="checkbox"/> Conditional Rider	<input type="checkbox"/> Promised Unit Development Rider	<input type="checkbox"/> Other(s) [Specify]
<input checked="" type="checkbox"/> I am my own rider				

This Security Interest instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the agreements and instruments of each such rider as if the rider(s) were a part of this Security Interest instrument. [Check applicable box(es)]

20. Lender in Possession. Upon acceleration under paragraph 19 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 duly qualified appraiser) 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. Any rents collected by Lender or the receiver shall be applied first to payment of the costs of maintenance and collection of rents, including, but not limited to, receiver's fees, premiums on recever's bonds and reasonable attorney fees, and then to the sums secured by this Security Instrument.

21. 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 reexecution costs.

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

19. Acceleration: Remedies, Lender shall give notice to Borrower prior to acceleration following Breach of any covenant or agreement under which Borrower has agreed to perform its obligations under this Agreement, unless otherwise specified, the notice shall specify: (a) the date the default is given to Borrower, by which the default must be cured; and (b) the action required to cure the default. The notice shall specify: (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 the forfeiture of the sums secured by this Security Instrument and the right to foreclose after acceleration and the right to recover attorney's fees and costs incurred by Lender in connection with the enforcement of the rights provided for in this Agreement.

If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the insurance in effect until such time as the requirement for the insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

**8. Inspection.** Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

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

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 the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

**10. 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.

**11. Successors and Assigns Board; 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 agreements 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.

**12. 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 this 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.

**13. Legislation Affecting Lender's Rights.** If enactment or expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument unenforceable according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall take the steps specified in the second paragraph of paragraph 17.

**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 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 had no acceleration 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 paragraphs 13 or 17.

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Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

Last comment, appearing in court, paying reasonable attorney's fees and entitling us to do so if tender may fail a action under this paragraph. Under does not have to do so.

7. **Proceeding of Landlord's Rights in the Proprietary Mortgagable Insurance.** If Borrower fails to perform the conditions shall not mitigate against Landlord's rights to sue for payment in writing.

6. **Preservation and Maintenance of Property, Lessees.** Borrower shall not destroy, damage or sustain any change in the Property, allow the Property to deteriorate or commit waste if this Security instrument is on a leasehold and Borrower shall comply with the provisions of the lease and its terms and conditions and pay all taxes and other expenses of maintenance and repair of the Property to the lessor or lessor's agent or trustee in trust for the lessor and be liable for all expenses of removal of waste to the lessor or lessor's agent or trustee in trust for the lessor.

6. **Properties shall not distract from purpose of business**  
Instituted damages to the Property prior to the acquisition shall pass to the extent of the sum secured by this security under paragraph 19 the Property is acquired by Vendor. Borrower's right to any insurance policies and proceeds resulting from damage to the Property is referred to in paragraphs 1 and 2 or change the amount of the payments if postponed the due date of the monthly payments and in the event of any default in payment or non-payment of any instalment or part of any instalment or any other sum due under this Agreement.

If the lessor's demand is not satisfied within the period specified in writing, the lessee may apply to a court or tribunal for the restoration of the property or for payment of the reasonable proceeds of sale and land charges, if the lessor is not lessened. If the lessor's demand is not satisfied within the period specified in writing, the lessee may apply to a court or tribunal for the restoration of the property or for payment of the reasonable proceeds of sale and land charges, if the lessor is not lessened. If the lessor's demand is not satisfied within the period specified in writing, any application of proceeds to pre-emption shall not extend or otherwise affect the lessor and borrower other than as agreed in writing.

All insurance policies shall be renewable to Leader and shall include a standard noncancelable clause under which the right to hold the policies and renewals. If Leader ceases to make prompt payment of all premiums of paid premiums and renewals. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Leader under many make proof of loss is not made promptly by Borrower.

**3. Hazard Insurance.** Borrower shall keep the insurance now existing or hereafter created on the Property against loss by fire, hazards included within the term "extended coverage", and any other hazards for which Lender requires insurance. This insurance shall be maintained in the amounts, and for the periods that Lender requires insurance. This insurance shall be chosen by Borrower and for the benefit of Lender's appraiser who shall not be liable to Lender for any errors in his/her estimate of value.

Borrower's shall promptly discharge any lien which has priority over this Security Instrument unless Borrower's (a) agrees in writing to the payment of the obligation incurred by the lien in a manner acceptable to Lender; (b) consents in good faith the lien by, or debtors against whom it is incurred enter into a written agreement acceptable to Lender; (c) consents in good faith to the payment of the obligation over this Security Instrument unless Borrower's (a) borrows from Lender a sum equal to the amount of money due the Lender under this Security Instrument, plus interest thereon at the rate of 12% per annum, plus attorney fees and costs of collection, and (d) agrees to pay all expenses incurred by Lender in collecting the amount due Lender under this Security Instrument.

4. (Chargers) Lenses. The borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the property which may accrue over this security instrument, and lessehold payments or rents, if any.

Borrower shall pay the amount provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person named in paragraph 2, or to the maker of the payment or to the person to whom it makes these payments directly. Borrower shall promptly furnish to Lender to be paid under this paragraph if Borrower ceases making these payments directly. Borrower shall promptly furnish to Lender receipts evidencing the payments.

3. **Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under the Note, interest, or unpaid principal under paragraph 2; fourth, to interest due and last, to principal due.

Upon January 1st in full in title of all sums received by this Security Trust, Landlord shall promptly refund to Borrower amount necessary to reduce the principal balance in one of two ways as chosen by Landlord:

The funds shall be held in an institution the depositories of which are insured or guaranteed by a federal or state agency (including Lender if Lender is such an institution). Lender shall apply the funds to pay the escrow items under the terms of the agreement between Lender and the escrow agent.

**1. Payment of Principal and Interest and Late Charges.** Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any precepts agreed and late charges due the principal of and interest on the debt evidenced by the Note and any precepts agreed by the debtor under the Note.

**2. Funds for Taxes and Insurance.** Subject to applicable law or to written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note until the Note is paid in full, a sum ("Funds") equal to one-twelfth of (a) yearly taxes and assessments which may affect the property over which the Note is issued, (b) yearly insurance premiums, and (c) yearly hazard insurance premiums, as determined by Lender from time to time in accordance with generally accepted practices or sound rents on the property, if any. (d) yearly maintenance items, if any. These items are called "second items." Lender may estimate the Funds due on the basis of current data and reasonable estimates of future second items.

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2-4 FAMILY RIDER  
(Assignment of Rents)

THIS 2-4 FAMILY RIDER is made this 7th day of November, 1985, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to First National Bank of LaGrange, 620 West Burlington Avenue, LaGrange, IL (the "Lender") of the same date and covering the property described in the Security Instrument and located at:

**400 South Stone Avenue, LaGrange, Illinois 60525**  
[Property Address]

**2-4 FAMILY COVENANTS.** In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

**A. 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.

**B. 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.

**C. RENT LOSS INSURANCE.** Borrower shall maintain insurance against rent loss in addition to the other hazards for which insurance is required by Uniform Covenant 5.

**D. "BORROWER'S RIGHT TO REINSTATE" DELETED.** Uniform Covenant 18 is deleted.

**E. ASSIGNMENT OF LEASES.** Upon Lender's request, 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 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 E, the word "lease" shall mean "sublease" if the Security Instrument is on a leasehold.

**F. ASSIGNMENT OF RENTS.** Borrower unconditionally assigns and transfers to Lender all the rents and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender or Lender's agents. However, prior to Lender's notice to Borrower of Borrower's breach of any covenant or agreement in the Security Instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of breach to Borrower: (i) all rents received by Borrower shall be held by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by the Security Instrument; (ii) Lender shall be entitled to collect and receive all of the rents of the Property; and (iii) each tenant of the Property shall pay all rents due and unpaid to Lender or Lender's agent on Lender's written demand to the tenant.

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 F.

Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. 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 the debt secured by the Security Instrument is paid in full.

**G. 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 2-4 Family Rider.

*Bradley Piper*  
Bradley Piper  
*Jean C. Piper*  
Jean C. Piper  
*Jean Q. Piper*  
Jean Q. Piper

(Seal)  
Borrower

(Seal)  
Borrower

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