UNOFFICIAL CORY

THIS DOCUMENT PREPARED BY:
GILLDORN MORTGAGE MIDWEST CORPORATION
1501 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173-4982

LINNIE TIMM/RESIDENTIAL LENDING



86404475

(Space Above This Line For Recording Data)

MORTGAGE

THIS MORTGAGE ("Security Instrum	ent") is given onAUGUS	T 27.	till med tell tell eller
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CIT I CYEN M. CIL. S. MITMASSE CHECOPARTICAL	("Borrower"). This Security	y Instrument is given to	100111111111111111111111111111111111111
GILLITORN MURICUSE MIDNEST CORPORATION		which is or	ganized and existing
GILLICEN M.R.G. JE MILMEST CORPORATION under the laws of	and whos	e address is1501 WOO	DFIELD ROAD 4N,
SCHAUMBURGII. 6 2195	<u> Hundred ten thousa</u>	ND FOUR HUNDRED AND	00/100
Dollars	: (U.S. s 110.400.00). This debt is evidenced	by Borrower's note
dated the same date as this Security Instrument ("Note"), which provides fo	r monthly payments, with	h the full debt, if not
paid earlier, due and payable or	BER01ST2016	This	Security Instrument
secures to Lender: (a) the repay near of the debt	evidenced by the Note, w	ith interest, and all renev	wals, extensions and
modifications; (b) the payment of all other sums,	with interest, advanced und	der paragraph 7 to protec	t the security of this
Security Instrument; and (c) the perfor na ice of B	forrower's covenants and ag	greements under this Secu	irity Instrument and
the Note. For this purpose, Borrower does nereby	mortgage, grant and conve	ey to Lender the following	g described property
located in COOK	{*************************************		County, Illinois:

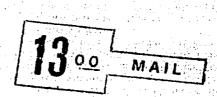
LOT 11 AND THE NORTH 1/2 OF LOT 12 IN BLOC' 6 IN LAGRANGE, BEING COSSITT'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND A PORTION OF THE NORTHWEST 1/4 LYING SOUTH OF THE CHICAGO, BURLINGTON AND QUIN'Y RAILROAD IN SECTION 4, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL ME'IDIAN, IN COOK COUNTY, ILLINOIS

864034

PI# 18-04-321-023 Al) FA.

[Zip Code]

Spring apply to the first of th



 LAGRANGE (City)

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 seised 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.

ILLINOIS Single Family FNMA/FHLMC UNIFORM INSTRUMENT

LOAN NUMBER: MAFFETONE

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त्तरपुरामुक्तम्बरम् स्टेन्स् देशस्त्री स्ट्रीम से से

-86-40447

NON-UNIFORM COVENANTS BOWSEY and Lender Unifer demanded age is follows:

19. 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 paragraphs 13 and 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 nonexistence 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 19, including, but not limited to, reasonable attorneys' fees and costs of title evidence. 20) Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property and at any time appropriate the expiration following judicially 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, including those pastroue. Any rents collected by Lender or the receiver shall be applied first to payment 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 attorneys' 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 recordation costs 22. Waive of Homestead: Borrower waives all right of homestead exemption in the Property 23. Riders to his 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 covers it and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument [Check app' ca' le box(es)] 2-4 Family Rider Adjustable Rate R der Condominium Rider Graduated Paymer. C. der Planned Unit Development Rider Other(s) [specify] to 278277 By Signing Below Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Br crower and recorded with it an in the high kay bastreell sale seeds the seeds seeds Omital a Onif (Scal) મેનાલાઈએ સમાધાનિયા પાતા કાર્યાના માટે જેવે તેવારા છે. છે. છે. કોઇ - આપ્રકાર પાતા માત્ર કાર્યાના માત્ર કાર્યાના માત્ર કર્યા કાર્યાના માત્ર કર્યા છે. આ પાતા કર્યા કર્યા છે. આ પાતા DAWN A. MAPPETONE AND THE PROPERTY OF THE PROPER (Space Below This La BANGAR AREAS BANGARAN WAR SERVICE WALL AND THE PROPERTY OF THE PROPERTY O **医动物性神经炎性 别比较特别的特别的动物** Augustussen 14-13 kom aben Musukan für Abertaling khade der delte der Abertaling khade der delte der der det a Art inkensite untwerke seinsteller auf der de delte delte der der delte delte delte delte delte delte delte de wasses samual subarbugan appropriate the samual bases as addige of the statement of the second statement of the second second second second second second second second erlinger van vlievel van ing lientiskel eliges. Alle el 1940. 16 April 1845 Besto dille iber kerelin i is 2017 1952 in 18 April 1845 Besto el 18 Inner i ingelin i ingelin i ingelin i การสมุดสาราชอ<u>งสัก</u>ส์สี County sshell sense in the sens State of Illinois, 1887 a Notary Public in and for aid county and state, Michael A Mottetone & Down ... A personally known to me to be the same person(s) whose name(s) scribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he free and voluntary act, for the uses and purposes signed and delivered the said instrument as righted by the Appropriate of the September 197 therein set forth and the Given under my hand an My Commission expansion ownstow ingriseral Manie an transaction and the state of NAVE STATES AND BURGHOUS ALL Notary Publication Spin and Allestings This is the unity of the color Security Inscended There and their see Hat Berrywer den normalisa antica kan salar salar salar kan manar salar salar salar salar salar salar salar salar salar sal Per akanggunan penggunan salar salar penggunan salar sal Penggunan penggunan salar salar

represented by the consequence and represent the consequence of the co

UNIFORM COVENANTS.

1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or to a 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 attain priority over this Security Instrument; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard insurance premiums; and (d) yearly mortgage insurance premiums, if any. These items are called "escrow items." Lender may estimate the Funds due on the basis of current data and reasonable estimates of future escrow items.

The Funds shall be held in an institution the deposits or accounts 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 eserow items. Lender may not charge for holding and applying the Funds, analyzing the account or verifying the escrow items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing that interest shall be paid on the Funds. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds: Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Security Instrument.

If the amount of the Funds held by Lender, together with the future monthly payments of Funds payable prior to the due dates of the escrow items, shall exceed the amount required to pay the escrow items when due, the excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly payments of Funds. If the amount of the Funds held by Lender is not sufficient to pay the escrow items when due, Borrower shall pay to Lender any

amount necessary to make up the deficiency in one or more payments as required by Lender.

Upon payment in full of all sums secured by this Security Instrument, Hender shall promptly refund to Borrower any Funds held by Lender, If under paragraph 19 the Property is sold or acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of

application as a credic against the sums secured by this Security Instrument.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to late charges due under the Note; second, to prepayment charges due under the

Note, third, to amounts payab ex inder paragraph 2; fourth, to interest due; and last, to principal due.

4. Charges; Liens. Porrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priorit/ over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations at the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person ow a payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrover makes these payments directly, Borrower shall promptly furnish to Lender

receipts evidencing the payments.

Borrower shall promptly discharge an tien which has priority over this Security Instrument unless Borrower. (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of ", e lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien or forfeiture of any print of the Property; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien of the Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth-above within 10 days 188 Sec 446

of the giving of notice. His about 1988 the first about 1988 the property of t insured 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. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be

unreasonably withheld.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requirer, borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower chell pive prompt notice to the insurance

carrier and Lender, Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shill be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender than the psychological parties 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 Security Instrument, whether or not then due. The 30 day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal had not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 19 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security

Instrument immediately prior to the acquisition.

6. Preservation and Maintenance of Property; Leaseholds. Borrower shall not destroy, damage or substantially change the Property, allow the Property to deteriorate or commit waste. If this Security Instrument 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 merger in writing.

7. Protection of Lender's Rights in the Property; Mortgage Insurance. If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lighter's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

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.

UNOFFICIAL COPY occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraphs 13 or 17. ressonably, require to assure that the lien of this Security Instrument shall continue unchanged. Upon reinstatement by 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 Security instrument, including, but not limited to, reasonable attorneys fees; and (d) takes such action as Lender may Security Instrument; or (b) entry of a judgment enforcing this Security Instrument and the Note had no acceleration (a) pays Lender all sums which then would be due under this Security Instrument and the Note had no acceleration in Lender exercises this option. Lender shall give Borrower notice of accelerations and the date of this Security Instrument.

In Lender exercises this option, Lender shall give Borrower notice of acceleration of any and the date the notice is delivered or mailed within the property instrument. If Borrower lails to pay these sums prior to an explicit the property instrument without further notice of demand on Borrower may invoke any remedies permitted by this Security Instrument without further notice of demand on Borrower metric of the service of the period at any time prior to the earlier of (a) 5 days (or such other period as entire of the salit of sale to the the night to sale contained in this sale in the approach of the period at any time prior to the earlier of (a) 5 days (or such other period as a surface of the salit sale in the approach of the period at any time prior to the carlier of (b) 5 days (or such other period as a second of the period at a second of the period of the sale contained in this Security Instrument to any power of a surface contained in this Security Instrument of the sale contained in this security are that Borrower. 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 needer if exercise is prohibited by federal law as of the date of this Security Instrument. federal law as of the date of this Security Instrument. interest in it is sold or transferred (or it a beneficial interest in Borrower is sold or transferred and Borrower is not a natural 17. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any 16. Borrower's Copy. Borrower'shall be given one conformed copy of the Note and of this Scurity Instrument. ¿Note are declared to be severable. Note conflicts with applicable law, such conflict shall not affect other provisions of this Securi y Instrument and the which can be given effect without the conflicting provision. To this end the provisions of this Securi y Instrument and the which can be given effect without the conflicting provision. jurisdiction in which the Property is located. In the event that any provision or clause of the County Instrument or the Coverning Law; Severability. This Security Instrument shall be governed by Actoral law and the law of the

in this paragraph. first class mail to Lender's address stated herein or any other address Even to Borrow of Lender when given as provided for in this Security Instrument shall be deemed to have been given to Borrower. Any notice Property Address or any other address Borrower designates by notice to Lender Address or any other address Borrower designates by notice to Lender shall be given by mailing it by first class mail unless applicable law requires use of another marchae The notice shall be directed to the

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by l dqaragaraq

permitted by paragraph 19. If Lender exercises this option, Lender shall take the steps specified in the second paragraph of may require immediate payment in full of all sums secured by this & cordity Instrument and may invoke any remedies rendering any provision of the Note or this Security Instrument unear areastic according to its terms, Lender, at its option.

It cnact in an or expiration of applicable laws has the effect of 13; Legislation Affecting Lender's Rights. martial prepayment without any prepayment charge under the Mark. necessary to reduce the charge to the permitted limit; and to make this reduction Borrower which exceeded permitted limits will be reducing the principal owed permitted limits will be reducing the principal owed under the Mote or by making a direct payment to Borrower. It a ruling reduces principal, the reduction will be treated as a conficction with the loan exceed the permitted limits that such such charge shall be reduced by the amount charges, and that the is thatly interpreted so this it is interest or other loan charges collected for the collected in

nsol mumixem sies fleiff will sei leefdus si inemurient viruoed 214, v) betuees insolient il segrado incera 21 modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the sums secured by this Security Instrument: and (c) agrees that Lender and any other Borrower may agree to extend, lhat Borrower's interest in the Ptopen (un let the terms of this Security Instrument; (b) is not personally obligated to pay Of paragraph 17: Borrower's covenent and agreements shall be joint and several. Any Borrower who co-signing this Security Instrument only to morgage, grant and convey

shall not be a waiver of or proclude the exercise of any right or remedy.

The coverants and assigns of Lenders and assigns of Lenders and Borrower; subject to the provisions of the subject to the provisions.

by the original Borrower or to rrower a successors in interest. Any forbearance by Lender in exercising any right or remedy payment of otherwise medity amortization of the sums secured by this Security Instrument by reason of any demand made Teidet apail noi pe redt ited 10 commence proceedings against and encessor in injerest of teluseito extend time tor incress of Borro, et shall no operate to release the liability of the original Borrower of Borrower's successing in interest. modification of amortization of the sums accured by this security instrument granted by Lender to any successor in

postpone he have of the monthly payments referred to in paragraphs it and 2 or change, the time flow payment or the second of such payment or Onliese en en oxinies security marinate, writing, any application of proceeds to principal shall not extend or to the sums secured by this Security Instrument, whether or not then due; given. Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Propenty or

make an award or settle a claim for damages. Borrower fails to respond to Lender within 30 days after the date the notice is ol erson promise and one a specification of the content of the con Control of the Control communication of the production in a ensouspiciet to the

Poctore the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be (the amount of the proceeds multiplied by the following fraction: (a) the fotal amount of the aums secured immediately Tuniless Bortower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property, fin the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security

assigned and shall be paid to Lender. and the state of t wany condemnation or other taking of any part of the Property or for conveyance in lieu of condemnations are hereby Astronting Condemnation The proceeds of any award of claim for damages, direct or consequential, in connection with apali give Borrowernotice at the time of or prior to an inspection specifying reasonable cause for the inspection

B. Maspection. Lender or its agentimay make reasonable entries upon and inspections of the Property. Lender insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law; "Borrowerishalli pay incipreminini sirednired to maintain (ne juantaine in effect mutil anch (nine as the tednirement, for the anny and Charlequired morigage insurance as a condition of making the loan secured by this Security Instrument,

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proceedings to the second of t