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LYONS TOWNSHIP CREDIT UNION
475 W. 55th Street...
Countryside, IL 60525

MORTGAGE

B. Lighay
86405953

THIS MORTGAGE is made this 15th day of August 19..., between the Mortgagor, Diana Nichols, single, never married (herein "Borrower"), and the Mortgagee, Lyons Township Credit Union, a corporation organized and existing under the laws of State of Illinois, whose address is 475 W. 55th St., Countryside, IL 60525 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and no/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated 9/15/86 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on or before the 22nd of each month;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of Cook, State of Illinois:

Lot 22 in Block 4 in Beacon Hills, a subdivision of part of sections 19, 20 and 29 and Section 30, Township 35 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded January 4, 1960 as document No. 12749392 in Cook County, Illinois

Tax # 32-30-109-022-000

J.J.

86405953

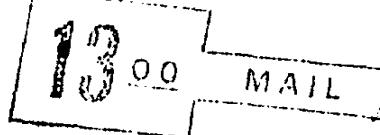
DEPT-OF RECORDING 101 \$13.25
T#22221 TRAN 0124 09/10/86 14:43:00
#22454 * 86-405953
COOK COUNTY RECORDER

which has the address of 1951 Adams, Chicago Heights, IL 60411
(Street) (City)
..... (herein "Property Address");
(State and 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, water rights, and water stock, and all fixtures now or hereafter attached to the 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 said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to 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, that the Property is unencumbered, 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.

ILLINOIS - 1 to 4 Family - 6/77 - FNMA/FHLMC UNIFORM INSTRUMENT
Reorder from Illinois Financial, Inc.



-86-405953

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Borrower shall have the right to have any proceedings begun by Lender to enforce this Agreement if any sums advanced at any time by Lender to Borrower under Article 19.

19. Borrower's Right to Recourse. Notwithstanding anything contained in this Agreement, Lender's acceleration of the sums secured by this Mortgage, and costs of documentation, evidence, absences and title reporter,

he entitled to collect in such amounts due and payable without further demand, and may foreclose his or her interest in the sum secured by this Mortgage to be collected on or before the date specified in this Note, but not limited to, reasonable attorney fees,

or before the date specified in this Note, Lender's option to accelerate his or her interest in the sum secured by this Mortgage to be collected on or before the date specified in this Note, but not limited to, reasonable attorney fees,

the non-existence of a default of any other defecit in the right to accelerate after acceleration of Borrower to accelerate his or her interest in the sum secured by this Mortgage to be collected on or before the date specified in this Note, but not limited to, reasonable attorney fees,

acceleration of the sum secured by this Mortgage, proceeding after acceleration and the right to assert in the propery, The notice

breach must be given to Borrower prior to paying less than 30 days from the date the notice is mailed to Borrower, by which such

prior to acceleration shall have paid to Borrower as provided in Paragraph 14 hereof specifies: (1) the breach; (2) the action

prior to acceleration of Borrower in accelerating the cause(s) to pay when due any sums secured by this Mortgage, Lender

and payment of Borrower in paragraphs 17 hereof, upon Borrower's breach of any covenant or

18. Acceleration; Remedies. Except as provided in Paragraph 17 hereof, upon Borrower's breach of any covenant or

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

Lender may, without further notice or demand on Borrower, invoke any remedies permitted by paragraph 18 hereof,

within Borrower may pay the sums demanded due, If Borrower fails to pay such sums prior to the expiration period, paragrapgh 14 hereof, Lender shall provide a period of not less than 30 days from the date the notice is mailed within

or 14 days from the date the notice is given to Borrower to cure such breach; (3) the date, not less than 30 days from the date the notice is mailed to Borrower, by which such

prior to acceleration shall have paid to Borrower as provided in Paragraph 14 hereof specifies: (1) the breach; (2) the action

prior to acceleration of Borrower in accelerating the cause(s) to pay when due any sums secured by this Mortgage, Lender

and payment of Borrower in paragraphs 17 hereof specifies: (1) the breach; (2) the action

19. Transfer of the Property; Assumption. In all or any part of the property or any interest therein is sold or transferred

of execution or after recordation hereof.

16. Borrower's Copy. Borrower shall be furnished a completed copy of this Mortgage at the time

and the provisions of this Mortgage and Note are severable, and to this

other provisions of this Mortgage or the Note can be given effect, without the conflicting provisions, and to this

event that any provision of clause of this Mortgage or of the Note is illegal, such provisions will be void, such provision shall not affect real property. This Mortgage shall be governed by the law of the jurisdiction in which the Property is located. In the

use and non-uniform covenants with limited variations by jurisdiction, a uniform security instrument covering

Mortgage shall be deemed to have been given to Borrower or Lender in which a uniform security instrument covers all other addresses as Lender may notice by certified mail, return receipt requested, to Lender's address stated herein, and

(b) any notice to Lender shall be given by certified mail, return receipt requested, to Lender's address provided herein, and

the Property or any other address or office of Lender, and may be given to Lender's address provided herein, and

Borrower provided for in this Mortgage shall be given to Lender in another manner by delivery to Borrower or to

Lender. Notice. Except for any notice law to be given in another manner, (a) any notice to

interpret the provisions of the Mortgagors hereto, The capitol and liquidated damages of Lender in this Mortgage are to be used to

subject to the provisions of Paragraph 17 hereof, all covenants and agreements of Borrower shall not be joint and several

and successive and severable, and may be exercised concurrently, independently, indefinitely or successively,

remedies under this Mortgage or afforded to any notice, and may be given in writing, and may be given in another manner by delivery to Lender, and may be given in writing, and may be given in another manner by delivery to

12. Remedies Cumulative. All remedies provided in this Mortgagor to any other right or

right to accelerate the maturity of the Mortgagor to any other right or right of Lender to collect taxes or charges by Lender is

otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy,

11. Foreclosure by Lender, Any subsequent sale by Lender in exercising any right or remedy hereunder, or

accorded by this Mortgage by reason of any demand made by the original Borrower and Borrowers successors in interest,

proceedings against such seller or trustee to extend time for payment or otherwise modify amortization of the sums

the liability of the original Borrower and Borrower in interest, Lender shall not be liable to commingle

by this Mortgage pursuant to any successor in interest, in any manner,

such instalments, Lender to any notice of modification of amortization of the sums secured

or position the due date, date of the sums secured by this Mortgage, any such application of proceeds to principle shall not extend

property or to the sums secured by Lender, Lender to collect and apply this Mortgage.

Lender is authorized to respond to Lender's option, either to reschedule such notice to make

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condominium offers to paid to

Lender to the fair market value of the property, immediately prior to the date of taking, with the balance of the proceeds

taking bears to the fair market value of the property, which the amount of the sums secured by this Mortgage immediately prior to the date of taking, with the balance of the proceeds

as equal to that proportion which the amount of the sums secured by this Mortgage immediately prior to the date of

another wise expense, if any, paid to Borrower, in the event of a parallel taking of the Property, unless Borrower and Lender

in the event of a total taking of the Property, the proceeds shall be applied to the sums received by this Mortgage,

and shall be paid to Lender.

condemnation or other taking of the Property, or part thereof, or for conversion into lieu of condemnation, are hereby assignd

in the Lender shall give notice to be made reasonable expenses incurred in connection with any

any action hereunder.

8. Imprecision. Lender may make or cause to be made reasonable expenses incurred in connection with any

amounts disbursed by Lender under applicable law. Nothing contained in this Paragraph 7 shall require Lender to incur any expense or take

proceedings under applicable law, in which event Lender is compelled to pay reasonable expenses incurred in connection with the property, and shall bear interest at the highest rate

amounts shall be payable upon notice from Lender to Borrower requesting payment under the Note unless payment from the

disbursement shall be payable from Lender to Borrower to Lender to the extent of amounts disbursed by Lender to Borrower

Any amounts disbursed by Lender pursuant to this Paragraph 7, with interest thereon, shall become additional

mannger provided under Paragraph 2 hereof.

Lender's written agreement of application of all monies insurance premiums in the

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prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage, the Note and notes securing Future Advances, if any, had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage and in enforcing Lender's remedies as provided in paragraph 18 hereof, including, but not limited to, reasonable attorney's fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

20. Assignment of Rents; Appointment of Receiver; Lender in Possession. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 18 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 18 hereof 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 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 past due. All 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 attorney's fees, and then to the sums secured by this Mortgage. Lender and the receiver shall be liable to account only for those rents actually received.

21. Future Advances. Upon request of Borrower, Lender, at Lender's option prior to release of this Mortgage, may make Future Advances to Borrower. Such Future Advances, with interest thereon, shall be secured by this Mortgage when evidenced by promissory notes stating that said notes are secured hereby. At no time shall the principal amount of the indebtedness secured by this Mortgage, not including sums advanced in accordance herewith to protect the security of this Mortgage, exceed the original amount of the Note plus US \$...-0-.....

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

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

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Diana Nichols, single never married

X Diana Nichols

—Borrower

—Borrower

Cook

STATE OF ILLINOIS, County ss:

I, Bernadette Lichay,, a Notary Public in and for said county and state, do hereby certify that, Diana Nichols, personally known to me to be the same person(s) whose name(s) is, subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that She signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of August , 19

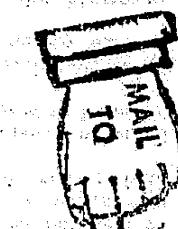
My Commission expires:

5/90

Bernadette Lichay

Notary Public

(Space Below This Line Reserved For Lender and Recorder)



MAIL TO:
L.T. CREDIT UNION
475 W. 55TH ST.
COUNTRY SIDE, ILL
60525

86405953