

Copy 8 M 5970

THIS INSTRUMENT PREPARED BY Truly Griffin FIRST ILLINOIS BANK WILMETTE, ILL. 60091

86414435

(Space Above This Line For Recording Data)

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on AUGUST 19 19 86. The mortgagor is CAROL HANSEN VARTAN, DIVORCED AND NOT REMARRIED ("Borrower"). This Security Instrument is given to FIRST ILLINOIS BANK OF WILMETTE, ILL. 60091, which is organized and existing under the laws of ILLINOIS, and whose address is 1200 CENTRAL AVENUE, WILMETTE, ILL. 60091 ("Lender"). Borrower owes Lender the principal sum of THIRTY SEVEN THOUSAND AND 00/100\*\*\* Dollars (U.S. \$37,000.00). 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 SEPTEMBER 1, 1991. 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:

LOT 22 IN BLOCK 3 IN KINGS ADDITION TO WILMETTE, A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO A PLAT OF SURVEY RECORDED JULY 2, 1913 AS DOCUMENT 5230487

PIN NO.: 05-33-214-011

[Signature]

-86-414435

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DEPT-51 RECORDING \$13.25 TR#447 TRAN 0278 09/15/86 14:52:00 #503 # D \* -86-414435 COOK COUNTY RECORDER

which has the address of 1601 Highland Wilmette Illinois 60091 ("Property Address");

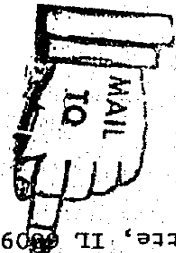
TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also 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.

13 00 MAIL

# UNOFFICIAL COPY



WILMETTE, IL 60091  
1200 Central Avenue

FIRST ILLINOIS BANK OF WILMETTE  
Real Estate Department

After Recording Deliver to:

MY COMMISSION EXPIRES MAY 9, 1988

EDNA W. ROSS  
Notary Public

*Edna W. Ross*  
\_\_\_\_\_

My Commission Expires:

Given under my hand and official Seal, this 19th day of August, 1988  
Free and voluntary act, for the uses and purposes therein set forth.

I, EDNA W. ROSS, a Notary Public in and for said County and State, do hereby certify that GAROL HANSEN VARTIAN, DIVORCED AND NOT REMARRIED is/are personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed and delivered the said instrument as HFR

STATE OF ILLINOIS, COOK COUNTY SS:

[Space Below This Line for Acknowledgment]

\_\_\_\_\_  
(Seal)  
Borrower

\_\_\_\_\_  
(Seal)  
Borrower

*Carol Hansen Vartian*  
CAROL HANSEN VARTIAN

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

- Adjustable Rate Rider
- Graduated Payment Rider
- Other(s) [specify]
- Condominium Rider
- Planned Unit Development Rider
- 2-4 Family Rider

Instrument. (Check appropriate box(es))

23. Rider 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 rider(s) were a part of this Security Instrument.

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

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.

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 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. Any rents collected by Lender or the receiver shall be applied first to payment of the receiver's bonds and reasonable attorney's fees, and then to the sums secured by this Security Instrument.

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 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, including, but not limited to, reasonable attorney's fees and costs of title evidence.

Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including, but not limited to, reasonable attorney's fees, and then to the sums secured by this Security Instrument. Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

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