WHEN RECORDED MAIL TO:

COX COUNTY, ILLINOIS FILED FOR RECORD

RIVER FOREST STATE BANK 1986 (ICT 30 PM 3: 12

86510885

AND TRUST COMPANY
7727 West Lake Street
River Forest, Illinois 60305
ATTN: Real Estate Department

Space Above This Line For Recorder's Use

RIVER FOREST STATE BANK AND TRUST COMPANY 7727 West Lake Street River Forest, Illinois 60305

1500

MORTGAGE

NOTICE TO BORROWER: THE NOTE SECURED BY THIS MORTGAGE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN THE INTEREST RATE. INCREASES IN THE INTEREST RATE MAY RESULT IN HIGHER PAYMENTS. DECREASES IN THE INTEREST RATE MAY PESULT IN LOWER PAYMENTS.

TH'S MORTGAGE made this 23rd day of October, 1986, between David D. Letizia and Marijo Letizia, his wife, of 457 Parkview, Elmhurst, Illinois, 60126 and Keith D. Meyer and Terri B. Meyer, his wife, of 9000 Lincolnwood Drive, Evanston, Illinois, 60203, (hereinafter

, Moregagor is indebted to Mortgagee in the principal sum of TWENTY-NINE THOUSAND SIX HUNDRED DOLLARS (\$29,600.00) which indebtedness is evidenced by Mortgagor's Note dated October 23, 1986, (herein referred to as the "Note"),

AND WHEREAS, the Note provides for interest to be charged on the balance of principal remaining from time to time outstanding at a rate equal to four percent (4.00%) above the weekly average yield, on United States Treasury of one year (hereinafter referred to as "Inciex"); and

WHEREAS, the initial interest rate charged under the Note for the first Twelve months is equal to nine and seventy-three one hundredths percent (9.73%), which rate is equal to four percent (4.00%) above the most recently available Index and the interest rate charged under the terms of the Note is adjusted at intervals of twelve months during the term hereof; and

WHEREAS, the Note provides for initial monthly installments of TWO HUNDRED SIXTY-ONE AND TWENTY-FOUR ONE HUNDREDTHS DOLLARS (\$261.24) on the first day of each month commencing with November 1, 1986 with the palance of the indebtedness, if not sooner paid, due and payable on and October 1, 1996.

NOW, THEREFORE, the Mortgagor, to secure the payment of the Note with interest thereon, the payment of all other sums with interest thereon advance in accordance herewith to protect the security of this Mortgage, and the performance of the coverants and agreements of the Mortgagor herein contained, the Mortgagor does hereby mortgage, grant, and convey to Mortgagee the following described real estate located in the County of Cook, State of Illinois:

UNIT 13-C IN PARK VIEW TOWERS CONDOMINIUM AS DELIMENTED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 56, 57 IN SUBDIVISION BY ANDREW SPOFFORD AND COLEHOUR'S OF BLOCKS 1, 2 OF OUT-LOT 'A' IN WRIGHTWOOD, SAID WRIGHTWOOD BEING A SUBDIVISION OF THE SOUTH WEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO LOT 11 IN LEHMANN'S DIVERSEY BOULEVARD ADDITION TO THE SOUTH WEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14

This instrument was prepared by:

Louis P. DeMuro, Vice President River Forest State Bank and Trust Company 7727 West Lake Street Villnois 60305

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WHEN RECORDED WAIL TO:

RIVER FORREST STATE BANK AND TRUST COMPANY 7727 West Lake Street River Forest, Illinois 60305

ATTN: Real Estate Department

Will Control

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Space Above This Line For Recorder's Use

RIVER FOREST STATE BANK AND TRUST COMPANY 7727 West Lake Street River Ferest, Olinois 60303

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NOTICE TO BORROWER: THE NOTE SECURED BY THIS MORTGAGE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN THE INTEREST RATE. INCREASES IN THE INTEREST RATE, INCREASES IN THE RATE MAY RESULT IN HIGHER PAYMENTS. DECREASES ON THE TREERS FRANCES FALLERS FRANCES.

Tills M 2000 NOH to us this 21cd day of October, 1986, but them David N. Lettria and Aarijo Lettria, bis wife, of \$57 Parkview, Charlest, Alianis, 6912, and Krith D. Meyerster Tarrius, Suger, bis wife, of \$900 Lincolnwood Utive, Evanston Ulmois, 65205, thereinafter

, Mercyagor is indebted to Northers o in the principal semi of fivility of the principal semi of fivility. Single Professional October 1986, (1986), the electric of the electric North deced October 23, 1986, therein out word to as the "Stote",

AND WHEREAS, the Note provins for interest to be charged on the vibrary of principal remaining for a time to time outstanding it a rate equal to lose percent (\$2000) allowed the weekly average vield, on United States Frommy of one year (hereinafter referred to as "hether"); and

WESHINS, the initial interaction and ander the Note for the first Twelve months is equal to nine and some envelope one lundredths percent (9.77%), which are is equal to fear percent (6.60%) above the recently available index and the interest rate thoraged under the terms of the Wole is adiable at interests of twelve menths during the term hereoft and

WHENEAS, the Note provides for initial monthly installments of 2.60 HUMOVED SITTY-COME AND TWENTY-FOUR ONE HUMOREDITIS NOULARS (\$261.24) on the first day of such commencing with however, it is visioner paid, dud and payulue on and October 1, 1986.

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Firs institutionny was prepared by:

Louis P. DeMuro, Vice President River Forest State Bank and Trust Company 7727 West Lake Street Illinois 60305

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EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 5, 1905 AS DOCUMENT 3733604 IN BOOK 90 OF PLATS PAGE 23 IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25386511 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

P.I.N.: 14-28-309-031-1052

Which has the address of 2740 N. Pine Grove, Unit 13C, Chicago, Illinois, 60614 (herein referred to as "Property Address").

TOGETHER with all the improvements now or hereafter erected on or attached to the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and all fixtures now or hereafter attached to the property, at 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 for the leasehold estate if the Mortgage is on a leasehold) are herein referred to as the "Premises".

Morigigor convenants that Mortgagor is lawfully seized of the estate hereby conveyed and has incright to mortgage, grant and convey the Premises, that the Premises is unencumbered and Mortgagor will warrant and defend generally the title to the Premises against all claims and comands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Mortgagor's interest in the Premises.

IT'S FURTHER UNDERSTOOD THAT:

- 1. Mortgagor shall promptly pay when due the principal of and any interest on the indebtedness evidenced by the Note, and late charges on any future advances secured by this mortgage.
- 2. In addition, the Mortgagor shall:
 - (a) Promptly repair, restore or rebuild any improvement now or hereafter on the property which may become damaged or destroyed.
 - (b) Pay immediately when due and payable all general taxes, special taxes, special assessments, water charges, sewer service charges and other taxes and charges against the property, including those heretolore due, (the monthly payments provided in the Note in anticipation of such taxes and charges to be applied thereto provided said payments are actually made under the terms of said Note), and to furnish the Mortgagee, upon request, with the original and duplicate receipts therefore, and all such items extended against said property shall be conclusively deemed valid for the purpose of this requirement.
 - Keep the improvements now existing or hereafter erected on the property insured against loss or damage by fire, lightning, wind storm or such other hazards, as the Mortgagee may reasonably require to be insured against under policies providing for payment by the insurance companies or monies sufficient either to pay the cost of replacing or repairing the same or to pay in full the indeb andness secured hereby, in such companies through such agents or brokers and in such form as shall be satisfactory to the Mortgagee, until said indebtedness is fully paid, or in the case of foreclosure, until expiration of the period of redemption; such insurance policies, including additional and renewal policies shall be delivered to and kept by the Mortgagee and shall contain a clause satisfactory to the Mortgagee making them payable to the Mortgagee, as its interest may appear, and in case of loss under such policies, the Mortgagee is authorized to adjust, collect and compromise, in its discretion, all claims thereunder and the Mortgagor agrees to sign upon demand, all receipts, vouchers and releases required of him by the insurance companies; application by the Mortgagee of any of the proceeds of such insurance to the indebtedness hereby secured shall not excuse the Mortgagor from making all monthly payments until the indebtedness is paid in full. In the event of a loss, Mortgagor shall give prompt notice to the insurance carrier and Mortgagee. Mortgagee may make proof of loss if not made promptly by Mortgagor. All renewal policies shall be delivered at least ten (10) days before such insurance shall expire.

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P.I.N.s. 19-28-399-931-1051

Which has the address of 2740 G. Pinc Green, Unit 137. Chicago, Hilmin, 5061) (acrein referred to as Property Address'i.

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- (a) Provintly repoir, restore or relaid vey improvement now or hereefter on the property which may be a considered or distroyed.
- (b) they have elected the most and payable all general faces, corolal resess, and allowed makes and allowed compass and elected payable and compact operations of a contract the corolar and allowed compact and elected compact and elected corolar and elected compass and elected corolar corolar corolar and elected corolar corolar.
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All policies shall provide further that Mortgagee shall receive ten (10) days notice prior to cancellation.

- (d) Complete within a reasonable time any buildings or improvements now or at any time in process of erection upon said property.
- (e) Keep said Premises in good condition and repair without waste and free from any mechanics or other lien or claim of lien not expressly subordinated to the lien hereof.
- (f) Not suffer or permit any unlawful use of or any nuisance to exist on said Premises nor to diminish nor impair its value by any act or omission to act.
- (g) Comply with all requirements of law or municipal ordinances with respect to the Premises and the use thereof.
- (h) Comply with the provisions of any lease if this Mortgage is on a leasehold.
- Pay the premiums for any life, disability or other insurance if Mortgagor shall precure contracts of insurance upon his life and disability insurance making the Mortgagee assignee thereunder. In such event and upon failure of Mortgagor to pay the aforesaid premiums, the Mortgagee may pay the premiums for such insurance and add said payments to the principal indebtedness secured by this Mortgage to be repaid in the same manner and without changing the amount of the monthly payments, urless such change is by mutual consent.
- (j) In the event this Mortgage is on a unit in a condominium, perform all of Mortgagor's obligations under the declaration or covenants creating or governing the condominium, the By-laws and regulations of the condominium and the constituent documents.
- Any sale, conveyance, or transfer of any right, title or interest in the premises or any portion thereof or any sale, transfer or assignment of all or any part of the beneficial interest in any trust holding title to the Premises without the prior written approval of the Mortgagee shall, at the option of the Mortgagee, constitute a default hereunder on account of which the holder of the Note secured hereby may declare the entire indebtedness evidenced by said Note to be immediately due and payable and foreclose this Mortgage in mediately or at any time such default occurs.
- In the case of a failure to perform any of the covenants herein, or if any action or proceeding is commenced which materially affects the Mortgagee's interest in the property, including but not limited to eminent domain, insolvency, code enforcement, or arrangements or proceedings involving a bankrupt or decedent, the Mortgagee may do on the Mortgagor's behalf everything so covenented; the Mortgagee may also do any act it may deem necestary to protect the lien hereof; and the Mortgagor will repay upon demand any monks paid or disbursed; including reasonable attorney's fees and expenses, by the Mortgagee for any of the above purposes and such monies together with interest therein at the highest rate for which it is then lawful to contract shall become so much additional indebtedness hereby secured and may be included in any decree foreclosing this mortgage and be paid out of the rents or proceeds of said Premises if not otherwise paid. It shall not be obligatory upon the Mortgagee to inquire into the validity of any lien, encumbrance or claim in advancing monies as above authorized, but nothing herein contained shall be construed as requiring the Mortgagee to advance any monies for any purpose nor to do any act hereunder, and the Mortgagee shall not incur any personal liability because of anything it may do or omit to do hereunder nor shall any acts of Mortgagee act as a waiver of Mortgagee's right to accelerate the maturity of the indebtedness secured by this Mortgage or to proceed to foreclose this mortgage.
- 5. Time is of the essence hereof, and if default be made in performance of any covenant herein contained or contained in the Note or in making any payment under said Note or obligation or any extension or renewal thereof, or if proceedings be instituted to enforce any other lien or charge upon any of the Premises, or upon the filing of a proceedings in bankruptcy by or against the Mortgagor, or the Mortgagor shall make an assignment for the benefit of his creditors or if his property be placed under control of or in custody of any court or officer of the government, or if the Mortgagor abandons the Premises, or fails to pay when due any charge or assessment

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All policies shall provide further that Marte epoc shall receive tea (10) days nation selecte courselvation.

- (d) Complete within a reasonable time any buildings or improvements on a cannot time in process of erection upon said procests.
- 9) Koop said the rises in good condition and capair without women and free from any enconances or other lied or et il a of lied not expressly subordinated to an lieuwhered.
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- (g) Comply wire all equirements of the or making bedinances with a spect to the Resented the use thereof.
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(whether for insurance premiums, maintenance, taxes, capital improvements, purchase of another unit, or otherwise) imposed by any condominium, townhouse, cooperative or similar owner's group, then and in any of said events, the Mortgagee is hereby authorized and empowered, as its option and without affecting the lien, hereby created or the priority of said lien or any right of the Mortgagee hereunder, to declare, without notice, all sums secured hereby immediately due and payable, whether or not such default be remedied by Mortgagor, and apply toward the payment of said mortgage indebtedness any monies of the Mortgagor held by the Mortgage, and said Mortgagee may also immediately proceed to foreclose this Mortgage, and in any foreclosure a sale may be made of the Premises enmasse without offering of the several parts separately.

- Upon the commencement of any foreclosure proceeding hereunder, the court in which such bill is filed may at any time, either before or after sale, and without notice to the Mortgagor, or any party claiming under him, and without regard to the solvency of the Mortgagor or the then value of said Premises, or whether the same shall then be occupied by the owner of the equity of redemption as a homestead, appoint a receiver with power to manage and rent and to collect the rents, issues and profits of said Premises during the pendency of such foreclosure suit and the tanitory period of redemption, and such rents, issues and profits, when collected, may be applied before as well as after the foreclosure sale, towards the payment of the invebtedness, costs, taxes, insurance or other items necessary for the protection and preservation of the Premises, including the expenses of such receivership, or on any deficiency decree whether there be a decree therefore in personam or not, and if a receiver shall be appointed he shall remain in possession until the expiration of the full period ellowed by statute for redemption, whether there be redemption or not, and until the issuance of a deed in case of sale, but if no deed be issued, until the expiration of the statutory period during which it may be issued and no lease of said Premises shall be nullified by the appointment or entry in possession of a receiver but he may elect to terminate any lease junior to the lien hereof; and upon foreclosure of said Premises, there shall be allowed and included as an additional indebtedness in the detree of sale all expenditures and expenses together with interest thereon at the rate of twenty (20%) percent per annum, or if said rate of interest is higher than permitted by state law, then to the highest rate permitted by state law, which may be paid or incurred by or in behalf of the Mortgagee for attorneys' fees, appraiser's fees, coirt costs and costs (which may be estimated as to include items to be expended after the entry of the decree) and of procuring all such data with respect to title as Mortgage may reasonably deem necessary either to prosecute such suit or to evidence to hidders at any sale held pursuant to such decree the true title to or value of said Premises; all of which aforesaid amounts together with interest as herein provided shall be immediately due and payable by the Mortgagor in connection with (a) an proceeding, including a probate or bankruptcy proceedings to which either party, hereto shall be a party by reason of the Mortgage or the Note hereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof after the accrual of the right to foreclose, whether or not actually commenced; or (c) preparations for the defense of or intervention in any suit or proceedings or any threatened or contemplated suit or proceedings, which might affect the Premises or the security hereof. In the event of a foreclosure sale of said Premises there shall first be paid out of the proceeds thereof all of the aforesaid items, then the entire indebted as whether due and payable by the terms hereof or not and the interest due thereon up to the time of such sale, and the overplus, if any, shall be paid to the Mortgago, and the purchaser shall not be obliged to see to the application of the purchase money.
- 7. Extension of the time for payment or modification or amortization of the sums secured by this Mortgage granted by Mortgagee to any successor in interest of Mortgagor shall not operate to release in any manner the liability of the original Mortgagor and Mortgagor's successor in interest. Mortgagee shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sum secured by this Mortgage by reason of any demand made by the original Mortgagor and Mortgagor's successor in interest.
- 8. Any forebearance by Mortgagee 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 Mortgagee shall not be a waiver of Mortgagee's right to accelerate the indebtedness secured by this Mortgage.

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- 9. 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.
- 10. The covenants contained herein shall bind and the rights hereunder shall inure to, the respective successors and assigns of Mortgagee and Mortgagor subject to the provisions of paragraph 3 hereof. All covenants and agreements of Mortgagor shall be joint and several.
- 11. Except to the extent any notice shall be required under applicable law to be given in another manner, any notice to Mortgagor shall be given by mailing such notice by certified mail addressed to Mortgagor at the property address or at such other address as Mortgagor may designate by notice to Mortgagee as provided herein and any notice to Mortgagee shall be given by certified mail, return receipt requested to Mortgagee's address stated herein or to such other address as Mortgagee may designate by notice to Mortgagor as provided herein. Any notice provided for in this mortgage shall be deemed to have been given to Mortgagor or Mortgagee when given in the manner designated herein.
- 12. Upon payment of all sums secured by this Mortgage, Mortgagee shall release Mortgage without charge to Mortgagor. Mortgagor shall pay all costs of recordations of any documentation necessary to release this mortgage.
- 13. Mortgager hereby waives all right of homestead exemption in the Premises and grants to Mortgagee the right to inspect the Premises at all reasonable times and access there to shall be permitted for that purpose.
- 14. Mortgagor assigns to Mortgagee and authorizes the Mortgagee to negotiate for and collect any award for condemnation of all or any part of the Premises. The Mortgagee may, in its discretion, apply any such award to amounts due hereunder, or for restoration of the Premises.
- 15. If the Mortgagor is a corporation, the Mortgagor hereby waives any and all rights of redemption from sale under any order or decree of foreclosure of this Mortgage on its own behalf and on behalf of each and every person, except decree or judgment creditors of the Mortgagor, equiring any interest in or title to the Premises subsequent to the date of this Nortgage.
- 16. This Mortgage shall be governed by the law of the jurisdiction in which the Premises are located. In the event one or more of the provisions contained in this Mortgage shall be prohibited or invalid under applicable law, such provision shall be ineffective only to the extent of such provision or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Mortgage.

IN WITNESS WHEREOF, the undersigned have signed this Mortgage on the day and year first above written at River Forest, Illinois.

David D. Letizia

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Keith D. Mever

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| STATE OF ILLINOIS COUNTY OF COOK |) \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\ | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|--------------------------------------------------------|
| |) Notary Public in and for s | aid County, in the Stat | te aforesaid. I | O HEREBY |
| CERTIFY THAT: Masubscribed to the acknowledged that si voluntary act, for the the Right of Homester | rijo Letizia personally kno foregoing instrument, ap he signed, sealed and de c uses and purposes therein ad. | wn to me to be the sa peared before me livered the said Instr n set forth, including | me person whethis day in uments as he the release ar | ose name i person and er free and ad waiver o |
| | and notarial seal, this | 23rd day of Oc | tober , 19 8 | 6 |
| James / | Manchen | | | |
| amela Manch | | | | |
| My Commission Expire | es November 18, 1989 | • | | : : |
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| STATE OF ILLINOIS |), | | | |
| COUNTY OF COOK | 7 S.S. | | | |
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