(After Recording) MAIL TO: First National Bank in Harvey 174 E. 154th Street Harvey, Illinois 60426

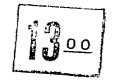
FICIAL COPLAWrence R. Hochberg
174E. 154th Street
Harvey, Illinois 60426

This Instrument was prepared by

86130922

BOX 333-

APR 4'8670 41 049C



Above This Line For Recording Data)

MORTGAGE

| THIS MODE CACE ("Sequenty Instrument") is given on April 1 |
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| THIS MORTGAGE ("Security Instrument") is given on April 1 9 86 The mortgagor is LEWIS KANDALL and DOROTHY J. RANDALL, his wife———————————————————————————————————— |
| ("Borrower"), This Security Instrument is given toFIRST NATIONAL |
| BANK IN HARVEY which is organized and existing |
| moder the laws of T12 UNITED STATES OF AMERICA and whose address is 174 E, 154th Street. Harvey, Ill'40 s 50426 ("Lender") |
| Porrower owes Lender in a principal sum of FIFTEEN THOUSAND AND NOTION |
| |
| lated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not baid earlier, due and payable or |
| paid earlier, due and payable or |
| ecures to Lender: (a) the repay ne at of the debt evidenced by the Note, with interest, and all renewals, extensions and |
| nodifications; (b) the payment of an other sums, with interest, advanced under paragraph 7 to protect the security of this |
| Security Instrument; and (c) the perfor na ice of Borrower's covenants and agreements under this Security Instrument and |
| he Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property |
| ocated in COOK County, Ininois |

Lots 29 and 30 in Block 1 in Croissant Park Markham 6th Addition, being a Subdivision of the South East 1/2 of the South East 1/4 of Section 14, Township 36 North, Parge 13 East of the Third Principal Meridian, in Cook County, Illinois lying South of the Indian Boundary Line** &

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20T29 P.I.#28-14-420-029 030 - 20T 3 O

[Zip Code]

Markham (City) which has the address of ("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.

ILLINOIS-Single Family-FNMA/FHLMC UNIFORM INSTRUMENT

GMM-419 5/84

NON-UNIFORM COVE IN T. B. r. ower and Lender further cover and and agree as 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 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, 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 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 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. Wairly of Homestead. Bor rower waives all right of homestead exemption in the Property.

| 23. R'de to this Security Instrument | it. If one or more riders are executed by Borrow | ver and recorded together with |
|---|--|--------------------------------|
| this Security Instrument, the covenants and | agreements of each such rider shall be incorpor | ated into and shall amend and |
| | of this Security Instrument as if the rider(s) | |
| Instrument. [Check applicable box(es)] | • | · |
| Adiustable Data Bides | Condominium Pider | 7 2-4 Family Rider |

| Instrument. [Check applicable box(es)] | | |
|--|--|--------------------------------------|
| ☐ Adjustable P.a*= Rider | Condominium Rider | 2-4 Family Rider |
| Graduated Payment Rider | Planned Unit Development Ric | der |
| Other(s) [specify] | | |
| BY SIGNING BELOW, Bor over a Instrument and in any rider(s) execute by I | | covenants contained in this Security |
| | Lewis Randall | Randstal (Scal) |
| | X Dorothy J. Wan | Cansall. (Scal) |
| | pace Below This Line For Acknowledgment) - | |

| Topace new tile Line | , (or richismic galanti) |
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| | 3 30 |
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| | 86130922 |
| | |
| State of Illinois, | County ss: |
| | Ο', |
| I, the .undersigned | , a Notary Public in and 10. said county and state, |
| do hereby certify that Lewis. Randall. and. Dor. | othy. J RAndall, his wife. |
| | o be the same person(s) whose nam:(s) .45e sub- |
| , personany known to me w | The title same person(s) whose main (s) .444 sub- |
| scribed to the foregoing instrument, appeared before m | e this day in person, and acknowledged thatt. he y |
| signed and delivered the said instrument as . their | free and voluntary act, for the uses and purposes |
| therein set forth. | |
| | |

Samonce

5-5-88

My Commission expires:

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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 Lenger and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due drie of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

10. Borrowel 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 are experate 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 Bourd; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and Corolli 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: (1) is lo-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) my 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 o expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument unenforce the 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 ster's 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 haw 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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requesting payment.

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

Lender may take action under this paragraph 7, Lender does not have to do so. Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights fee title shall not merge unless Lenders agrees to the Property; Mortgage Insurance.

The Protection of Lender's Rights in the Property; Mortgage Insurance.

The Protection of Lender's Rights in this Security Instrument, or there is a legal proceeding that may significantly affect coverants 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 Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or Lender's rights in the Property (such as a proceeding in protect the value of the Property (such as a proceeding in protect the value of the Property (such as a proceeding in protect the value of the Property (such as a proceeding in bankruptey, probate, for condemnation or to enforce laws or Lender's rights in the Property (such as a proceeding in bankruptey, probate, for condemnation or to enforce laws or Lender's rights in the Property (such as a proceeding in bankruptey).

Borrower shall comply with the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and change the Property, allow the Property to deteriorate or commit waste. It this Security Instrument is on a leasehold,

6. Preservation and Maintenance of Property; Leaseholds. Borrower shall not destroy, damage or substantially

Instrument immediately prior to the acquisition. 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 postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount corba payments. If

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or when the notice is given.

offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the process, to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-424 period will begin Bottower abandons the Property, or does not answer within 30 days a notice from Lender that may use the restoration of paid property damaged, if the events of loss, Borrower shall be applied to restoration or repair testoration or repair is economically feasible and Lender. Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair testoration or repair is economically feasible and Lender. 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 that is insurance carrier has offered to settle a claim, then Lender may use the proceeds. Lender may use the proceeds in testore offered to settle a claim, then Lender may use the proceeds. Lender may use the proceeds and restore

Lender shall have the right to hold the policies and renewals. If Lender require,, Borrower shall promptly give to Lender

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause.

unreasonably withheld.

requires insurance. This insurance shall be maintained in the amount and for the periods that Lender requires. The insurance shall be chosen by Borrow or subject to Lender's approval which shall not be insurance carrier providing the insurance shall be chosen by Borrow or subject to Lender's approval which shall not be 5. Hazard Insurance. Borrower shall keep the improvenents now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extend 30 coverage" and any other hazards for which Lender

of the giving of notice. agrees in writing to the payment of the obligation accorded by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defender senforcement of the obligation accorded by the lien by, or (c) secures from the bolder of the lien an agreement satisfactory to Lender subordinating the lien, or this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority accurity Instrument, Lender determines that any part of the Property is subject to a lien which may attain priority accurity Instrument, Lender determines that any part of notice identifying the lien. Borrower shall satisfy the lien of take one or more of the actions set forth above within 10 days notice identifying the lien.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) receipts evidencing the payments.

pay them on time directly to the person o wed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender 4. Charges; Liens. Dirrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain prior 1. over this Security Instrument, and lesschold payments or ground rents, if any. Borrower shall pay these obligations is in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay these obligations is in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay these directly to the person and any manner and are shall pay these directly to the person and any manner and the control of the paragraph of the payment and the payment an

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

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs I and 2 shall be applied: first, to late charges due under the Note; second, to prepayment charges due under the application as a creoffe sainst the sums secured by this Security Instrument.

any Funds held by Lender. If under paragraph 19 the Property is sold or acquired by Lender, Lender shall apply, no later than immediately party to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of Upon 323 ment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower

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

amount of the Funds held by Lender is not sufficient to pay the escrow items when due, Borrower shall pay to Lender any 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 this Security Instrument.

If the amount of the Funds held by Lender, together with the future monthly payments of Funds payable prior to

purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender 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 permeter may agree in writing that interest shall be paid on the Funds. Unless an agreement is made or applicable law state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay the escrow tiems.

The Punds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or

basis of current data and reasonable estimates of future escrow items. 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 mortgage insurance premiums, if any. one-twelfth of: (a) yearly taxes and assessments which may attain priority over this Security Instrument; (b) yearly 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 laurence. 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 Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to

Borrower shall prompily pay when due

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows: