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86206353

This instrument was prepared by
CLEANLINE SERVICES
By: NIKKI OWENS
600 W. MARYLAND
GLENVIEW, ILLINOIS 60025

(Space Above This Line For Recording Data)

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on May 7th,
1986. The mortgagor is MICHAEL J. ROEDER and IRENE ROEDER, husband and wife,
..... ("Borrower"). This Security Instrument is given to
..... Glenview State Bank, which is organized and existing
under the laws of the state of Illinois, and whose address is
800 Waukegan Rd., Glenview, Illinois 60025, ("Lender").
Borrower owes Lender the principal sum of SEVENTY-FOUR THOUSAND FIVE HUNDRED AND NO/100\$
Dollars (U.S. \$74,500.00). 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 June 1, 2001. 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 17 IN FOREST GARDENS, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 31,
TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

PIN: 05-31-115-004

DEPT-01 RECORDING \$13.25
T#4444 TRAN 0314 05/23/86 09:28:00
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which has the address of 1201 Sherwood, Glenview,
[Street] (City)
Illinois 60025, (Property Address); [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 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.

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I, the undersigned, a Notary Public in and for said county and state, do hereby certify
that Irene Roeder, 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 delivereded 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 14th day of May, 1986.
My commission March 24, 1990.

NAME		GLENVIEW STATE BANK	
STREET		800 WAKEGAN RD.	
CITY		GLENVIEW, IL 60025	
STATE		ILLINOIS	
ZIP		60025	
<p>FOR RECORDS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBE PROPERTY HERE</p> <p>1201 Sherrwood, Glenview, IL 60025</p> <p>NICK OWNERS</p> <p>This instrument was prepared by _____ (Address)</p>			
CITY		GLENVIEW	
STATE		ILLINOIS	
ZIP		60025	
<p>NAME</p> <p>GLENVIEW STATE BANK</p> <p>800 WAKEGAN RD.</p> <p>GLENVIEW, IL 60025</p> <p>1201 Sherrwood, Glenview, IL 60025</p> <p>NICK OWNERS</p> <p>This instrument was prepared by _____ (Address)</p>			

My Commision Express 9/9/89

My Commission expires:

I, the undersigned, do hereby certify that Michael J. Roeder and Irene Rose,
do hereby certify that Michael J. Roeder and Irene Rose,
personally known to me to be the same persons, whose name(s) are
subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that the X
signed and delivered the said instrument as thereto free and voluntary act, for the uses and purposes therein

the undermentioned a Notary Public to witness and for said County and State,

STATE OF ILLINOIS, COOK COUNTY ss:

MICHAEL J. ROEDER (SERIAL)	IRENE ROEDER (SERIAL)
Borrower —BORROWER—	Borrower —BORROWER—
(SPACE Below This Line for Acknowledgment)	

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

- Adjustable Rate Rider
- 2-4 Family Rider
- Grandomium Rider
- Planned Unit Development Rider
- Graduate Payment Rider
- Other(s) [Specify]

22. A user of HomeGuard, Borrower waives all rights of homestead exemption in the property.
23. Orders to this Security Instrument, if one or more of the riders are executed by Borrower and recorded together with this instrument, the coverings and agreements of each such rider shall be incorporated into and shall amend and supplement the coverings and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument [Comments and Addenda may be attached.]

20. Lender's right to possession. Upon acceleration under paragraph 19 or abandonment prior to the expiration of any period of redemption, take possession of and manage the Property and to collect the rents of appurtenant fixtures shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the fixtures appurtenant thereto, and to hold the same as his own property, and at any time prior to the expiration of any period of redemption under paragraph 19 or abandonment prior to the expiration of any period of redemption, to charge to Borrower, Borrower shall pay any recordation costs.

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.

debtors; (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 debtors before the date specified in the notice may result in acceleration of the loans secured by this Security Instrument, foreclose by judicial procedure 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- exaction of a default or any other defense of Borrower to accelerate and foreclose. If the debtor is cured or before the date specified in the notice, without further demand and may foreclose immediate payment in full of all sums secured by this Security Instrument within 15 days of the notice. Lender at its option may foreclose this Security instrument by judicial proceeding, but not limited 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.

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

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UNIFORM COVENANTS Borrower and Lender covenant and agree as follows:

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 escrow 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, Lender 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 credit 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 payable under paragraph 2; fourth, to interest due; and last, to principal due.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed 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 receipts evidencing the payments.

Borrower shall promptly discharge any lien 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 the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien or forfeiture of any part of the Property; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this 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 of the giving of notice.

5. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property 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 requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give 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 shall 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 that the insurance carrier 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 shall 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 Lender'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.

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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 given to Borrower to make payment of all sums accrued by this instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may demand payment of such sums without further notice or demand on Borrower.

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) to another person without the written consent of Lender, it is option shall not be exercised by Lender if exercise is prohibited by this Security instrument. However, this option shall not be exercised by Lender in full of all sums secured by this Security instrument. If Borrower is not a natural person, the immediate payment in full of all sums secured by this Security instrument.

16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

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.

15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the state in which the Property is located. In the event that any provision 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.

This class security instrument shall be deemed to have been given to Borrower or Lender when given as provided for in Lender's address stated herein or by other address Lender designates by notice to Borrower. Any notice

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 otherwise required by law.

13. **Exploration After lending Risks.** If guarantee of preparation of applicable laws has the effect of rendering any provision of the Note or this Security instrument 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 steps specified in the second paragraph of

12. **Loan Charges.** If the loan secured by a 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 part or by making a direct payment to Borrower, Lender may choose to make this reduction by reducing the principal amount permitted under the Note or by reducing the principal amount already collected from Borrower which exceeded permitted limits will be reimbursed him; and (2) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit, even if any such loan charge has already been collected. Lender may refund the reduction made under the Note or by reducing the principal amount already collected from Borrower which exceeded permitted limits without any preparation charge under the Note.

the sums specified in this security instrument, and (c) agrees that he or she will not make any assignments of his or her interest in this security instrument without first giving written notice to the holder.

paying off one's debts by means of a lottery or raffle, or by some other method.

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 by itself or through its attorney or collection agency all amounts due to the Lender under this Note and the Security Instrument, whether or not the same are due.

Under the circumstances described by (a) (7) (D), the loan market value of the property immediately became the property of Borrower, and the Condemnor offers to pay to Borrower.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation of any part of the Property, or for convenience in lieu of condemnation, are hereinafter referred to as "Proceeds".

8. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Premises at such reasonable times and intervals as Lender may designate in accordance with the terms hereof, and shall give Borrower notice at the time of or prior to an inspection specific reasonable cause for the inspection.