

EXCERPTS 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 to be erected on the property, shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

75015238

which has the address 8710 Harding (Street) Skokie (City) Illinois 60076 ("Property Address")

Permanent Tax Number: 10-23-100-057-0000

The North 2 feet of Lot 29 and all of Lot 30 and Lot 31 in Block 6 in Dempster Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

THIS MORTGAGE ("Security Instrument") is given by JAMES McDERMOTT and SANDRA L. McDERMOTT, his wife and GEORGE A. McDERMOTT, III, to ANNE McDERMOTT ("Borrower"). This Security Instrument is given to SKOKIE FEDERAL SAVINGS AND LOAN ASSOCIATION, which is organized and existing under the laws of the State of Illinois, and whose address is [Redacted] ("Lender").

7038-252 St. Mein

MORTGAGE

Loan #12-504051-9

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86251987

1988 JUN 19 PM 2:39

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Handwritten initials

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1. Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument. Lender 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.

2. Lender may make reasonable entries upon and inspection of the Property. Lender shall give Borrower notice at the time of or prior to an inspection providing reasonable cause for the inspection.

3. Completion. 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 conversion, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conversion, direct or consequential, in connection with any condemnation or other taking of any part of the Property, shall be paid to Lender.

4. 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, Lender and Borrower 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.

5. The Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnation order to make, amend or write 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, as its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

6. Lender and Borrower agree in writing, any application of proceeds to principal shall not extend or interrupt the rate of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments pursuant to the Standard Mortgage Paragraphs by Lender. Payment of the time for payment in satisfaction or exoneration of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not constitute a release of 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 to extend time for payment or other modification of the sums secured by this Security Instrument by reason of any demand made by the equalized Borrower or Borrower's successors in interest. Any foreclosure by Lender in exercising any right or remedy shall not be a waiver of or provide for exercise of any right or remedy.

7. Borrower and Lender agree in writing, the covenants and agreements of Lender and Borrower, subject to the provisions of paragraph 1, shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 1. Borrower's reverse mortgage and agreement shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note (a) is co-signing this Security Instrument only to mortgage, grant and convey the sums secured by this Security Instrument 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 on the Note without that Borrower's consent.

8. Loan Charge. 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 on the 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 permitted to reduce the charge to the permitted limit, and (b) any sums not so collected from Borrower which exceed the permitted limits will be refunded to Borrower. Lender may choose to make the 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.

9. Application Affecting Lender's Rights. If enactment or expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument unenforceable according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument and may, in its option, require immediate payment in full of all sums secured by paragraph 17. If Lender exercises this option, Lender shall take the steps specified in the second paragraph of paragraph 17.

10. Notice. Any notice to Borrower provided for in this Security Instrument shall be given by registered mail or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the address set forth in the Note or to the address designated by notice to Lender. Any notice to Lender shall be given by registered mail to Lender at the address stated herein or any other address designated 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.

11. Governing Law and Jurisdiction. This Security Instrument shall be governed by federal law 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 which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note shall be construed to give effect to the provisions of this Security Instrument and the Note.

12. Borrower's Copy. Borrower shall be given one conforming copy of the Note and of this Security Instrument. Make as declared to be severable.

13. Transfer of Property or Beneficial Interest to Borrower. If all or any part of the Property or any interest in it is sold or transferred for a beneficial interest in Borrower or to Borrower, Lender shall not be bound by the federal law as of the date of the Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by applicable law. If Borrower fails to pay these sums prior to the expiration of this period, Lender may, in its option, require immediate payment in full of all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may, in its option, require immediate payment in full of all sums secured by this Security Instrument without further notice or demand on Borrower.

14. Borrower's Right to Redeem. If Borrower meets certain conditions, Borrower shall have the right to have the sums secured by this Security Instrument discharged as any time prior to the expiration of (a) 3 days (or such other period as applicable law may specify for redemption) 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 (a) Borrower (i) pays all sums which would be due under this Security Instrument and the Note had no acceleration occurred, (ii) cures any default or any other covenant or agreement, (iii) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorney's fees, and (iv) takes such action as Lender may reasonably require to insure 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 redemption by Borrower, the Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, the right to redeem shall not apply in the case of acceleration under paragraphs 1 or 17).

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This instrument was prepared by... Normia Schwegel, 7952 N. Lincoln, Skokie, IL 60077
Notary Public
Witness my hand and official seal this 13th day of June 1986
Notary Public

STATE OF ILLINOIS
COUNTY OF COOK

Property of Cook County
I, the undersigned, a Notary Public in and for said county and state, do hereby certify that the foregoing instrument, together with the exhibits thereto, were duly acknowledged before me in the presence of the persons who, being informed of the contents of the foregoing instrument, have executed the same, and acknowledged said instrument to be their free and voluntary act and deed and that they executed said instrument for the purposes and uses therein set forth.
Witness my hand and official seal this 13th day of June 1986

By SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any and all notes executed by Borrower and recorded with it.
SAHUNA L. McDERMOTT
JANE McDERMOTT
GEORGE A. McDERMOTT

19. Acceleration Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any agreement or agreement in this Security Instrument (but not give to acceleration under paragraphs 12 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 entire amount of the Security Instrument, foreclosure and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert a defense 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 notice and may foreclose this Security Instrument by judicial proceeding, including, but not limited to, collection of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower or Borrower shall pay any recording costs.
20. Lender in Possession. Upon acceleration under paragraph 19, Lender may take possession of the Property and at any time thereafter may sell, lease, convey, or otherwise dispose of the Property and all interest therein, and may execute all instruments necessary to carry out the purposes of this paragraph. 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 this estate.
21. Deficiency. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower or Borrower shall pay any recording costs.
22. Waiver of Homeestead. Borrower waives all right of homestead exemption in the Property.
23. Other 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 this Security Instrument as if the riders were a part of this Security Instrument. (Check applicable boxes)
 Adjustable Rate Rider
 Anticipation Rider
 Planned Unit Development Rider
 Other (s) (specify)

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STATE OF Illinois
COUNTY OF Cook } ss

The undersigned
I, Charles McDaniel, Notary Public in and for said county and state, do hereby certify that
before me and in (my) presence or presence to me to be the person(s) who, (my) statement of the contents of the foregoing instrument,
have executed same, and acknowledged said instrument to be: (his, her, theirs) (his, her, theirs)
They (his, her, theirs) executed said instrument for the purpose and uses therein expressed.

(his, her, theirs) 173

Witness my hand and official seal this 17th day of September 1986

My Commission Expires: 1987

Notary Public: Norman Schmeitz, 7924 E. Lincoln Street, Illinois 60077

This instrument was prepared by: (Signature) (Name)

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