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#23386-3

This instrument was prepared by:

CARVEY, & NOVY, LTD.

(Name)

111. W., WASHINGTON., CHICAGO

(Address)

MORTGAGE

86277555

THIS MORTGAGE is made this 20th day of June 1986 . . . between the Mortgagor, **JAN. CEPIELIK and HELEN. CEPIELIK, his wife** (herein "Borrower"), and the Mortgagee, GLEN. ELLYN. SAVINGS & LOAN ASSN., A FEDERAL SAVINGS & LOAN ASSN., a corporation organized and existing under the laws of THE STATE OF ILLINOIS whose address is 444 MAIN STREET, GLEN ELLYN, ILLINOIS, 60137 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of . . . SEVENTY. THOUSAND. DOLLARS. & NO. 100ths----- Dollars, which indebtedness is evidenced by Borrower's note dated . . . June 20, 1986 . . . (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on . . . June 1, 2001 . . .

To SECURE to Lender, (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of . . . COOK State of Illinois:

LOT TWENTY-ONE (21) (EXCEPT THE SOUTH 3 FEET) AND THE SOUTH 3 FEET OF LOT TWENTY (20) IN ECKHOFF'S GARDEN HOME SUBDIVISION OF THE EAST 5.30 FEET CHAINS OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 1², EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING NORTH OF CENTER LINE OF HIGGINS ROAD AS SHOWN BY PLAT RECORDED MARCH 25, 1927 IN THE OFFICE OF RECORDER OF DEEDS AS DOCUMENT 9591731 IN BOOK PLATS 241 ON PAGE 25, IN COOK COUNTY, ILLINOIS.

PERMANENT PARCEL NUMBER: 12-01-003-047

REALTY TITLE INC.
ORDER # 660-5398

which has the address of 5906 N. ORIOLE CHICAGO,
(Street) (City)
ILLINOIS 60631 (herein "Property Address");
(State and 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, water rights, and water stock, and all fixtures now or hereafter attached to the property, all 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 (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

ILLINOIS - 1 to 4 Family--8/75--FNMA/FHLMC UNIFORM INSTRUMENT

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555-277555
-86-

555-277555

(Space Below This Line Reserved For Lender and Recorder)

M
HCO

Property of Cook County Clerk

MAIL TO: GLEN ELLYN, ILLINOIS 60137
444 MAIN STREET
SAVINGS & LOAN ASSOCIATION



My Commission Expires: 7-24-88

(Person Authorizing)

JAN, and HELEN CEPELEK

The foregoing instrument was acknowledged by me this 20th day of June, 1986.

County: IL

STATE OF ILLINOIS, DUPLICATE.....

(Person Authorizing)

HELEN CEPELEK

MADE A PART HEREOF.

Cook COUNTY RECORDER

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

22. Within 45 days after all payment of all sums secured by this Mortgage, Lender shall record this instrument without charge.

23. Within 45 days after all payment of all sums secured by this Mortgage, Lender shall pay all costs of recording, if any.

24. Within 45 days after all payment of all sums secured by this Mortgage, Lender shall pay all costs of recording, if any.

25. Within 45 days after all payment of all sums secured by this Mortgage, Lender shall pay all costs of recording, if any.

26. Within 45 days after all payment of all sums secured by this Mortgage, Lender shall pay all costs of recording, if any.

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45. Within 45 days after all payment of all sums secured by this Mortgage, Lender shall pay all costs of recording, if any.

46. Within 45 days after all payment of all sums secured by this Mortgage, Lender shall pay all costs of recording, if any.

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Lender's written agreement or applicable law. Borrower shall pay the amount of all mortgage insurance premiums in the manner provided under paragraph 2 hereof.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof, and shall bear interest from the date of disbursement at the rate payable from time to time on outstanding principal under the Note unless payment of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate permissible under applicable law. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

8. Inspection. Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, 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 Mortgage, with the excess, if any, paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, there shall be applied to the sums secured by this Mortgage such proportion of the proceeds as is equal to that proportion which the amount of the sums secured by this Mortgage immediately prior to the date of taking bears to the fair market value of the Property immediately prior to the date of taking, with the balance of the proceeds 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 such notice is mailed, Lender is authorized to collect and apply the proceeds, at Lender's option, either to restoration or repair of the Property or to the sums secured by this Mortgage.

Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of the monthly installments referred to in paragraphs 1 and 2 hereof or change the amount of such installments.

10. Borrower Not Released. Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest.

11. Forbearance by Lender Non Waiver. Any forbearance by Lender 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 Lender shall not be a waiver of Lender's right to accelerate the maturity of the indebtedness secured by this Mortgage.

12. Remedies Cumulative. 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.

13. Successors and Assigns Bound; Joint and Several Liability; Captions. The covenants and agreements herein contained shall bind, and the rights hereunder shall accrue to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17 hereof. All covenants and agreements of Borrower shall be joint and several. The captions and headings of the paragraphs of this Mortgage are for convenience only and are not to be used to interpret or define the provisions hereof.

14. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail, return receipt requested, to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

15. Uniform Mortgage; Governing Law; Severability. This form of mortgage combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property. This Mortgage shall be governed by the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of the Mortgage and the Note are declared to be severable.

16. Borrower's Copy. Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

17. Transfer of the Property; Assumption. If all or any part of the Property or an interest therein is sold or transferred by Borrower without Lender's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant or (d) the grant of any household interest of three years or less not containing an option to purchase, Lender may, at Lender's option, declare all the sums secured by this Mortgage to be immediately due and payable. Lender shall have waived such option to accelerate if, prior to the sale or transfer, Lender and the person to whom the Property is to be sold or transferred reach agreement in writing that the credit of such person is satisfactory to Lender and that the interest payable on the sums secured by this Mortgage shall be at such rate as Lender shall request. If Lender has waived the option to accelerate provided in this paragraph 17, and if Borrower's successor in interest has executed a written assumption agreement accepted in writing by Lender, Lender shall release Borrower from all obligations under this Mortgage and the Note.

If Lender exercises such option to accelerate, Lender shall mail Borrower notice of acceleration in accordance with paragraph 14 hereof. Such notice shall provide a period of not less than 30 days from the date the notice is mailed within which Borrower may pay the sums declared due. If Borrower fails to pay such sums prior to the expiration of such period, Lender may, without further notice or demand on Borrower, invoke any remedies permitted by paragraph 18 hereof.

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

18. Acceleration; Remedies. Except as provided in paragraph 17 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall mail notice to Borrower as provided in paragraph 14 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 30 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, 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 breach is not cured on or before the date specified in the notice, Lender at Lender's option may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorney's fees, and costs of documentary evidence, abstracts and title reports.

19. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums secured by this Mortgage, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time

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or portions of the due date of the monthly installments referred to in paragraphs 1 and 2 before or after such installments. If under paragraph 1 before the Property is acquired by Lender, all rights, title and interest of Borrower in and to any insurance policies and in and to the proceeds thereof resulting from damage to the Property prior to the sale of such real estate, if under paragraph 1 before the Property is acquired by Lender, all rights, title and interest of Borrower in and to any insurance policies and in and to the proceeds thereof resulting from damage to the Property prior to the sale of such real estate or acquisition shall pass to Lender to the extent of the sums secured by this Mortagage prior to such sale or

in order to collect the sums secured by this Mortgagor, and Borrower or otherwise agree in writing, any such collection of proceeds to Plaintiff, shall not extend

69 Borrower
70 Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to repayment of part of the property damaged, provided such repossession or repair is economically feasible and the security of this Mortgage is not thereby impaired. If such repossession or repair is not economically feasible or if the security of this Mortgage is not impaired, the Borrower shall be liable to the Lender for the amount of the insurance proceeds less the amount necessary to repair or replace the damaged property. The Lender may apply the insurance proceeds to the payment of the principal of the Note or to the payment of interest on the Note, at the option of the Lender.

All insurance policies and renewals hereof shall be in form acceptable to Lender and shall include a standard mortgage clause in favor of and in form acceptable to Lender. Lender shall have the right to hold all the policies and renewals hereof, and Borrower shall promptly furnish to Lender all renewal notices and all receipts of paid premiums. 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.

This insurance certificate provides coverage under the insurance plan chosen by the subscriber. All premiums and insurance benefits shall be paid in the manner provided under paragraph 2 hereof or, if not paid in such manner, by offer, power making payment, when due, directly to the insurance company.

6. **Borrower shall keep the term extended certificate of deposit on the property insured against fire and other hazards included within the term, extended coverage, and such other hazards as Lender shall require and for such amounts and for such periods as Lender may require; provided, that Lender shall not require that the amounts of such coverage exceed that amount of coverage required to pay the sum required by this Mortgage.**

3. Application of Principle 3. Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable on the Note, and then to interest and principal on any Future Advances.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

problem by Lender shall not be sufficient to Borrower on monthly installments of Funds. If the amount of the Funds borrowed exceeds the sum paid by Lender up to the date of repayment by Borrower, the amount of the Funds borrowed less the amount paid by Lender to Date of repayment by Borrower.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due date of taxes, assessments, or maintenance premiums and ground rents as they fall due, shall exceed the amount required to pay said taxes, assessments, or maintenance premiums and ground rents, such excess shall be, at Borrower's option, either paid in advance, deducted from the principal balance of the Note, or paid by Lender to the Funds, whichever is the better alternative.

The Funds shall be held in an institution the expenses of which are incurred or generated by a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay valid taxes, assessments, premiums and round rents. Lender may not charge for so holding and applying the Funds, notwithstanding any provision purporting to make such charge, and Lender shall not be liable for any loss or damage resulting from such charge.

Message, and therefore, "runam") equal to one-twelfth of the yearly taxes and assessments which may attain priority over this premium instalments for hazard insurance.

Indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

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Helen Cepelik

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Jan Cepielek

In this event the parties will make all reasonable efforts to settle the dispute amicably, or failing that, to refer it to arbitration under the rules of the Arbitration Institute of the American Chamber of Commerce in Moscow, or to another arbitral institution agreed upon by the parties. The arbitration award will be final and binding on both parties. In case of non-compliance with the arbitration award, either party may apply to a court of law for enforcement of the award. The costs of arbitration and legal expenses shall be borne by the败诉方 (the party found liable). The parties will bear their own costs of litigation.

‘*REVOLUTION*’ HOLLYWOODSY UVOJ UNY SONIAMS NATEW NETW

ON POPULATION GROWTH AND THE WORLD

Volume 20, June 1986

PROVISIONS FOR LEVY AND PAYMENT OF TAXES AND FEES

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• PROBLEMS FOR SELF-STUDY AND PRACTICE

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WILHELM MARX: THE MAN AND HIS IDEAS