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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given onJuly 3rd	
19.86. The mo. gagor is Yernon A. Schultz married to Patricia Schultz	
("Borrower"). This Security Instrument is given to	
HOMEWOOD. FIREAL SAVINGS.AND.LOAN.ASSOCIATION, which is organized and a	existing
under the laws of	
Borrower owes Lender the principal sum of Twenty-Six Thousand and no/100	r's note
dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full deb paid earlier, due and payable or August 1st. 2001 This Security Inst	t, if not
secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extension modifications; (b) the payment of all con sums, with interest, advanced under paragraph 7 to protect the security	ons and
Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instruments	ent and
the Note. For this purpose, Borrower does nerely mortgage, grant and convey to Lender the following described proceedings and convey to Lender the following described proceedings. County, I	roperty

Lot 7 in Barrett's Resubdivision or lots 7 and 8 in Block 23 in Arthur T. Mcintosh and Company's Cicero Avenue Cubdivision in Section 15 and 16, Township 36 North, Range 13, East of the Third Principal Meridian on Cook County, Illinois. Je Jensey Clarks

PTN#28-16-209-019-0000

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which has the address of 15457 South Laramie Avenue [Street] Illinois60452. ("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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Motery Public in and for said county and state, do hereby certify that	网络拉拉斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯
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Contained in this Security and spires in this Security and spires to the terms and coverants contained in this Security	
Tanned Unit Development Rider	
Condominium Rider	
Those or more riders are executed by Borrower and recorded together with a sprognents of each such rider shall be incorporated into and shall amend and said that Security Instrument as if the rider(s) were a part of this Security is	
stower shall pay any recordation costs.	All the same of th
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place to the practice of the Property and at any time states of the Property and at any time strates of the practice of the property and to by judicially report following judicial sale, Lender (in person, by agent or by judicially report for the rents of the payment of the receiver shall be applied first to payment of the rest collected by Lender or the receiver shall be applied first to payment of the rest of the receiver of the receiver of the rest of the receiver of the rest of	
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before the date specimed in the mottee that foreclosure, The notice shall further for Berover to acceleration and foreclosure. It the default is not cured on or Derrower to acceleration and foreclosure, it the default is not cured on or of Berrower to acceleration and foreclosure. It the default is not cured on or of the payment in full of all sums secured by an at its option may require immediate payment in full of all sums secured by	· "我们就是一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个
before the date specified in the mores may reporty. The notice shall further	Angel Acceptance of the springer
the date motice is given to Borrower, by which the default must be current	the second secon
ver and Lender further covenant and agree as follows: shall give notice to Borrower prior (o acceleration following Borrower's Becomity Instrument (but not prior to acceleration under paragraphs 13 and 17 [The notice shall specify; (a) the default; (b) the action required to cure the notice shall specify; (a) the default; (b) the action required to cure the same state the notice is given to Borrower, by which the default must be cared; at the same and the same are the same are the same and the same are t	

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 or don, either promptly repaid to Borrower or credited to Borrower on monthly payments of Funds. If the amount of the Ain is 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 London. 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 rayments. 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 inder paragraph 2; fourth, to interest due; and last, to principal due.

4. Charges; Liens. Borrows 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 monner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person ow d p yment. 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 her, 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 prot 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 even 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 improvement, 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, so rower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower small 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 recurity is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the ir an ance 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 incurance 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.

te the notice is delivered or mailed within which Borrower must pay all sums secured by ver fails to pay these sums prior to the expiration of this period, Lender may invoke any sting option. Lender shall give Horrower notice of acceleration. The notice shall provide a period county Instrument ethour the conficing provision. To this end the provisions of this Security to ument and the the water the Property is located. In the event that any provision or clause of this Security Instrument or the Note see with applicable lew such conflict shall not affect other provisions of this Security Instrument or the Note Betwee Between Hills Security Instrument shall be governed by fede. a tow and the law of the the Security instrument shall be deemed to have been given to Borrower or I ander when given as provided per a address stated herein or any other address Lender designates by corice to Borrower. Any notice The finest Any notice to Borrower provided for in this Security Instructure and shall be directed to the any content and cases and content ment without any properties the Noice.

The state of the Point and the Security Instrument unenforced according to its terms, Lender, at its option, as according to its terms, Lender, at its option, as the payment in full of all sums secured by this Sec rity Instrument and may invoke any remedies payment in full of all sums secured by this Sec rity Instrument and may invoke any remedies as all the second paragraph of the second paragr lote of by making a direct payment to Borrower. If a ten and reduces principal, the reduction will be treated as a o tenter the charge to the permitted limit, and (b) z ty sums already collected from Borrower which exceeded If the Joan secured by thus 'county Instrument is subject to a law which sets maximum loan a maily interpreted so that the in erest or other Joan charges collected or to be collected in constitutions that the permitted in the such Joan charge shall be reduced by the amount charges and the permitted limits, then (1) any such Joan charge shall be reduced by the amount ansidations and regard to the terms of this Security Instrument or the Note without with instrument of this Security Instrument; (b) is not personally obligated to pay recouse the Mc (c: (1) is co-signing this Security Instrument only to mortgage, grant and convey Ris coverants and a precinents shall be joint and several. Any Borrower who co-signs this Security band at " weat the successors and assigns of Lender and Borrower, subject to the provisions for a greenwo. the exercise of any right or remedy. wis successors in interest. Any forbearance by Lender in exercising any right or remedy res of commence proceedings against any successor in interest or refuse to extend time for sell lot operate to release the liability of the original Borrower or Borrower's successors in interest. on the sums secured by this Security Instrument granted by Lender to any successor in differsomance By Leader Not a Walver. Extension of the time for payment or nithly payments referred to in paragraphs I and 2 or change the amount of such payments. stocker wise agree in writing, any application of proceeds to principal shall not extend or A searched by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to testoration of caper the notice is at its option, either to restoration or repair of the Property or the courty instrument, whether or not then due. cled by (b) the tair market value of the Property immediately before the taking. Any balance shall be ade multiplied by the following fraction: (a) the total amount of the sums secured immediately tities are with any excess paid to Borrower. In the event of a partial taking of the Property, a total taking of the Property, the proceeds shall be applied to the sums secured by this Security taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby at the time of or prior to an inspection specifying reasonable cause for the inspection. Lender of its agent may make reasonable entries upon and inspections of the Property. Lender cocresce with Borrower's and Lender's written agreement or applicable law. se insurance as a condition of making the loan secured by this Security Instrument,

this in the same and

A tentiminent, However, this option shall not be exercised by Lender if exercise is prohibited by * Copp. Bourower shall be given one conformed copy of the Mote and of this Security Instrument of the Freparity or a Beneficial Interest in Borrower. If all or any part of the Property or any or any

The county instrument without further notice or demand on Borrower shall have the right to have the figure of the carlier of (a) 5 days (or such other period as

.71 10 61 add 13s ud re spell sor abbit the instrument and the child allows secured hereby shall remain fully effective as if no acceleration had * pooly for remainment, before sale of the Property pursuant to say power of sale contained in this security for the say of a judgment before sale of the Broperty pursuant to say power of sale contained in this security instrument. Those conditions are that Borrower:

If the said of any other covenants of agreements; (c) pays all expenses incurred in enforcing this population is being the incurred in enforcing this population is Lender may the incurred in enforcing this population is Lender may the incurred in ordinated to, reasonable attorneys' lees, and (d) takes such action as Lender may including but not limited to, reasonable attorneys' lees, and (d) takes such action as Lender may including but not limited to, reasonable attorneys' lees, and (d) takes such action as Lender may including but not limited to, reasonable attorneys in the Property and Borrower's same secured by this Security Instrument shall continue unchanged. Upon reinstatement by the foreign and the obligation as the property and betreby shall tensain fully effective as it no acceleration had the obligation as the property and betreby shall tensain fully effective as it no acceleration had the obligations.