

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on July 7, 1986. The Mortgagors are BRUCE COOPER and SANDRA COOPER, his wife (BORROWERS). This Security Instrument is given to PHILIP J. LORENZI and FLORENCE V. LORENZI, his wife, whose address is 15234 S. 108TH AVENUE; ORLAND PARK, ILLINOIS 60462 ("LENDERS"). BORROWERS owe LENDERS the principal sum of Fifty Thousand Dollars (U.S. \$50,000.00). This debt is evidenced by BORROWERS' 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 the first day of August, 1992. This Security Instrument secures to LENDERS: (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 BORROWERS' covenants and agreements under this Security Instrument and the NOTE. For this purpose, BORROWERS do hereby mortgage, grant and convey to LENDER the following described property located in Cook County, Illinois:

THE SOUTH 1/2 (EXCEPT THE SOUTH 5 ACRES THEREOF) OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

which has the address of 15234 SOUTH 108TH AVENUE; ORLAND PARK, ILLINOIS 60462. 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".

BORROWERS COVENANT that BORROWERS are lawfully seized of the estate hereby conveyed and have the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. BORROWERS warrant and will 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 LENDERS' interest in the Property.

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.

UNIFORM COVENANTS. BORROWERS and LENDERS covenant and agree as follows:

1. Payment of Principal and Interest; Prepayment and Late Charges. BORROWERS shall promptly pay when due the principal and interest on the debt evidenced by the NOTE and any prepayment and late charges due under the NOTE.

2. Application of Payments. Unless applicable law provides otherwise, all payments received by LENDERS 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.

3. Charges; Liens. BORROWERS 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. BORROWERS shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, BORROWERS shall pay them on time directly to the person owed payment. BORROWERS shall promptly furnish to LENDERS all notices of amounts to be paid under this paragraph. If BORROWERS make these payments directly, BORROWERS shall promptly furnish to LENDERS receipts evidencing the payments.

BORROWERS shall promptly discharge any lien which has priority over this Security Instrument unless BORROWERS: (a) agree in writing to the payment of the obligation secured by the lien in a manner acceptable to LENDERS; (b) contest in good faith the lien by, or defend against

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1. Payment of Principal and Interest
2. Application of Payments of Principal and Interest
3. Default and Remedies

enforcement of the lien in, legal proceedings which in the LENDERS' 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 LENDERS subordinating the lien to this Security Instrument. If LENDERS determine that any part of the Property is subject to a lien which may attain priority over this Security Instrument, LENDERS may give BORROWERS a notice identifying the lien. BORROWERS shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

4. Hazard Insurance. BORROWERS 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 LENDERS require insurance. This insurance shall be maintained in the amounts and for the periods that LENDERS require. The insurance carrier providing the insurance shall be chosen by BORROWERS subject to LENDERS' approval which shall not be unreasonably withheld.

All insurance policies and renewals shall be acceptable to LENDERS and shall include a standard mortgage clause. LENDERS shall have the right to hold the policies and renewals. If LENDERS require, BORROWERS shall promptly give to LENDERS all receipts of paid premiums and renewal notices. In the event of loss, BORROWERS shall give prompt notice to the insurance carrier and LENDERS. LENDERS may make proof of loss if not made promptly by BORROWERS.

Unless LENDERS and BORROWERS 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 LENDERS' security is not lessened. If the restoration or repair is not economically feasible or LENDERS' 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 BORROWERS. If BORROWERS abandon the property, or do not answer within 30 days a notice from LENDERS that the insurance carrier has offered to settle a claim, then LENDERS may collect the insurance proceeds. LENDERS 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 LENDERS and BORROWERS 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 LENDERS, BORROWERS' right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to LENDERS to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

5. Preservation and Maintenance of Property; Leaseholds. BORROWERS 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, BORROWERS shall comply with the provisions of the lease, and if BORROWERS acquires fee title to the Property, the leasehold and fee title shall not merge unless LENDERS agrees to the merger in writing.

6. Protection of LENDERS' Rights in the Property; Mortgage Insurance. If BORROWERS fail to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect LENDERS' rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or regulations), then LENDERS may do and pay for whatever is necessary to protect the value of the Property and LENDERS' rights in the Property. LENDERS' 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 LENDERS may take action under this paragraph 7, LENDERS do not have to do so.

Any amounts disbursed by LENDERS under this paragraph 7 shall become additional debt of BORROWERS secured by this Security Instrument. Unless BORROWERS and LENDERS 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 LENDERS to BORROWERS requesting

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payment.

If LENDERS required mortgage insurance as a condition of making the loan secured by this Security Instrument, BORROWERS shall pay the premiums required to maintain the insurance in effect until such time as the requirement for the insurance terminates in accordance with BORROWERS' and LENDERS' written agreement or applicable law.

7. Inspection. LENDERS or their agent may make reasonable entries upon and inspections of the Property. LENDERS shall give BORROWERS notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

8. 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 LENDERS.

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 BORROWERS. In the event of a partial taking of the Property, unless BORROWERS and LENDERS 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 BORROWERS.

If the Property is abandoned by BORROWERS, or if, after notice by LENDERS to BORROWERS that the condemnor offers to make an award or settle a claim for damages, BORROWERS fail to respond to LENDERS within 30 days after the date the notice is given, LENDERS are authorized to collect and apply the proceeds, at their option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless LENDERS and BORROWERS 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 such payments.

9. BORROWERS Not Released; Forbearance by LENDERS Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by LENDERS to any successor in interest of BORROWERS shall not operate to release the liability of the original BORROWERS or BORROWERS' successors in interest. LENDERS 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 BORROWERS or BORROWERS' successors in interest. Any forbearance by LENDERS in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

10. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of LENDERS and BORROWERS, subject to the provisions of paragraph 17. BORROWERS' covenants and agreements shall be joint and several. Any BORROWER(S) who co-sign this Security Instrument but do not execute the NOTE: (a) is co-signing this Security Instrument only to mortgage, grant and convey that BORROWERS' 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 BORROWERS' consent.

11. 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) any sums already collected from

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BORROWERS which exceeded permitted limits will be refunded to BORROWERS. LENDERS may choose to make this refund by reducing the principal owed under the NOTE or by making a direct payment to BORROWERS. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the NOTE.

12. Legislation Affecting LENDERS' 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, LENDERS, at their 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 LENDERS exercises this option, LENDERS shall take the steps specified in the second paragraph of paragraph 17.

13. Notices. Any notice to BORROWERS 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 BORROWERS designated by notice to LENDERS. Any notice to LENDERS shall be given by first class mail to LENDERS' address stated herein or any other address LENDERS designates by notice to BORROWERS. Any notice provided for in this Security Instrument shall be deemed to have been given to BORROWERS or LENDERS when given as provided in this paragraph.

14. Governing Law; Severability. 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 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.

15. BORROWER'S Copy. BORROWERS shall be given one conformed copy of the NOTE and of this Security Instrument.

16. Transfer of the Property or a Beneficial Interest in BORROWERS. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in BORROWERS is sold or transferred and BORROWERS is not a natural person) without LENDER'S prior written consent, LENDERS may, at their option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by LENDERS if exercise is prohibited by federal law as of the date of this Security Instrument.

17. BORROWERS' Right to Reinstate. If BORROWERS meets certain conditions, BORROWERS shall 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 BORROWERS: (a) pay LENDERS 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 LENDERS 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 BORROWERS, 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.

NON-UNIFORM COVENANTS. BORROWERS and LENDERS further covenant and agree as follows:

18. Acceleration; Remedies. LENDERS shall give notice to BORROWERS prior to acceleration following BORROWERS' 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;

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15. The Board of Directors of the Cook County Health Department shall have the authority to...
16. The Board of Directors of the Cook County Health Department shall have the authority to...
17. The Board of Directors of the Cook County Health Department shall have the authority to...
18. The Board of Directors of the Cook County Health Department shall have the authority to...

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(c) a date, not less than 30 days from the date the notice is given to BORROWERS, 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 BORROWERS 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 BORROWERS to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, LENDERS at their 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. LENDERS 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.

19. LENDERS 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, LENDERS (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 LENDERS 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 attorney's fees, and then to the sums secured by this Security Instrument.

20. Release. Upon payment of all sums secured by this Security Instrument, LENDERS shall release this Security Instrument without charge to BORROWERS. BORROWERS shall pay any recordation costs.

21. Waiver of Homestead. BORROWERS waives all right of homestead exemption in the Property.

22. Riders to this Security Instrument. If one or more riders are executed by BORROWERS and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.

Adjustable Rate Rider Condominium Rider 2-4 Family Rider

Graduated Payment Rider Planned Unit Development Rider

Other(s) [specify] NOTE Dated JULY 7, 1986

BY SIGNING BELOW, BORROWERS accept and agree to the terms and covenants contained in this Security Instrument and in any rider(s) executed by BORROWERS and recorded with it.

Debra Cooper
BORROWER

Sandra Cooper
BORROWER

PIW 2717 101 023 + 024

M.C

MAIL TO: Prepared by

George G. Kelly
Attorney at Law
77 W. Washington St. - Ste. 1425
Chicago, Illinois 60602

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State of Illinois)
County of)

I, Timothy J. Szwed, a Notary Public in and for said county and state, do hereby certify that BRUCE COOPER AND SANDRA COOPER personally appeared before me and is (are) known or proved to me to be the person(s) who, being informed of the contents of the foregoing instrument, have executed 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. *his wife*

Witness my hand and official seal this 7th day of July, 1986.

Timothy J. Szwed
NOTARY PUBLIC

My Commission Expires: March 17, 1987

This instrument was prepared by:
KROP AND GASPEREC #11951
18141 DIXIE HWY., P.O. BOX 1076
HOMewood, IL 60130
(312) 799-6480

Mail To:

George G. Kelly
Attorney at Law
77 W. Washington St. - Ste. 1425
Chicago, Illinois 60602

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COOK COUNTY CLERK'S OFFICE

CHICAGO, ILLINOIS

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at Chicago, Illinois, this _____ day of _____, 20__.

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COOK COUNTY CLERK'S OFFICE
CHICAGO, ILLINOIS
60601-1000
TEL: 312-603-1000
FAX: 312-603-1001

Handwritten

Handwritten