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THIS INSTRUMENT WAS PREPARED BY:

BETH BUER
ONE NORTH DEARBORN STREET
CHICAGO, ILLINOIS 60602

63 6 1 8 7 8
CITICORP SAVINGS

MORTGAGE

Corporate Office
One South Dearborn Street
Chicago, Illinois 60603
Telephone (312) 977-5000

86364878

ACCOUNT NUMBER 00000006216

THIS MORTGAGE ("Security Instrument") is given on AUGUST 11TH, 1986. The mortgagor is (EDWARD BANKS, JR AND ANTOINETTE BANKS HIS WIFE

("Borrower"). This Security Instrument is given to Citicorp Savings of Illinois, a Federal Savings and Loan Association, which is organized and existing under the laws of The United States, and whose address is One South Dearborn Street, Chicago, Illinois 60603, ("Lender"). Borrower owes Lender the principal sum of **FORTY-TWO THOUSAND SEVEN HUNDRED AND 00/100 Dollars (U.S. \$ 42,700.00)**. 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 **SEPTEMBER 01 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 the County of **COOK**, State of **Illinois**.

SEE RIDER ATTACHED

which has the address of **2234 EAST 67TH STREET #10B** **CHICAGO**
Illinois 60649 **(City)**
(Zip Code) **(*Property Address*)**

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."

HORROWER COVENANTS that Borrower is lawfully seized 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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A copy of this document has been provided to you by the U.S. Small Business Administration (SBA) as part of your application for a Paycheck Protection Program (PPP) loan. This document is not an SBA form or contract, and it does not have the force and effect of law. It is for informational purposes only and is not a substitute for the PPP loan application form or the SBA's PPP loan application instructions. The SBA's PPP loan application form and instructions are located at www.sba.gov/loan-programs/coronavirus-relief-lending/apply-paycheck-protection-program. The SBA's PPP loan application instructions include detailed information about the application process, including how to apply, what documentation is required, and how to submit your application. You should carefully review the SBA's PPP loan application instructions before applying for a PPP loan.

6. Preservation and Maintenance of Property: Lessees shall not destroy, damage or unreasonably interfere with the property, allow the property to deteriorate or commit waste. If this Security Interest is on a leasehold, Borrower shall fully comply with the provisions of the lease, and if Borrower neglects to do title to the property, the lessor shall have the right to terminate the leasehold and sue for triple damages.

concerned with the measurement of properties of materials to predict their behaviour in service.

Unlikely Leander and Borromeo's hypothesis was correct in writing, insurance price cedents shall be applied to reinsurance premium if the underwriter has offered to settle the insurance claim.

many marks and symbols, in the event of loss, stronger shall give prompt notice to the manufacturer, collector and sender.

All instruments of torture must be prohibited under international law, including the death penalty.

beginning to do by the time hazards included within the term, "extended coverage," and any other hazards for which Lender requires in mortgage. This language shall be maintained in the amount and for the periods that Lender requires. This language cannot be altered, changed, or modified without Lender's written consent.

of take one or more of the actions set forth within 10 days of the filing of a notice.

Borrower shall promptly discharge any lien which has priority over this Security Instrument in favor of the Person or Persons entitled thereto.

obligations in the manner provided in paragraph 2, or if not able in that manner, to render a notice of summons to the party under whom an order directing it to the payment of these amounts becomes due.

umous payables under paragraph 2; (b) to settle its security instruments, and (c) to provide for the payment of ground rents, if any. Borrower shall pay these charges, fees and liquidations attributable to the Property which may accrue prior to or after the Settlement Date.

3. **Application of Payment.** Unless a particular law provides otherwise, all payments received by Landor under Paragraphs I and 2 shall be applied first to late charges due under the Note; second, to prepayments which due under the Note; third, to the sum received by the Secured Lender as a credit against

Li the amount of the funds available for the purpose of the Fund, the Fund will be entitled to receive payment of the amounts due to it by the Fund under the terms of the Fund Agreement.

The Funda shall be held in an institution the depositaries of which are insured by a federal or state

results on the Proportionality test. (c) yearly hazard measure Prevalence; and (d) yearly mortality hazard measure Prevalence of future items are tested. "Censored items", "Lived many years but did not die before the end of the study period" are excluded from the analysis.

1. Payment of Principal and Interest; Preparation and Late Charge. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and finally prepay the same in full.
2. Funds for Taxes and Insurance. Subject to due notice the Note is paid in full ("Funds"), equal to one-twelfth (1/12) yearly taxes and insurance which may then prevail over the Note. Security instruments (b) serially scheduled payments shall pay to one-twelfth (1/12) yearly taxes and assessments which may then prevail over the Note.

UNIPORNI COVBNANTS. Borrower and Lender covenant and agree as follows:

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

8. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

9. 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 Lender.

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, unless Borrower and Lender 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 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 the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

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 such payments.

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

11. 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 Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements 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 that Borrower's 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 Borrower's consent.

12. 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 Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this 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.

13. Legislation 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 invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall take the steps specified in this second paragraph of paragraph 17.

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 applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates 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.

15. 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.

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

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 and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

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 delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to 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 Borrower: (a) pays Lender 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 Lender 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 Borrower, 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.

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1594 BOX

ACCOUNT NUMBER 0000000000000000

27

Digitized by srujanika@gmail.com

My Commisison expires: 7-2-88
Given under my hand and official seal, this 11 day of July,
Signed and delivered the said instrument as free and voluntary act, for the uses and purpose herein set forth.
Subscribed to the foregoing instrument, appeared before me in person, and acknowledged that THEY
personally known to me to be the same Person(s) whose name(s) ARE

EDWARD BANKS, JR AND ANTOINETTE BANKS HIS WIFE
hereby certify that
A Notary Public in and for said county and state, do

STATE OF ILLINOIS, _____ County, _____
Case No. _____

SEE RIDERS ATTACHED HERETO AND MADE A PART HEREOF

— [DROWNS] ~~ [DROWSY]

ANTOINETTE BANKS

EDWARD BANKS, JR.

IN WRITING WILHELM, BORROWER has executed this Mortgage.

NON-UNIFORMITY OF WARRANTIES. Lender shall give notice to Borrower prior to delivery of further documents and agree as follows:

19. **Acceleration of Payments.** The notice shall state (a) the default or non-delivery under paragraph 13 and 17 unless applicable law provides otherwise; (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 the notice is given to Borrower, by which the default must be cured, shall result in acceleration of the sum secured by the note or the sum received by the Secured Instrument, for collection by judicial process and sale of the Property. The notice shall further inform Borrower of the right to remit late interest and force the sale of the Property. The notice shall further detail the steps to be taken to collect the amount due and to include all expenses incurred in connection therewith.

20. **Remedies.** Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including, but not limited to, reasonable attorney's fees and costs of little evidence.

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Corporate Office
One South Dearborn Street
Chicago, Illinois 60603
Telephone (312) 977-5000

ACCOUNT NUMBER 000806216

THIS CONDOMINIUM RIDER is made this 11TH day of AUGUST , 1986 , and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to Citicorp Savings of Illinois a Federal Savings and Loan Association (the "Lender") of the same date and covering the Property described in the Security Instrument and located at: 2231 EAST 67TH STREET #10B
CHICAGO IL 60649
(Property Address)

The Property includes a unit in, together with an undivided interest in the common elements of, a condominium project known as:

SHORELINE CONDOMINIUM

(Name of Condominium Project)

(the "Condominium Project"). If the owners association or other entity which acts for the Condominium Project (the "Owners Association") holds title to property for the benefit or use of its members or shareholders, the Property also includes Borrower's interest in the Owners Association and the uses, proceeds and benefits of Borrower's interest.

CONDOMINIUM COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. Condominium Obligations. Borrower shall perform all of Borrower's obligations under the Condominium Project's Constituent Documents. The "Constituent Documents" are the: (i) Declaration or any other document which creates the Condominium Project; (ii) by-laws; (iii) code of regulations; and (iv) other equivalent documents. Borrower shall promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

B. Hazard Insurance. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy on the Condominium Project which is satisfactory to Lender and which provides insurance coverage in the amounts, for the periods, and against the hazards Lender requires, including fire and hazards included within the term "extended coverage," then:

(i) Lender waives the provision in Uniform Covenant 2 for the monthly payment to Lender of one-twelfth of the yearly premium installments for hazard insurance on the Property; and

(ii) Borrower's obligation under Uniform Covenant 5 to maintain hazard insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

Borrower shall give Lender prompt notice of any lapse in required hazard insurance coverage.

In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the Property, whether to the unit or to common elements, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by the Security Instrument, with any excess paid to Borrower.

C. Public Liability Insurance. Borrower shall take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property, whether of the unit or of the common elements, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument as provided in Uniform Covenant 9.

E. Lender's Prior Consent. Borrower shall not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to:

(i) the abandonment or termination of the Condominium Project, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain;

(ii) any amendment to any provision of the Constituent Documents if the provision is for the express benefit of Lender;

(iii) termination of professional management and assumption of self-management of the Owners Association; or

(iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

F. Remedies. If Borrower does not pay condominium dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower secured by the Security Instrument. Unless Borrower and Lender agree to other terms of payment, those 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.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this Condominium Rider.

X Edward Banks Jr.

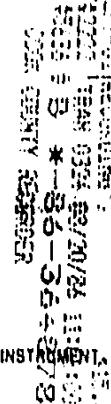
EDWARD BANKS, JR.

Borrower

X Antoinette Banks

ANTOINETTE BANKS

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UNIT NUMBER 10-B, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL
OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): LOT 2 (EXCEPT THE EAST 17
FEET THEREOF) AND ALL OF LOT 3 AND LOT 4 (EXCEPT THE WEST 18 FEET THEREOF) IN
FREDERICK H. BARTLETT'S JACKSON PARK SUBDIVISION OF THE EAST 1/2 (EXCEPT THE
SOUTH 333 FEET THEREOF) OF THE WEST 1/3 OF THE NORTH 1/2 OF THE NORTH EAST 1/4
OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. LOTS 5, 6 AND 7 IN BARTLETT'S
JACKSON PARK SUBDIVISION OF THE EAST 1/2 (EXCEPT THE SOUTH 333 FEET) OF THE WEST
1/3 OF THE NORTH 1/2 OF THE NORTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 24,
TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM
OWNERSHIP AND BY-LAWS, EASEMENTS, COVENANTS AND RESTRICTIONS FOR SHORELINE
CONDOMINIUM MADE BY SHORELINE COOPERATIVE APARTMENTS, INCORPORATE, AN ILLINOIS
CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY,
ILLINOIS, AS DOCUMENT NUMBER 22571250; TOGETHER WITH AN UNDIVIDED 2.031 PERCENT
INTEREST IN SAID PARCEL (EXCLUDING FROM THE PARCEL ALL THE PROPERTY AND SPACE
COMPRISED ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION
AND SURVEY) IN COOK COUNTY, ILLINOIS.

I.D. #20-24-404-027-1030. *MIC*

MORTGAGOR ALSO HEREBY GRANTS TO MORTGAGEE, ITS SUCCESSORS AND ASSIGNS,
AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE,
THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN
AFOREMENTIONED DECLARATION.

THIS MORTGAGE IS SUBJECT TO ALL RENTS, EASEMENTS, RESTRICTIONS, CONDI-
TIONS, COVENANTS, AND RESERVATIONS CONTAINED IN SAID DECLARATION THE
SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND
STIPULATED AT LENGTH HERIN.

THIS RIDER IS ATTACHED TO AND MADE PART OF THIS MORTGAGE DATED
THIS 11TH DAY OF AUGUST 1986, A.D..

86364878

MAIL TO
JAMES K. COOK
JAMES K. COOK'S OFFICE

Box 165