## NOFFICIAL3GQPY

THIS INSTRUMENT WAS PREPARED BY:

IMELDA: TAYLOR ONE NORTH DEARBORN STREET

CHICAGO IL 60602

MORTGAGE

Corporate Office One South Dearborn Street

Chicago, Illinois 60603 Telephone (1 312 977 5000)

86394150

ACCOUNT NUMBER 00000752576

CITICORP SAVINGS

AUGUST THIS MORTGAGE ("Security Instrument") is given on a 19 86 The monigagor is ( KAREN ALLISON UNMARRIED AND NEVER BEEN MARRIED 37

("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 THIRTY-FOUR THOUSAND THREE HUNDRED Dollars (U.S. S 34,300.00). This debt is evidenced 60603. ("Lender"). Borrower oves Lender the principal sum of 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 or OCTOBER 01 2001

This Security Instrument secures to Lender: (a) the recovment 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 Borro wee's covenants and agreements under this Security Instrument and the Note: For this purpose, Borrower does hereby mortgage, r. ... and convey to Lender the following described property located in , State of Illicois. the County of COOK

THE SOUTH 5.5 FEET OF LOT 4 AND ALL OF LOT 5 IN JAMES ALLEN'S SUBDIVISION OF THE SOUTH 1/2 OF LOT 15 (EXCEPT THE WEST 5 ACRES THEREOF) IN DAVLIN KELLY AND CARROLL'S SUBDIVISION OF THE NORTH WEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST CT THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

I.D. #13 25 124 030 0000 COOK COUNTY, ILLINOIS FILED FOR RECORD

1986 SEP -4 PM 3: 05

which has the address of

2852 NORTH SPRINGFIELD [Street]

CHICAGO

Illinois

("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."

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.



and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do land white secured by a lieu which has briotity over this Security Instrument, appearing in court, paying reasonable altorneys, fees Whatever is necessary to protect the value of the Property and Lender's rights in the Property Lender's actions may include paying (such as a proceeding in banktupicy, probate, for condemnation or to enforce laws or regulations) then Lender may do and pay for agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affects then the Property (such as a proceeding in bankruptey, probate, for condemnation or to entoice laws or lender in the Property Protection of Lender's Rights in the Property; Morigage Insurance. If Borrower fails to perform, the covenants and Lender agrees to the merger in writing.

ly with the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and fee title shall not merge unless the Property, allow the Property to deteriorate or commit waste. It this Security Instrument is on a leasehold, Borrower shall comp-6. Preservation and Maintenance of Property; Leaseholds. Borrower shall not desiroy, damage or substantially change

ACCOUNT NUMBER 00000752576 acquisition. ty prior to the acquisition shall pass to Lender to the extent of the secured by this Security Instrument immediately prior to the 19 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Properthe due date of the monthly payments referred to in paragraphs I and 2 or change the amount of the payments. If under paragraph Unless Lender and Horrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone

Instrument, whether or not then due. The 30-day period will begin when the notice is given. collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property of to pay sums secured by this Security ty, or does not answer, within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may secared by this Secarity instrument whether or more than a secared baid to borrower. It Borrower at It don't the filtoper. repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be ... if d to the sums Property damaged if the restoration or repair is economically teasible and Lender's security is not lessened. If the restoration or Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to recording of repair of the

may make proof of loss if not made promptly by Borrower.

have the right to hold the policies and renewals. It Lender requires, Borrower shall promptly give to the insurance sail excepts of paid premiums and renewal notices. In the event of loss, Borrower shall prompt notice to the insurance sail or and Lender. Lender being the insurance sail or god Lender. Lender viding the insurance shall be chosen by Borrower subject to Lender's approval which shall not be chosen by Borrower subject to Lender and which shall not as a policies and renewals shall be acceptable to Lender and shall include a sar Jar Jar Ambridade.

surgnce. This insurance shall be maintained in the amounts and for the periods that Lender quires. The insurance carrier proggainst loss by, fire, hazards included within the term "extended coverage", and any, other hazards for which Lender requires in-S. Hazard insurance. Borrower shall keep the improvement, now edicities content of the Property insured or take one or more of the actions set forth above within 10 days of the giving of notice.

attain priority over this Security Instrument, Lender may give Borrower a notice ider tifying the lien. Borrower shall satisfy the lien subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may the lien or torteiture of any part of the Property; or (c) secures from the n aid to lithe lien an agreement satisfactory to Lender To insmessione entimeering of strango noting of sheet to the control of the contr Hitting to the payment of the obligation secured by the lien in a manner and this Security Instrument unless Bortower; (a) agrees in Bood faith the lien by

tower, makes, these, payments directly, Borrower shall promptly furn sh to Lender receipts evidencing the payments. person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borobligations in the manner provided in paragraph 2, or if not sat in that manner, Borrower shall pay them on time directly to the which may attain priority over this Security Instrument, and corehold payments or ground tents, it any Borrower shall pay these

Charges; Liens. Borrower shall pay all taxe, for essments, charges, fines and impositions attributable to the Property amounts payable under paragraph 2; fourth, to inte es due; and last, to principal due.

the sums secured by this Security Instrume 1.

3. Application of Payments. Unless applier one has provides otherwise, all payments received by Lender under paragraphs. I and 2 shall be applied: first to late charges due and a the Mole; second, to prepayment charges due under the Mole; third, to I and 2 shall be applied: first to late charges due and a the Mole; second, to prepayment charges due under third, to a shall be applied. The molecular the Mole; third, to be applied of the molecular third third, to be applied of the molecular third thir

deficiency intone or more payingne, as equited by Lender.

Upon payment full of all surve equited by this Security Instrument, Lender shall promptly refund to Borrower any Funds beld by Lender, Lender shall apply, no later than immediately prior to the safety of the Property or its acid or acquired by Lender at the time of application as a credit against prior to the safety of the Property or its acquired by Lender at the time of application as a credit against prior to the safety of the Property or its acquired by Lender at the time of application as a credit against prior to the secured by the time of application as a credit against

by Lender is not sufficient to pay in . sectow items when due, Borrower shall pay to Lender any amount necessary to make up the tion, either promptly repaid to Lorrower or credited to Borrower on monthly payments of Funds. If the amount of the Funds field dates of the escrow items, anall creed the amount required to pay the escrow items when due; the excess shall be, at Borrower's op-

If the amount of the funds held by Lender, together with the future monthly payments of Funds payable prior to the due pledged as additional to the due. of the Funds show in creat or carnings on the Funds. Lender shall give to Borrower, without charge, an animal accounting cerest shall be paid on the Punds. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be'retetest out the .r.. 12 and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing that incharge for holding and applying the Funds, analyzing the account or verifying the escrow items, unless Lender pays Borrowge, inagency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay the escrow items. Lender may not The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state

escrow items. tiems are called !!eserow items?!! [Lender may estimate the Funds due paris of current data and resemble estimates of future rents on the Property, if any; (c) yearly hazard insurance premiums; and (d) yearly mortgage insurance premiums, if any. These Of: (a) Yearly taxes and assessments which may attain priority over this Security Instrument; (b) yearly lesschold payments or ground 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 2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender. Borrower shall pay to

UNIFORM COVENANTS. Borrower and Lender covenant and states. Borrower shall promptly pay when due the principal and interest Prepayment and Ease Charges. Borrower shall promptly pay when due the principal of Phiedical Covenant and any prepayment and aste charges due inder the Mote. Borrower is and interest on the debt evidenced by the Mote and any prepayment and aste charges due inder the Mote and any prepayment and aste charges and and account to the Mote and any to the Mote and An

<del>apalamen nagan hali pel alim karama, saan si saar</del> ko persasa salikwa keta mwe kisaan sake tuwo bi ke si kwanna 

is<del>tratifati Bytalifaka Byta tah</del>ngalikana yankasi ang kapisan an disengan mangan ng 1999 sa saday nangani sant चेत्रिके सिद्धे के हिर्देशक का कार कार कार कार कार कार का अवस्थित के अलग का है। यह अर्थ कार्यकारी भी रहाकु**र्य पह** 

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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 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 abar 40 led by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damar's, Porrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the priceeds, 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; Forber ance By Lender Not a Walver. Extension of the time for payment or modification of amortization of the sums secured by this Securi y In trument 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 efuse 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.

11. Successors and Assigns Bound; Joint and Several Labit ty; 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. At y 1 orrower who co-signs this Security Instrument but does not execute the Notes (a) is co-signing this Security Instrument only to mor gage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally solvened to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extent, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that be to ver's consent.

12. Loan Charges. If the loan secured by this Security Instrument is reject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected on the collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the an ount processary 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 of by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any repayment charge under the Note.

13. Legislation Affecting Lender's Rights. If enactment or expiration of applicable it was 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 pargraph 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 Coperty Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class, or all 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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e me this day in person, and acknowledged that  HER free and voluntary act, for the uses and purpo es acrein set forth.  And of Motory Public.  Notory Public.	subscribed to the foregoing instrument, appeared before signed and delivered the said instrument as Coliver under my hand and official seat, this Commission expires:
Vknown to me to be the same Person(s) whose name(c)	Personally has KAREN ALLISON Treeby certify that
Commission of a continue of the first of the first of the continue of the cont	STATE OF ILLINOIS,
-Bortower	KAREN ALLISON
Condominium Rider Planned Unit Development Rider Planned Unit Development Rider	Craduated Payment R der  Craduated Payment R der  Other(s) [specify]  In Witness Whereor, Borrower has executed this Management of the
red by this Security Instrument, Lender shall release this Security Instrument	21. Becase, Upon payment of all sums security, instrument, the covenants and agreements of Security Instrument, the covenants and agreements of Security Instrument, the covenants and agreements of
under paragraph 19 or abandonment of the Property and at any time prior wing judicial sale, Lender (in person, by agent or by judicially appointed on of and manage the Property and to collect the rents of the Property and to collect the costs of management of the receiver shall be applied first to payment of the costs of management of limited to, receiver's fees, premiums on receiver's bonds and reasonable at timited to receiver's fees, premiums on receiver's bonds and reasonable at curity Instrument.	to the expiration of any period of redemption follor receiver shall be entitled to enter upon, take possessiculating those by Lender of the childing those past due Any tents collected by Lender of

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