

UNOFFICIAL COPY

87451454

Sharon LTA 1-30140663 (244)

This instrument prepared by and should be returned to:
Michele E. Miller
The First National Bank of Chicago
One First National Plaza
Suite 0049
Chicago, Illinois 60670-0049

[Space Above This Line for Recording Data]

MORTGAGE

74587-1

THIS MORTGAGE ("Security Instrument") is given on August 07, 19 87.
The mortgagor is Kevin J. Tobin, UNMARRIED MALE NEVER HAVING BEEN MARRIED
..... ("Borrower").

This Security Instrument is given to THE FIRST NATIONAL BANK OF CHICAGO,
which is organized and existing under the laws of THE UNITED STATES OF AMERICA
and whose address is ONE FIRST NATIONAL PLAZA, CHICAGO, ILLINOIS, 60670
("Lender"). Borrower owes Lender the principal sum of
ONE HUNDRED SIXTY THOUSAND AND NO/100
Dollars (U.S. \$ 160,000.00). 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 pay-
able on September 01, 2017. This Security Instrument secures to Lender: (a) the repayment of the debt evi-
denced 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 COOK
County, Illinois:

LOT 4 IN BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S MAIN STREET
ADDITION TO BARRINGTON, A SUBDIVISION IN THE NORTHEAST 1/4 OF
SECTION 1, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

87451454

BBB

0201-01 RECORDING \$14.00
124034 TRAN 1754 08/14/87 10:12:06
1797 # D *B7 15 1454
COOK COUNTY RECORDER

01-01-209-012

which has the address of 220 Eastern Avenue Barrington
(Street) (City)
Illinois 60010 ("Property Address"); REAL ESTATE TAX ID #01-01-209-012
(Zip Code)

14⁰⁰

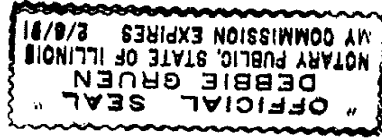
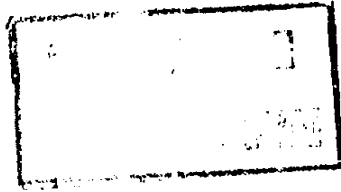
TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurte-
nances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a
part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the fore-
going is referred to in this Security Instrument 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 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 en-
cumbrances 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.

-87-451454

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Debbie Gruen
Notary Public

2/12/91

certify that Kayla J. Tobin, UNMARRIED MALE NEVER HAVING BEEN MARRIED, a Notary Public in and for said county and state, do hereby personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, signed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal, this August 1988 day of August, 1988 by Commission expires:

STATE OF ILLINOIS, County ss: Cook

[Space Below This Line For Acknowledgment]

..... (Seal) -Borrower

..... (Seal) -Borrower

..... (Seal) -Borrower

..... (Seal) -Borrower

Kayla J. Tobin
Kayla J. Tobin

By SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any riders (s) executed by borrower and recorded with it.

- Adjustable Rate Rider
- Addendum to Adjustable Rate Rider
- Graduated Payment Rider
- Planned Unit Development Rider
- Other(s) [specify/]
- Condominium Rider
- 2-4 Family Rider

part of this Security Instrument. (Check applicable boxes)

20. Lender 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, Lender (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 Lender 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 attorneys' fees, and then to the sums secured by this Security Instrument.

21. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

22. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.

23. Riders to this Security Instrument. If one or more riders are executed by Borrower 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. (Check applicable boxes)

19. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's 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; (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 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 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 default is not cured on or before the date specified in the notice, Lender at its 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. Lender 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.

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