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The instrument was prepared by:
LAND OF LINCOLN SAVINGS AND LOAN
(Name)
1400 N. GANNON DRIVE
(Address)
HOFFMAN ESTATES, IL. 60194

MAIL TO
[Signature]

87575897

MORTGAGE

THIS MORTGAGE is made this . 16TH . . . day of . OCTOBER
19 87 . , between the Mortgagor, . . . VITO F. CAROSELLI AND NANCY L. CAROSELLI, HIS WIFE . . .
. (herein "Borrower"), and the Mortgagee,
LAND OF LINCOLN SAVINGS AND LOAN a corporation organized and
existing under the laws of . . . ILLINOIS
whose address is . . . 1400 N. GANNON DRIVE
. HOFFMAN ESTATES, IL. 60194 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 9,100.00
which indebtedness is evidenced by Borrower's note dated . . . 10/16/87 and extensions and renewals
thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness,
if not sooner paid, due and payable on 10/05/91 ;

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment
of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and
the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant
and convey to Lender the following described property located in the County of . . . COOK State of
Illinois:

LOT 12 IN BLOCK 7 IN CHICAGO TITLE AND TRUST COMPANY'S FOREST PRESERVE
ADDITION TO LA GRANGE PARK BEING A RESUBDIVISION OF THE WEST 1/2 OF THE
WEST 122.02 ACRES OF THE SOUTH WEST 1/4 OF SECTION 27, TOWNSHIP 39
NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE
PLAT THEREOF RECORDED MAY 9, 1974 AS DOCUMENT NO. 9408349 IN COOK
COUNTY, ILLINOIS.

PIN 15-27-318-024

DEPT-01 RECORDING \$14.25
TS4444 TRAN 0080 10/26/87 09:38:00
#1948 413 87-575897
COOK COUNTY RECORDER

-87-575897

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which has the address of 1200 MORGAN, LAGRANGE PARK, IL. 60525
[Street] [City]

Illinois (herein "Property Address");
[Zip Code]

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights,
appurtenances and rents all of which shall be deemed to be and remain a part of the property covered by this Mortgage;
and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are
hereinafter referred to 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
covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands,
subject to encumbrances of record.

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(Space Below This Line Reserved for Lender and Recorder)

Property of Cook County Clerk's Office
My Commission expires: 1-25-88
Given under my hand and official seal, this 19 day of October 1987.

.....
..... free voluntary act, for the uses and purposes herein set forth.
..... appeared before me this day in person, and acknowledged that I, the X, signed and delivered the said instrument personally known to me to be the same persons whose names, ATHE, VINO E. CROSSETTI, subscriber to the foregoing instrument,
VINO E. CROSSETTI AND NANCY J. CROSSETTI, HIS WIFE,
1. WILLIAM C. BORROWER, a Notary Public in and for said County and State, do hereby certify that
VINO E. CROSSETTI, HIS WIFE,
STATE OF ILLINOIS, County ss:
NANCY J. CROSSETTI
Borrower
VINO E. CROSSETTI
Borrower
VINO E. CROSSETTI
Borrower

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender at Lender's address set forth on page one of this Mortgage, or any default under the superior encumbrance and of any sale or other foreclosure action, or any
charge to Borrower for recording or other expenses all right of homestead exemption in the Property.

MORTGAGEES OR DEEDS OF TRUST
AND FORECLOSURE UNDER SUPERIOR
REQUEST FOR NOTICE OF DEFAULT

21. Waiver of Homestead. Borrower hereby waives all right of homestead exemption in the Property.
charge to Borrower. Borrower shall pay all costs of recordation, if any.

20. Release. Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without account only for those rents actually received.

21. Waiver of Homestead. Borrower hereby waives all right of homestead exemption in the Property.
charge to Borrower. Borrower shall pay all costs of recordation, if any.

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10. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

11. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Mortgage, but does not execute the Note, (a) is co-signing this Mortgage only to mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without that Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Property.

12. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

13. Governing Law; Severability. The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of Federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage and the Note are declared to be severable. As used herein, "costs", "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.

14. Borrower's Copy. Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

15. Rehabilitation Loan Agreement. Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan agreement which Borrower enters into with Lender. Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.

16. 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 Mortgage. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Mortgage.

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 Mortgage. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Mortgage without further notice or demand on Borrower.

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

17. Acceleration; Remedies. Except as provided in paragraph 16 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall give notice to Borrower as provided in paragraph 12 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 10 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, 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 nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorneys' fees and costs of documentary evidence, abstracts and title reports.

18. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums secured by this Mortgage due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage and the Note had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in enforcing Lender's remedies as provided in paragraph 17 hereof, including, but not limited to, reasonable attorneys' fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

19. Assignment of Rents; Appointment of Receiver. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 17 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by 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 Mortgage. The receiver shall be liable to

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ment with a lien which has priority over other liens in the mortgage.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the payment of any more general obligation of Lender to other secured creditors in the Note.

8. Inspection. Lender may make or cause to be made reasonable inspection expenses of the Property, prior to any such inspection specified by Lender to determine whether the Property is in good condition with respect to Lender's interest in the Property.

Noticing additional indebtedness of Borrower upon notice from Lender to take any action requested by Lender, becomes additional indebtedness secured by this Mortgage. Unless Borrower and Lender agree to otherwise settle terms of payment, such amounts shall be payable from Lender to Borrower to make reasonable expenses of the Property, provided that Lender shall require Lender to be made reasonable expenses of the Property.

Borrower's and Lender's written agreement of application of any amounts disbursed by Lender pursuant to this paragraph, 7, with interest thereon, at the Note rate, shall become a condition of payment, if Lender agrees to other terms of payment such as a condition of making the loan secured by this Mortgage. Borrower shall pay the premium required to insure the principal amount of the loan secured by this Mortgage, if Lender's interest in the Property becomes additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to otherwise settle terms of payment, such amounts shall be payable from Lender to Borrower to make reasonable expenses of the Property, provided that Lender shall require Lender to be made reasonable expenses of the Property.

7. Protection of Lender's Security. If Borrower fails to perform the covenants contained in this paragraph, 7, or if any action or proceeding is commenced by Lender, Lender's interest in the Property, then

Mortgage, or if any action or proceeding is commenced by Lender, Lender's interest in the Property, then Lender may make or cause to be made reasonable expenses of the Property, or a portion of the Property, or a unit developed under the condominium of planned unit development, and documents relating thereto, to Lender, or to the sums secured by this Mortgage.

If the Property is sold condemned by Borrower, or if it Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance company has issued a leasehold, or if this Mortgage is on a unit developed under a planned unit development, Borrower shall pay the premium required to insure the benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restore a claim, or repair of the Property, or to the sums secured by this Mortgage.

In the event of loss not made payable by Borrower, Lender shall promptly notify Borrower of the date of loss, or other security agreement with a lien which has priority over this Mortgage, or other security rights to hold the policies and premiums thereafter, subject to the terms of any mortgage, deed of trust, Lender shall have the right to hold a standard mortgage cause it to be paid in a form acceptable to Lender, such approval shall not be unreasonably withheld. All insurance policies and renewals thereon shall be in form acceptable to Lender and shall include reasonable premiums, renewals, and extensions, Lender may make or cause to be made reasonable expenses of the insurance held by Lender, Lender's interest in the Property, or a portion of the Property, or a unit developed under the condominium of planned unit development, and documents relating thereto, to Lender.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, may require and Lender in such amounts and for such periods as Lender, may require.

5. Hazard Insurance. Borrower shall keep the insurance now existing or hereafter erected on the Property

insured against losses by fire, hazards included within the term "hazard covered coverage", and such other hazards as Lender assessesments and other charges, fines and impositions attributable to the Property, which may affect this Mortgage, and leasesold rents, if any.

4. Prior Mortgages and Deeds of Trust. Covenants, leasesold rents, Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security held by Lender, and then to the principal of the Note.

Borrower under paragraph 2 hereof, then to interest payable on the Note, and Lender by Note, and 2 hereof, shall be applied by Lender otherwise, all payments received by Lender under

the Note and paragraph 1, unless at the time of application, all payments otherwise, all payments received by Lender under paragraph 3, Application of Payments. Unless applied by law provides otherwise, all payments received by Lender under

held by Lender, no later than the date of sale of the Property is sold or otherwise acquired by Lender, any Funds

held by Lender, if under paragraph 17 hereof the Property is sold or otherwise acquired by Lender, any Funds

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds

Lender may require.

If the sum of all funds held by Lender, together with the future monthly installments of Funds payable prior to due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay taxes, assessments, insurance premiums and ground rents, such excess shall be, at Borrower's option, held by Lender, if under paragraph 17 hereof any amount necessary to make up the deficiency in one of more payments as they fall due, Borrower shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Borrower, an annual accounting of the Funds showing credits and debits to the Funds secured by this Mortgage.

The Funds showing credits and debits to the Funds secured by this Mortgage, shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds secured by this Mortgage, unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay unless prior to the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and Lender may agree in writing to the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and applies to the Funds, analyzing said account or verifying said compiling said assessments shall be, at Borrower's option, paid to pay said taxes, assessments, insurance premiums and ground rents, Lender may not charge for so holding the Funds, if the sum of all funds held by Lender, together with the future monthly installments of Funds payable prior to due dates of taxes, assessments, insurance premiums and ground rents, Lender shall be held in an institution the depositors or accounts of which are insured or guaranteed by a Federal or state agency (including pension funds) shall be held in an institutional endorser.

If Borrower pays Funds to Lender, the Funds shall be held in an institutional endorser, such holder is an institutional endorser, such payments of assessments and bills and reasonable payments to the extent that Borrower makes such payments to the holder of a prior mortgage or Lender on the basis of assessments and bills, all as reasonably estimated, Borrower shall not be obligated to make premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, which may affect this Mortgage said assessments shall be paid to Borrower and Lender plus applicable taxes, assessments, insurance premiums and ground rents, unless Lender pays applying the Funds, analyzing said account or verifying said compiling said assessments shall be charged for so holding the Funds to pay said taxes, assessments, insurance premiums and ground rents, Lender may not charge for so holding the Funds to pay said taxes, assessments, insurance premiums and ground rents, Lender shall be held in an institution the depositors or accounts of which are insured or guaranteed by a Federal or state agency (including pension funds) shall be held in an institutional endorser.

2. Funds for Taxes and Insurance. Subject to applicable law and interest are payable under the Note, until the Note is paid in full, a sum herein "Funds", equal to one-twelfth of the yearly taxes and ground rents, Lender shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid such payments of assessments and bills and reasonable payments to the extent that Borrower makes such payments to the holder of a prior mortgage or Lender on the basis of assessments and bills, all as reasonably estimated initially and from time to time by property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, which may affect this Mortgage said assessments shall be paid to Borrower and Lender plus applicable taxes, assessments, insurance premiums and ground rents, unless Lender pays applying the Funds, analyzing said account or verifying said compiling said assessments shall be charged for so holding the Funds to pay said taxes, assessments, insurance premiums and ground rents, Lender may not charge for so holding the Funds to pay said taxes, assessments, insurance premiums and ground rents, Lender shall be held in an institution the depositors or accounts of which are insured or guaranteed by a Federal or state agency (including pension funds) shall be held in an institutional endorser.

3. Payment of Princpal and Interest. Borrower shall agree as follows: Pay when due-the principal and interest

immediately evidenced by the Note and late charges as provided in the Note.

UNIFORM COVENANTS, Borrower and Lender covenant and agree as follows:

