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MORTGAGE

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THIS MORTGAGE ("Security Instrument") is given on December 19, 19 86. The mortgagor is
Howard I. Richardson and Mary Jo Richardson, his wife

1 ("Borrower"). This Security Instrument is given to Bank of Northfield
which is organized and existing under the laws of Northfield Illinois
and whose address is 400 Central Avenue Northfield Illinois 60093
("Lender"). Borrower owes Lender the principal sum of One hundred four thousand five hundred and no/100
Dollars (U.S. \$ 104,500.00).

This debt is evidenced by Borrower's Note dated the same date as this Security Instrument ("Note"), which provides that Borrower has opened a credit line with Lender obligating Borrower to make monthly payments of interest, with the full debt, if not paid earlier, due and payable on January 15, 1992.

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note and future advances made pursuant to the Note to the same extent as if such future advances were made on the date hereof and regardless of whether or not any advance has been made as of the date of this Security Instrument or whether there is any outstanding indebtedness at the time of any future advances; interest in accordance with the terms of the Note, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 5 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 32 and the South $\frac{1}{4}$ of Lot 31 in Block 1 in George F. Nixon and Company's First Addition to Northfield being a Subdivision in the North $\frac{1}{4}$ of the South East $\frac{1}{4}$ of Section 24, Township 42 North, Range 12 East of the Third Principal Meridian according to the plat recorded June 18, 1927 as document 9624906 in Cook County, Illinois.

PERM TAX ID #04-24-401-044 ALL 1/8

ADDRESS: 406 Dickens, Northfield, Illinois 60093

which has the address of 306 Dickens, Northfield, Illinois 60093 ("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, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, 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 herein referred to 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 Borrower will warrant and 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 Lender's interest in the Property.

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

2. **Taxes; Insurance; Charges; Liens.** Borrower shall pay all taxes, hazard insurance, assessments and other charges, fines and impositions attributable to the Property. Borrower shall promptly furnish to Lender receipts evidencing such payments. Borrower shall promptly discharge any lien which has priority over this Mortgage; provided, that Borrower shall not be required to discharge any such lien so long as Borrower shall agree in writing to the payment of the obligation secured by such lien in a manner acceptable to Lender, or shall in good faith contest such lien by, or defend enforcement of such lien in legal proceedings which operate to prevent the enforcement of the lien or forfeiture of the Property or any part thereof.

3. **Hazard Insurance.** Borrower 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 such other hazards as Lender may require and in such amounts and for such periods as Lender may require; provided, that Lender shall not require that the amount of such coverage exceed that amount of coverage required to pay the sums secured by this Mortgage.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided that such approval shall not be unreasonably withheld. All premiums on insurance policies shall be paid by Borrower making payment, when due, directly to the insurance carrier.

All insurance policies and renewals thereof shall be in form acceptable to Lender and shall include a standard mortgage clause in favor of and in form acceptable to Lender. Lender shall have the right to hold copies of the policies and renewals thereof, and Borrower shall promptly furnish to Lender all renewal notices and all receipts of paid premiums. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided such restoration or repair is economically feasible and the security of this Mortgage is not thereby impaired. If such restoration or repair is not economically feasible or if the security of this Mortgage would be impaired, the insurance proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Borrower. If the property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

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18. 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.

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

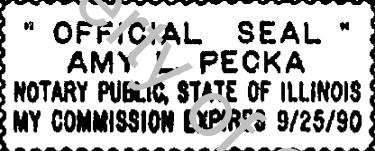
BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Howard I. Richardson
Howard I. Richardson
Mary Jo Richardson
Mary Jo Richardson

STATE OF ILLINOIS)
COUNTY OF Cook } SS

I, the undersigned, a Notary Public in and for the said County and State aforesaid, do hereby certify that Howard I. Richardson personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth; including the release and waiver of the right of homestead.

Given under my hand and Notarial seal, this 19th day of December, 19 86.



Amy L. Pecka

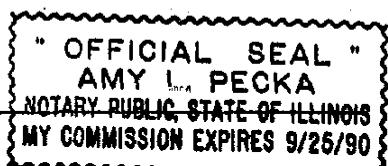
Notary Public

My commission expires: _____, 19 _____.

STATE OF ILLINOIS)
COUNTY OF Cook } SS

I, the undersigned, a Notary Public in and for the said County and State aforesaid, do hereby certify that Mary J. Richardson personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth; including the release and waiver of the right of homestead.

Given under my hand and Notarial seal, this 19th day of December, 19 86.



Amy L. Pecka

Notary Public

My commission expires: _____, 19 _____.

Mail to:

This document was prepared by:

Susan J. Schlobohm
Bank of Northfield
400 Central Avenue
Northfield, IL 60093

Box 333

BOX 333-CA

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including, but not limited to, reasonable attorney fees and costs of the defender.

17. Lender in Possession. Upon acceleration under paragraph 16 or abandonment of the Property and at any time prior to the expiration of any period of nonpayment, rents or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage following judicial sale, upon collection of the Property and all costs of management by the Proprietor and collection of the sums secured by this Security Instrument.

16. **Acceleration; Remedies.** Lender shall give notice to Borrower prior to acceleration of any covenant or agreement in this Security Instrument to cure the defect(s); (a) the notice shall specify; (b) the condition required to cure the defect(s); (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the defect must be cured; and (d) that failure to do so will result in the date specified in the notice being declared as the date the note becomes due and payable. If a defect is not cured by the date specified in the notice, Lender shall declare the note due and payable. Lender shall be entitled to collect all sums secured by this Security Instrument without further demand and may foreclose 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 in the notice, Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 16.

15. Transfer of the Property or any part of the Property or any interest in it is subject to transfer for all beneficial interests in Borrower, if all or any part of the Property or any interest in it is sold or transferred 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 exercisable by Lender if exercise is prohibited by federal law as of the date of this Security instrument. The notice shall give Borrower notice of this Security instrument which Borrower must pay all sums secured by this Security instrument, if Borrower fails to pay these sums prior to the date of this notice is delivered or mailed within which Borrower must pay all sums secured by this Security instrument without further notice or demand on Borrower.

13. Governing law; Severability. This Agreement shall be governed by the law of the jurisdiction in which the Property is located. In the event that any provision of this Agreement is held to be unenforceable or illegal, such provision shall not affect other provisions of this Agreement or the Note which can be given effect without it.

12. Notice. Except for any notice required under applicable law to be given in another manner (e.g., by telephone), notice to Borrower or Lender shall be given by certified mail, return receipt requested, or to Lender's address as Borrower may designate by notice to Borrower at such time as Borrower shall provide it to Lender. Any notice provided for in this Agreement shall be deemed to have been given to Borrower or Lender when given in the manner designated by Borrower.

shall incur to the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 15 hereof. All covenants and agreements of Borrower shall be joint and several. The covenants and headings of the paragraphs of this Mortgage are for convenience only and are not to be used to interpret or define the provisions hereof.

10. Remedies Cumulative. All remedies provided in this Mortgagee are distinct and cumulative to any other right or remedy under this Mortgage or afforded by law or equity and may be exercised concurrently independently of successively.

8. **Forfeiture** by Lender Not a Waiver. Any forfeiture by Lender of a 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. The commencement of insurance or the payment of taxes or other liens or charges by Lender shall not be a waiver of Lender's right to accelerate the maturity of the indebtedness secured by this Mortgage.

Instalments referred to in paragraph 1 hereof or changing the amount of such instalment.

Barter to the fair market value of the Property immediately prior to the date of taking, with the balance of the proceeds paid to Borrower. If the Property is abandoned by Borrower or ., after notice by Lender to Borrower that the condominium offers to collect and apply the proceeds, at Lender's option, either to restoration or repair of the Property or to the Lender's secured by this mortgage.

7. **Condemnation.** The proceeds of any award of claim for damages, direct or consequential, in connection with any condemnation or other taking of the property or part thereof, or for convenience in lieu of condemnation, are hereby assigned and shall be paid to Lender.

Noticing contained in this paragraph 5 shall require Lender to incur any expense or take any action hereunder.

Pay the amount of all mortgage insurance premiums.

5. Protection of Lennder's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding which materially interferes in the Property, including, but not limited to, eminent domain, mesnancy, code noncompliance, or arrangements for demolition, then Lennder's option, upon notice to Borrower, may make such sums available to Lennder, his heirs, or executors, or beneficiaries of a bankrupt or defecator, but not limited to, payment of all amounts due under this Mortgage, plus interest thereon at the rate of six percent per annum, plus costs and expenses of collection, including attorney's fees and costs, and reasonable expenses of suit, and all other expenses of suit, until such action or proceeding is terminated, including, but not limited to, distribution of reasonable fees and costs upon the Property to make up for the same.

or acquisition shall pass to Lender or to the extent of the sum secured by this Mortgage prior to such date of acquisition.