Equity Credit Line \*A/K/A C.P. Curley//0 THIS MORTGAGE ("Security Instalment") is given on is C. Philip Curley Harried to Judy Curley . 19<u>87. The mortgagor</u> ("Borrower"). This Security Instrument is given to The First National Bank of Chicago, which is a national banking .), or the aggregate unpaid amount of all loans made by Lender Dollars (U.S. \$ . pursuant to that certain Equity Credit Line Agreement ("Agreement") of even date herewith whichever is less. This debt is evidenced by the Agreement executed by Borrower dated the same date as this Security Instrument which Agreement provides for monthly interest payments, with the full debt, if not paid earlier, due and payable on demand after seven years from the date of this mortgage. The Lender will provide the Borrower with a final payment notice at least 90 days before the final payment must be made. The Agreement provides that loans may be made from time to time (but in no event later than 20 years from the date hereof) not to exceed the above stated maximum amount outstanding at any one time. All future loans will have the same priority as the original loan. This Security Instrument secures to Lender. (a) the repayment of the debt evidenced by the Agreement, with interest, and all renewals. extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 6 to protect the security of this Security Instrument; and (c) the performance of Borrower's convenants and agreements under this Security Instrument and the Agreement. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located

UNIT 6-H IN PRINTER'S ROW CONDONINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 3, 4, 9, 10, 15 AND 16 (EXCEPT FROM SAID LOTS THAT PAR TAKEN OR USED FOR DEARBORN STREET AND PLYMOUTH COURT) IN MALLACE AND OTHER 5 SUBDIVISION OF BLOCK 135 YN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 15. TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS "EXHIBIT A" TO THE DECLARATION OF CONDOMINIUM RECORDED ON MARCH 19, 1980 AS DOCUMENT NUMBER 25396708 TOSETHER WITH THE RESPECTIVE INDIVIDUAL PERCENTAGE INTEREST IN SAID PARCEL APPUR TRANT TO SAID UNIT (EXCEPTING THEREFROM ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) AND FO AMENDED BY 25407402, 25502251, 25511667, 25527008, 25723566, 25810476, 26648784, 26065035, 26216398, 26452901 AND 27131717 17-16-407-021-1031

Permanent Tax Number: which has the address of

727 S. Orarborn St

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<u>60605</u> \_ ("Property Address ), Illinois.

TOGETHER WITH all the improvements now of heleafter 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. There is a prior mortgage from Borrower to 1st Family Mtg. Co dated 2-8-85 and recorded as document number 27454337

COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and inte est on the debt evidenced by the Agreement.

2. Application of Payments. All payments received by Lender shall be applied to the annual fee, then to billed and unpaid interest, then to principal, and then to accrued and unbilled interest.

3. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. The Borrower shall make these payments directly, and promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument other than the prior mortgage described above, unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien or forfeiture of any part of the Property; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

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4. Hazard Insurance. Sorrower that keep the implements now existing or hereafter erected on the Property insured against less by line, hazards included within the term "extended coverage" and any other hazards for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. 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, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

If under paragrap. 19 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

- 5. Preservation and Montenance of Property; Leaseholds. Borrower shall not destroy, damage or substantially change the Property, allow the Property to deteriorate or commit waste. If this Security Instrument is on a leasehold, borrower shall comply with the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and fee title shall not merge unless Lender agrees to the merger in writing.
- 6. Protection of Lender's Rights in the Property. If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorney's fees and entering on the Property to make repairs. Although Lender may take action under this paragraph, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Agreement rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

- 7. Inspection. Lender or its agent may make reasonable entities 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.
- 8. 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 for 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.

- 9. 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.
- 10. 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 16. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Agreement: (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

- there or the Agreement without that Borrower's cousty! or make any accommodations with regard to the terms of this Secre
- 11. Loan Charges the ban secure by this Security Instrument is subject to a law which in the collection with the form around the namitted limits. There is an extend to be collected in the collected to the collected timits. There is the collected to the collected timits there is the collected to the collected timits. or to be collected in connection with the loan exceed the permitted limits, then: (a) any such k shall be reduced by the amount necessary to reduce the charge to the permitted limit: and (b) shall be reduced by the amount necessary to reduce the charge to the permitted muit, and to already collected from Borrower which exceeded permitted limits will be refunded to Borrow may choose to make this refund by reducing the principal owed under the Agreement or by direct payment to Borrower It a refund reduces principal, the reduction will be treated as a particular management of the second ment without any prepayment charge under the Agreement.
- 12. Legislation Affecting Lender's Rights. If enactment or expiration of applicable laws has to of rendering any provision of the Agreement or this Security Instrument unenforceable according to the Agreement of the Agreement of the Security Instrument unenforceable according to the Agreement of the Agreement of the Security Instrument unenforceable according to the Security Instrument under the Security Instrument under the Security Instrument under the Security Instrument under the Security Instrument u terms. Lender, at its option, may require immediate payment in full of all sums secured by this Instrument and may invoke any remedies permitted by paragraph 19. If Lender exercises this Lender shall take the steps specified in the second paragraph of paragraph 16.
- 13. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by def it or by mailing it by first class mail unless applicable law requires use of another method. The shall be directed to the Property Address or any other address Borrower designates by notice to L Any notice to Lender shall be given by first class mail to Lender's address sialed herein or any address Lender designates by notice to Sorrower Any notice provided for in this Security Instru shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph
- 14. Governing Law; Severability. This Security Instrument shall be governed by lederal law and the of Illinois. In the event that any provision or clause of this Security Instrument or the Agreement confined and the confined with applicable by Such conflict shall not affect other provisions of this Security Instrument or Agreement which can be given effect without the conflicting provision. To this end the provisions of Security instrument and the Agreement are declared to be severable.
- 15. Borrower's Copy. Each Borrower shall be given one conformed copy of the Agreement and of the Security Instrument.
- 16. Transfer of the Property of a Beneficial Interest in Borrower; Due on Sale. If all or any part of the property of a Beneficial Interest in Borrower; Due on Sale. If all or any part of the property of th Property or any interest in it is sold or transferred for if a beneficial interest in Borrower is sold or transferred. lerred and Borrower is not a natural ()erson) without Lender's prior written consent, Lender may, and the natural immediate natural () of all entires prior written consent, Lender may, and the natural properties of the natural its option, require immediate payment in will of all sums secured by this Security Instrument, However, the control of the data of the control of the 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 unite the notice is delivered or mailed within which Borrower fails to now those sums prior to fower 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 inhedies permitted by this Security Instrument without further notice or demand on Borrower.
- 17. 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 entry of a judgment enforcing this Security Instrument. Those conditions are that Bonowic (a) pays Lender all sums which then would be due under this Security instrument and the Agreement had no acceleration occurred; (b) cures any default of any other covenants or agreements; (c) pays all exp 3) ses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fe(s; id) 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; and (e) not use this provision more frequently than once every five years. Upon minetalement for Rossourer this Security Instrument and the obligations control of the provision more and the obligations control of the provision of the reinstatement by Borrower this Security Instrument and the obligations secured his continuing the state of the 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 12 or 16.
  - 18. Prior Mortgage. Borrower shall not be in default of any provision of any prior mortgage.
- ADDITIONAL CONVENANTS. Sorrower and Lender further covenant and agree as follows:
- 19. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following: (a) Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraphs 12 and 16 unless applicable law provides otherwise) or the Agreement or (b) Lender's good faith belief that the prospect of payment or performance is impaired. The notice shall specify: (a) the fefault; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice s given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or efore the date specified in the notice may result in acceleration of the sums secured by this Security eture the date specimed in the notice may result in acceleration of the sums secured by unis security istrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform orrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding e nonexistence of a default or any other detense of Borrower to assert in the toreclosure proceeding for the mass of the mass e nonexistence of a default of any other defense of bullower to accertainly and to recover if the fault is not cured, or the reason for the belief that the prospect of payment or performance is impaired is a continuous the date enecified in the notice. Lender at its option may require immediate. corrected, on or before the date specified in the notice, Lender at its option may require immediates ment in full of all sums secured by this Security Instrument without further demand and may foreclose to contact all expenses invited in ment in full of all sums secured by this Security instrument without further demand and may inserting a Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in this paragraph 19, including, but not limited to, read Security Instrument by judicial proceeding. Lender snall be enubed to collect all expenses incurred in proceedings pursuing the remedies provided in this paragraph 19, including, but not limited to, reach the suidence.

20. Lender in Possession. Upon acceleration under partyrapt 19 or all moorment 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.
  - 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.

BY SIGNING BELOW, Borrower accepsecurity Instrument and in any rider(s) ex	ots and agrees to the terms and covenants contained in this xecuted by Borrower and recorded with it.
	Mully
90	C. Philip Curley - Borrower
2	Judy Curley — Borrower
- Chace E	Below This Line For Acknowlegment)
quail To: Si	The men M. Durrah  quity Credit Line Center  irst National Bank of Chicago  uite 0482  hicago, IL 60670  Pox 169
STATE OF ILLINOIS, CO	County ss:
hershundituthed C 2/1/0 CM-1	County ss:  County
personally known to me to be'the same foregoing instrument, appeared before m	t as free and voluntary act, for the uses and
7 3 7 3 6	Mode a. Winner
	Notary Public

COOK COUNTY HERNOTE FILED FOR RECORD

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#### CONDOMINIUM RIDER

THIS CONDOMINIUM RIDER is made this	22nd	day	
of January , 19 87 , and is	incorpor	ated into	and shall
be deemed to amend and supplement a Trust			
instrument") dated of even date herewith,			
(herein "Mortgagor") to secure Mortgagor's			
Bank of Chicago (herein "Lender") and cove in the security instrument and located at Unit 613, Chgo, IL	727 S.	Property Dearborn S	described treet
The Property comprises a unit in, together in the common elements of, a condominium p	roject k	nown as	
	rein "Co:	הטוחומסחו	Project").
CONDOMINIUM COVENANTS. In addition to	the cove	enants and	1

CONDOMINIO'S COVENANTS. In addition to the covenants and agreements made in the security instrument, Mortgagor and Lender further covenant and agree as follows:

- A. Assessments. Nortgagor shall promptly pay, when due, all assessments imposed by the Owners Association or other governing body of the Condominium Project (herein "Owners Association") pursuant to the provisions of the declaration, by-laws, code of regulations or other constituent document of the Condominium Project.
- B. Hazard Insurance. So long as the Owners Association maintains a "master" or "blanket" policy on the Condominium Project which provides insurance coverage against 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, the Mortgagor's obligation under the Trust Deed to maintain hazard insurance coverage on the property is deemed satisfied. Mortgagor shall give Lender prompt notice of any lapse in such 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 such proceeds payable to Mortgagor are hereby assigned and shall be paid to Legac. for application to the sums secured by the security instrument, with the excess, if any, paid to Mortgagor.

- C. Lender's Prior Consent. Mortgagor shall not, except after notice to Lender and with Lender's prior written consent, partition or subdivide the Property or consent to:
- (i) the abandonment or termination of the Condominium Project, except for abandonment or termination provided 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;

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- (ii) any material amendment to the declaration, by-laws or code of regulations of the Owners Association, or equivalent constituent document of the Condominium Project, including, but not limited to, any amendment which would change the percentage interests of the unit owners in the Condominium Project; or
- (iii) the effectuation of any decision by the Owners Association to terminate professional management and assume self-management of the Condominium Project.
- E. Easements: Mortgagor also hereby grants to the Lender 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 the Declaration of Condominium aforesaid.

The Trust Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

E. Remedies. If Mortgagor breaches Mortgagor's covenants and agreements hereunder, including the covenant to pay when due condominium assessments, then bender may invoke any remedies provided under the security instrument.

IN WITNESS WHEREOF, Mortgago, has executed this Condominium Rider.

C. Philip Curles

Judy Curley

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