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MORTGAGE

LOT 16 IN BLOCK 12IN GLEN-BROOK COUNTRYSIDE, A SUBDIVISION OF PART OF THE NORTH WEST QUARTER OF SECTION 3, AND PART OF THE NORTH EAST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 1946 AS DOCUMENT NUMBER 13802722 IN COOK COUNTY, ILLINOIS.

BBO
Permanent Index # - 04-04-102-014 M

Please Return Attached To:

DEERFIELD FEDCHAL SAVINGS & LOAN ASSOCIATION 745 Deerfield Roci DEERFIELD, ILLINOIS 60/17

Altn. ____ Dr. No. 31101155

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Illinois 60062	("Property Address");	and the second	化二甲烷酸 计	

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.

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Destrield Federal Savings and Loan Association (2)

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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 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 (b) 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 sufficient 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.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due da e cline monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

10. Borrower of 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 are greate 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 and relation 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.

11. Successors and Assigns Boy at 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 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the fam of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without

that Borrower's consent.

12. Loan Charges. If the loan secured by this Schurity Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any syms 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 or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

13. Legislation Affecting Lender's Rights. If enactment or expiration of applicable laws 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 List rument and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall take the staps specified in the second paragraph of

paragraph 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 Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Porrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lend it will en given as provided in this paragraph.

15. Governing Law; Severability. This Security Instrument shall be governed by federal iav and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security I as ument 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.

 Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.
 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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personer and Lender agree to other terms of payment, these amounts shall bear interest from for the form Lender to Borrower near by Lender under this paragraph 7 shall become additional debt of Borrower secured by this

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Dorrower shall not destroy, Leaseholds. Borrower shall not destroy, damage or substantially for Property, its leasehold, the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and the lease to the metaer in writing.

The street in writing, any application of proceeds to principal shall available of the revirents. If the paragraphs I and 2 or change the amount of the revirents. If the paragraphs I and 2 or change the amount of the resulting is acquired by Lender, Borrower's right to any insurance policies and proceed, resulting to the acquisition shall pass to Lender to the extent of the sums secured by this Security to the acquisition shall pass to Lender to the extent of the sums secured by this Security to the acquisition shall pass to Lender to the extent of the sums secured by this Security to the acquisition and the follower shall not destroy, damage or substantially to the follower of Frogerical and the follower of Frogerical and the follower shall not destroy, damage or substantially the follower shall not destroy.

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Borrower shall keep the improvements now existing or hereafter creeted on the Property and Indian shall keep the improvements coverage, and tay other has Lender requires. The the shall be maintained in the amounts and for the periods that Lender requires. The standard which shall not be the chosen by Borrower subject to Lender's approval which shall not be

discharge any lien which has priority twer this Security Instrument unless Borrower: (a) discharge any lien which has priority twer this Security Instrument (b) contests in good and of the Ordination operate to the Ordination operate to the Item of the lien in, legal proce of ings which in the Lender's opinion operate to the lien of the Item of the Property, or (c) secures from the bolder of the lien any part of the Borrower in Cortenains the lien to this Security Inst. It Lender determines that any part of the Borrower is a which may after the lien to this Security instrument, Lender may give Borrower a which may arise the first or the Ordination of the Security instrument, Lender above within 10 days the Which may arise process or more of the actions set forth above within 10 days are shall as a first set for the borrower and the Cortenain and

priority over this Security Instructors, and lesschold payments or ground rents, if any, priority over this Security Instructors, and lesschold payments or ground rents, if any, the manner, Borrower shall promptly furnish to Lender all notices of amounts the person owed payment. Borrower in Borrower shall promptly furnish to Lender all notices of amounts the person owed payment, in the furnish to Lender and Promptly furnish to Lender and Dailose applicable is a provides otherwise, an payments received an ender the second, to prepayment charges due under the Note; second, to prepayment charges due under the lost such as an impositions attributable to the Source aball pay all taxes, all canonists, charges, fines and impositions attributable to the Source aball pay all taxes, all canonists, charges, fines and impositions attributable to the Source aball pay all taxes, all canonists charges, and leasehold payments or ground rents, if any and provided payments or ground rents, if any

seeds held by Lender, together with the future monthly payments of Funds payable prior to seed about the sacess shall be, shell seeds the amount required to pay the eacrow items when due, the excess shall be, for the saces and the form that it is not credited to Borrower on monthly payments of Funds. If the seeds is not sufficient to pay the eacrow items when due, Borrower shall pay to Lender any for seeding the form of the seeds of the seeds of the form of the Borrower shall pay to Lender and the Borrower shall pay the seed of the seeds of the form of the Borrower shall pay the seed of the form of the Borrower shall pay the seed of the Seeds of the form of the seeds of the form of the seeds of the form o

of the Funds was made. The Funds are pledged as additional security for the sums secured by charge, an annual accounting of the Funds showing credits and debits to the Funds and the can the Funds and applying the Funds, analyzing the account or verifying the escrow items, unless can applying the Funds, analyzing the account or verifying the cattower and can the Funds. Unless an agreement is made or applicable law also shall not be required to pay Borrower any interest or carnings on the Funds. Lender also in the Funds and the sales and the Funds and the sales are also in the Funds and the sales and the Funds and the funds and the sales are also as a sales of the Funds and the sales are also as a sales and the funds and the sales are also as a sales and the funds and the sales are also as a sales and the sales are also as a sales are also as a sales are a sales and the sales are a sales as a sales are a sales are a sales are a sales as a sales are a sale the marking of the deposits of accounts of which are insured or guaranteed by a federal or an institution). Lender shall apply the Funds to pay the escrow items. We hands the escrow items, unless and applying the escrow items, unless the founds.

and assessments which may attain priority over this Security Instrument; (b) yearly frank on the Property, if any; (c) yearly hazard insurance premiums; and (d) yearly theny. These items are called "secrow items." Lender may estimate the Funds due on the bits estimates of future escrow items. and interest; Propayment and Late Charges. Borrower shall promptly pay when due date widenced by the Mote and any prepayment and late charges due under the Mote and any prepayment and late charges due under the Mote and written waiver by Lender, Borrower shall pay Subject to applicable law or to a written waiver by Lender, Borrower shall pay Subject to applicable law or to a written waiver by Lender, Borrower shall pay and subject to applicable law or to a written waiver the same standard in the Mote is paid in full, a sum ("Funds") equal to applicable law or to a written waiver the same standard in the Mote is paid in full, a sum ("Funds") equal to applicable law or to a written waiver the Subject of the Mote in the Mote is paid in full, a sum ("Funds") equal to applicable law or to a written waiver the Subject of the Mote is paid in full, a sum ("Funds") equal to applicable law or to a written waiver the Subject of the Mote is paid in full, a sum ("Funds") equal to applicable law or to a written waiver the Subject of the Mote in the