

UNOFFICIAL COPY

LOAN NO.

THIS SECURITY INSTRUMENT WAS PREPARED BY:

87113597

Torrance W. Campbell
(NAME)

TITLE NO.

1425 Lake Cook Rd, Deerfield, IL 60015
(ADDRESS)

MORTGAGE

THIS MORTGAGE is made this **23rd** day of **February**, 1987, between the Mortgagor, **Thomas A. Westman, and Karlene A. Westman, his wife in joint tenancy**

(herein "Borrower"), and the Mortgagee, **Traveler Employees Credit Union**, a corporation organized and existing under the laws of The State of Illinois, whose address is **1425 Lake Cook Road, Deerfield, Illinois 60015** (herein "Lender").

WHEREAS, BORROWER has entered into a limited open-end variable rate Agreement with the Lender dated **February 23, 1987** (hereinafter "AGREEMENT") under which Borrower may from time to time, one or more times, obtain loan advances not to exceed at any one time an aggregate principal sum of **Sixty five thousand 00/100 DOLLARS (\$ 65,000.00)** from Lender on a secured line of credit basis; that said Borrower is indebted to the Lender in the principal sum of **Sixty five thousand 00/100 DOLLARS (\$ 65,000.00)** which indebtedness is evidenced by said AGREEMENT providing for monthly payments and for an adjustable rate of interest and is due and payable on **March 15, 1992** with an option by the Lender to extend said Agreement and this Mortgage.

TO SECURE TO Lender the repayment of the indebtedness evidenced by the Agreement, 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, the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 24 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of **Cook**, State of Illinois:

Block 6, Lot 42 Park Hills, Unit Two-D, being a subdivision in the Northeast Quarter of Section 25, Township 42 North, Range 9, East of the Third Principal Meridian, according to the plat thereof recorded in the recorder's office of Cook County July 1, 1977 as Document Number 23995893, (hereinafter referred to as the premises) being commonly known as 1969 West Alder Drive, Hoffman Estates, Illinois.

Permanent Index Number: **01-25-201-045**
which has the address of **1969 W. Alder Drive Hoffman Estates Illinois 60195**
(street) (city) (state and zip code) (herein "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, that the Property is unencumbered, 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.

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

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

2. **Payment of Taxes, Insurance and Other Charges.** Borrower shall pay all taxes, hazard insurance premiums, assessments, and other charges, fines and impositions attributable to the Property which may attain a priority over this Security Instrument, and leasehold payments or ground rents, if any, by Borrower making payment, when due, directly to the payee thereof. Borrower shall promptly furnish to Lender all notices of amounts due under this paragraph and Borrower shall promptly furnish to Lender receipts evidencing such payments. Borrower shall promptly discharge any lien which has priority over this Security Instrument; provided, that Borrower shall not be required to discharge any such lien so long as Borrower: (a) shall agree in writing to the payment of the obligation secured by such lien in a manner acceptable to Lender; (b) shall in good faith contest such lien by, or defend against enforcement of such lien in, legal proceedings which in the opinion of Lender operate to prevent the enforcement of the lien or forfeiture of the Property or any part thereof; or (c) shall secure from the holder of such lien an agreement in a form satisfactory to Lender subordinating such lien to this Security Instrument.

If Lender determines that all or any part of the Property is subject to a lien which may attain a priority over this Security Instrument, Lender shall send Borrower notice identifying such lien. Borrower shall satisfy such lien or take one or more of the actions set forth above within ten days of giving of notice.

3. **Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under the Agreement and paragraph 1 hereof shall be applied by Lender first in payment of interest payable on the Agreement, then to the unpaid balance of the Agreement.

4. **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.

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14. Uniform Security Instrument, Governing Law, Severability. This form of Security Instrument contains uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Agreement conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Agreement which can be given effect without the conflicting provision; and to this end the provisions of this Security Instrument and the Agreement are declared to be severable.

15. Borrower's Copy. Borrower shall be furnished a confirmed copy of the Agreement and of this Mortgage at the time of execution or after recording hereof.

16. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or an interest therein is sold or transferred by Borrower (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person or person but is a corporation, partnership, trust or other legal entity) without Lender's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this Security Instrument which does not relate to a transfer of rights of occupancy in the property; (b) the creation of a purchase money security interest for household appliances; (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant; or (d) the grant of any leasehold interest of three years or less not containing an option to purchase, Lender may, at Lender's option, declare all the sums secured by this Security Instrument to be immediately due and payable.

If Lender exercises such option to accelerate, Lender shall mail Borrower notice of acceleration in accordance with paragraph 13 hereof. Such notice shall provide a period of not less than 30 days from the date the notice is mailed within which Borrower may pay the sums declared due. If Borrower fails to pay such sums prior to the expiration of such period, Lender may, without further notice or demand on Borrower, invoke any remedies permitted by paragraph 17 hereof. Lender may consent to a sale of transfer if: (1) Borrower causes to be submitted to Lender information required by Lender to evaluate the transfer as if a new loan were being made to the transferee; (2) Lender reasonably determines that Lender's security will not be impaired and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable; (3) interest is payable on the sums secured by this Security Instrument at a rate acceptable to Lender; (4) changes in the terms of the Agreement and this Security Instrument required by Lender are made, including, for example, periodic adjustment in the interest rate, a different final payment date for the loan, and addition of unpaid interest to principal; and (5) the transferee signs an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Agreement and in this Security Instrument, as modified if required by Lender. To the extent permitted by applicable law, Lender also may change a reasonable fee as a condition to Lender's consent to any sale or transfer.

Borrower will continue to be obligated under the Agreement and this Security Instrument unless Lender releases Borrower in writing.

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 mail notice to Borrower as provided in paragraph 13 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 30 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 right to assent in the foreclosure proceeding the non-existence 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 notice or demand on Borrower. Lender may, at Lender's option, proceed to enforce its remedies under the Agreement and this Security Instrument, including, but not limited to, reasonable attorney's fees, and costs of documentary evidence, abstracts

18. Borrower's Right to Reinstatement. Notwithstanding Lender's acceleration of the sums secured by this Mortgage, 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, the Agreement, Agreement Securing Future Advances, if any, 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 attorney's 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. Assessment of Rents; Appointment of Receiver; Lender in Possession. 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, 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. All 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 attorney's fees, and then to the sums secured by this Mortgage. Lender and the receiver shall be liable to account only for those rents actually received.

20. Loan Charges. If the loan secured by the Security 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 on connection with the lien exceed permitted limits, then: (1) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (2) any sums already collected from Borrower which exceeded permitted limit shall be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Agreement or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment under the Agreement.

21. Release. Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recording, if any.

22. Legislation. If, after the date hereof, enactment or expiration of applicable laws have the effect either of rendering the provisions of the Agreement, or the Security Instrument unenforceable according to their terms or all or any part of the sums secured hereby uncollectible, as otherwise provided in the Security Instrument, or of diminishing the value of Lender's security, then Lender, at Lender's option, may declare all sums secured by the Security Instrument to be immediately due and payable.

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All insurance policies and renewals thereof shall be in form acceptable to Lender and shall include a standard form acceptable to Lender. Borrower shall have the right to hold the policies and renewals thereof, and Borrower shall give prompt notice to the Lender of any loss or damage to the Property. In the event of loss or damage to the Property, Borrower shall give prompt notice to the Lender and 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. If such restoration or repair is economically feasible and the security of this Mortgage is not thereby impaired, the insurance proceeds shall be applied to the restoration or repair of the Property, with the excess, if any, paid to Borrower. If the Property is abandoned by Borrower, or if Borrower fails to give the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for loss or damage to the Property, and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the same amount.

Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not affect the monthly installments referred to in paragraph 1 hereof or change the amount of such installments. If under paragraph 1 hereof, the principal of this Mortgage is to be paid by Lender, all rights, title and interest of Borrower in and to any insurance policies and in and to the proceeds thereof shall pass to Lender prior to the sale or acquisition of the Property to the extent of the sums secured by this Mortgage immediately prior to the date of such sale or acquisition.

5. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments: Borrower shall keep the Property in good repair and shall not commit waste or permit the provision of any lease if this Mortgage is on a leasehold, leasehold interest, condominium or a planned unit development. Borrower shall perform all of Borrower's obligations under the declaration of covenants, conditions and restrictions, the deed, the condominium or planned unit development, and constituent documents, if a condominium or planned unit development, and recorded together with this Mortgage, the covenants and agreements of such rider shall be incorporated into the covenants and agreements of this Mortgage as if the rider were a part hereof.

6. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage, proceeding in rem which materially affects Lender's interest in the Property, including, but not limited to, a foreclosure proceeding, or arrangements or proceedings involving a bankruptcy or decedent, then Lender, at Lender's expense, shall have the right to appear in such proceedings, to subpoena such persons and take such action as is necessary to protect Lender's interest in the Property. Lender may employ a reasonable attorney's fees and entry upon the Property to make repairs. If Lender required mortgage insurance as required by this Mortgage, Borrower shall pay the premium required to maintain such insurance in effect until such time as the mortgage terminates in accordance with Borrower's and Lender's written agreement or applicable law.

Any amounts disbursed by Lender pursuant to this paragraph 6, with interest thereon, shall become additional principal of this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon demand by Lender, and shall bear interest from the date of disbursement at the rate payable from time to time under this Mortgage Agreement unless payment of interest at such rate would be contrary to applicable law, in which event such amount shall be payable at the rate permissible under applicable law. Nothing contained in this paragraph 6 shall require Lender to incur any expense.

7. Inspection: Lender may make or cause to be made reasonable entries upon and inspections of the Property at any time upon Borrower notice prior to any such inspection, specifying reasonable cause therefor related to Lender's interest in the Property.

8. Condemnation: The proceeds of any award or claim for damages, direct or consequential, in connection with the taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be applied to the sums secured by this Mortgage.

In the event of a total taking of the property, the proceeds shall be applied to the sums secured by this Mortgage. In the event of a partial taking of the property, unless Borrower and Lender otherwise agree in writing, the proceeds by this Mortgage such proportion of the proceeds as is equal to that proportion which the amount of the sums secured by this Mortgage bears to the fair market value of the Property immediately prior to the date of taking of the property. Borrower shall be deemed to have agreed to the provisions of this paragraph 8.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnation of the Property has been ordered, Borrower fails to respond to Lender within 30 days after the date such notice is mailed, Lender is authorized at Lender's option, either to restoration or repair of the Property or the sums secured by this Mortgage.

Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not affect the monthly installments referred to in paragraph 1 hereof or change the amount of such installments.

9. Borrower Not Released. Extension of the time for payment or modification or of amortization of the sums secured by this Mortgage to any successor in interest of Borrower shall not operate to release, in any manner, the liability of Borrower or any other person in interest. Lender shall not be required to commence proceedings against such successor or refuse to accept such successor's payment of the sums secured by this Mortgage by reason of any demand made by the () and Borrower and any other person in interest.

10. Forbearance by Lender Not a Waiver. Any forbearance by Lender in exercising any right or remedy provided by applicable law shall not be a waiver of or preclude the exercise of any such right or remedy. The payment of any sums or other items or charges by Lender shall not be a waiver of Lender's right to accelerate the maturity of the sums secured by this Mortgage.

11. Remedies Cumulative. All remedies provided in this Mortgage are distinct and cumulative to any other remedies provided by law or equity, and may be exercised concurrently, independently or successively.

12. Successors and Assigns Bound; Joint and Several Liability; Captions: The covenants and agreements contained in this Mortgage and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of the covenants and agreements of Borrower shall be joint and several. The captions and headings of the paragraphs of this Mortgage are only and are not to be used to interpret or define and provisions hereof.

13. Notice. Except for any notice required under applicable law to be given in another manner, any notice required by this Security Instrument shall be given by delivering it or by mailing it by first class mail addressed to Borrower at the address as Borrower may designate by notice to Lender as provided here, and (b) any notice to Lender shall be given to the address stated herein or to such other address as Lender may designate by notice to Borrower as provided here. The date of mailing shall be deemed to have been given to Borrower or Lender when given in the manner designated here.

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