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LOAN NO

TITLE NO

87179180

MORTGAGE

THIS INSTRUMENT WAS PREPARED BY:

Torrance Campbell

NAME

1425 Lake Cook Rd, Deerfield, IL 60015

ADDRESS

THIS MORTGAGE is made this 31st day of March 1987 between the Mortgagee James A Werba and Sandra L Werba, his wife as joint tenants

herein Borrower(s) 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(s).

WHEREAS, BORROWER has entered into a Fixed interest variable rate Agreement with the Lender dated March 31, 1987 hereinafter AGREEMENT under which Borrower may from time to time and from time to time obtain an advance of funds up to and including the principal sum of Eighty five thousand DOLLARS \$ 85,000.00 from Lender on a secured line of credit basis that said Borrower is indebted to the Lender in the principal sum of Eighty five thousand DOLLARS \$ 85,000.00 which indebtedness is evidenced by said AGREEMENT providing for monthly payments and for an adjustable rate of interest and is due and payable on April 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 and all other obligations hereunder to protect the security of this Mortgage and the performance of the covenants and agreements of Borrower hereinafter contained for 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

Lot 228 in Hollywood Ridge Unit 5, being a resubdivision in Sections 3 and 4, Township 42 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded April 11, 1963 as Document Number 18766892, in Cook County, Illinois.

APR 1987

Permanent index number 03-04-406-031
which has the address of 128 Coral Lane Wheeling
Illinois 60090
(state and zip code) (street) (city) (state and zip code) (township, 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 hereinafter 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, including 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 such lien if the said Borrower is unable to agree in writing to the payment of the lien or to the payment of the amount of such lien to the satisfaction of Lender. Borrower shall indemnify and 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, and shall secure from the holder of such lien an agreement in a form satisfactory to Lender subordinating such lien to this Security instrument.
- 3. **Application of Payments.** In case of partial payments or otherwise, all payments received by Lender under the Agreement and paragraph 1 hereof shall be applied by Lender first to payment of interest payable in 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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23. Terms of Agreement. This open-end variable rate agreement with this mortgage is subject to this provision allowing for changes in the interest rate every month. The Borrower and Lender further covenant and agree as follows:

(A) INITIAL RATE

The Annual Percentage Rate of interest under this AGREEMENT shall be 8.0 % and a daily periodic rate of .02192 %.

(B) CHANGE DATES

Commencing on the date of this AGREEMENT, the interest rate may be adjusted by T.E.C.U. on the first day of each month. These dates shall be known as Change Dates.

(C) INDEX

Changes in the interest rate shall be based upon changes in the "Index". The Index shall be the highest domestic Prime Rate as reported in the Money Rate Section of the Midwest Edition to The Wall Street Journal on the last business day of the month immediately preceding the beginning of each billing period. If the Wall Street Journal stops reporting the prime Rate, or if the Prime Rate is not available on the said last business day, then T.E.C.U. will choose a comparable index as a substitute for the prime Rate and will notify the Borrower of such change.

This AGREEMENT has an initial Index figure of 7.5 %.

(D) CALCULATION OF CHANGES

Prior to each Change Date, T.E.C.U. shall determine any change in the interest rate, and shall calculate the new interest rate by adding one-half (1/2) of one percent (1/2%) to the Current Index. T.E.C.U. will round the result of this addition to the nearest one-eighth of one percentage point (0.125%). This rounded amount will be the new interest rate until the next Change Date. If the new interest rate increases or decreases, my monthly payment may also increase or decrease.

(E) EFFECTIVE DATE CHANGES

My new interest rate will be effective on each Change Date and I will pay the amount of my new monthly payment beginning on the Change Date until the amount of my monthly payment changes again.

(F) DISCLOSURES

T.E.C.U. will send statements at least quarterly reflecting changes in the interest rate and payments during the quarterly period. The disclosure shall reflect the change of the interest rate, if any, and the amount of the new payment, and other transactions in the account during the period. Such statement shall be presumed correct unless Borrower notifies T.E.C.U. in writing of any error within sixty (60) days after the closing date of the billing period.

24. FUTURE ADVANCES. UPON REQUEST OF BORROWER, LENDER AT LENDER'S OPTION PRIOR TO RELEASE OF THIS MORTGAGE, MAY MAKE FUTURE ADVANCES TO BORROWER. SUCH FUTURE ADVANCES, WITH INTEREST THEREON, SHALL BE SECURED BY THIS MORTGAGE WHEN EVIDENCED BY AGREEMENTS STATING THAT SAID AGREEMENT IS SECURED HEREBY.

25. PRIORITY. THIS MORTGAGE IS GIVEN TO SECURE AN OPEN-END VARIABLE RATE AGREEMENT (A REVOLVING LOAN) AND SHALL SECURE NOT ONLY THE EXISTING INDEBTEDNESS UNDER SAID AGREEMENT BUT ALSO SUCH FUTURE ADVANCES, WHETHER SUCH ADVANCES ARE OBLIGATORY OR TO BE MADE AT THE OPTION OF THE LENDER, OR OTHERWISE, AS ARE MADE WITHIN TWENTY (20) YEARS FROM THE DATE OF SAID AGREEMENT TO THE SAME EXTENT AS IF SUCH FUTURE ADVANCES WERE MADE ON THE DATE OF THE EXECUTION OF THEIR MORTGAGE, ALTHOUGH THERE MAY BE NO ADVANCE MADE AT THE TIME OF THE EXECUTION OF SUCH MORTGAGE, AND ALTHOUGH THERE MAY BE NO INDEBTEDNESS OUTSTANDING AT THE TIME ANY ADVANCE IS MADE.

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

IN WITNESS WHEREOF, Borrower has executed this Mortgage

43098.36 14700 1000
08T 627-20-4 = 8886
11 91 91 28736 n6 3952 nre1 00.1a1
39 -13 11020.36 14700.00

James A. Werba

Sandra L. Werba

State of Illinois, Cook County SS:

I, E.W. Swanson a Notary Public in and for said county and State do hereby certify that James A Werba and Sandra L Werba, his wife as joint tenants

personally known to me to be the same person S whose name S are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 31st day of March 1987.
My commission expires 3-26-89

E.W. Swanson

Notary Public

Space Below This Line Reserved For Lender and Retorder.

MAIL TO
Travlers Employees Credit Union
1425 Lake Cook Road
Deerfield, IL 60015

14 Mail

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14. Uniform Security Instrument: Governing Law; Severability. This form Security Instrument does not contain covenants or conditions or any other uniform covenants with limited variations, and is intended to constitute a uniform security instrument covering real property. This Security Instrument shall be governed by the law of the state in which the Property is located. In the event that any provision of a state of this Security Instrument or the Agreement conflicts with applicable law, such conflict shall inactivate other provisions of this Security Instrument or Agreement which are 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 performed copy of the Agreement and of this Mortgage at the time of execution or after recordation hereof.

16. Transfer of the Property or a Beneficial Interest in Borrower. In the event that the Property, then interest therein is sold or transferred by Borrower for a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person or persons but is a corporation, partnership, trust or other legal entity, without Lender's prior written consent, including, at the discretion of Lender, other 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 purchase and appliances (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant of (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, at Borrower's written 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, and may, without the sale of the Property, (1) Borrower cause to be such that Lender information required by Lender to evaluate the transfer of the Property will be made to the transferee, (2) Lender may, in its discretion, determine that Lender's security will not be impaired and that the risk of a bona fide purchaser or agreement with 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, (a) an adjustment in the interest rate, a different due payment date for the loan, and addition of unpaid interest to principal, and (5) the transferee signs a new promissory agreement that is acceptable to Lender and that obligates the transferee to keep to the promises and agreements made in the Agreement and this Security Instrument, as modified or 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 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 attorney's fees, and costs of documentary evidence, abstracts and title report.

18. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums secured by this Mortgage, Borrower shall have the right to have any proceedings instituted by Lender under this Mortgage discontinued if, in the event of a judicial proceeding, a judgment entered in this Mortgage, if a Borrower pays Lender's 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, (c) Borrower contained in this Mortgage, (d) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in enforce 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, in its reasonable discretion, 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 sale of any part of the property, have the right to collect and retain all rents as they fall 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. If the rents, including those past due, are not collected by Lender or the receiver, then Lender or the receiver may, at the expense of the borrower, incur the costs of management of the Property, and of such other costs, including, but not limited to, reasonable attorney's fees, premiums on surety bonds, and reasonable attorney's fees, and then to the sums secured by this Mortgage. Lender and the receiver shall not be liable to account only for those rents actually received.

20. Loan Charges. The loan secured by the Security Instrument is subject to a law which sets maximum loan charges, and that law shall be interpreted so that the interest or other loan charges collected or to be collected on the loan will not exceed the permitted limits. If any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit, and if any sums 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 Agreement or by making a direct payment to Borrower. If a refund reduces principal the reduction will be treated as a prepayment under the Agreement.

21. Release. Upon payment in full of the sums secured by this Mortgage, Lender shall release this Mortgage with a charge to Borrower. Borrower shall pay all costs of recordation, if any.

22. Legislation. If after the date hereof, enactment or expiration of applicable laws have the effect either of rendering the provision of the Agreement or the Security Instrument unenforceable according to the terms of a, or any part of the sums secured hereby, uncollectable, 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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The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender, provided that such approval shall not be unreasonable 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 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 should 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 made 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.

Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of the monthly installments referred to in paragraph 7 hereof or change the amount of such installments. If under paragraph 17 hereof the Property is acquired by Lender, all right, title and interest of Borrower in and to any insurance policies and to the proceeds thereof resulting from payment to the Property, prior to the sale or acquisition shall pass to Lender to the extent of the sums secured by this Mortgage immediately prior to 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, if this Mortgage is on a unit in a condominium or a planned unit development. Borrower shall perform all of Borrower's obligations under the declaration of covenants creating or governing the condominium or planned unit development and constituent documents. If a condominium or planned unit development declaration is executed by Borrower and recorded together with this Mortgage, the covenants and agreements of such order shall be incorporated into and shall amend and supplement the covenants and agreements of this Mortgage as if the latter were a part hereof.

6. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage or if any action or proceeding is commenced which materially affects Lender's interest in the Property, including but not limited to eminent domain, insolvency, code enforcement or arrangements or proceedings involving a bankrupt or decedent, then Lender at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums and take such action as is necessary to protect Lender's interest, including but not limited to, disbursement of reasonable attorney's fees and entry upon the Property to make repairs. If Lender required mortgage insurance as a condition of making the sums secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance 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 indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof and shall bear interest from the date of disbursement at the rate payable from time to time on outstanding principal pursuant to the Agreement unless payment of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate permissible under applicable law. Nothing contained in this paragraph 6 shall require Lender to incur any expense or take any action hereunder.

7. Inspection. Lender may make or cause to be made reasonable inquiries and inspections of the Property, provided that Lender shall give 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 award of damages, direct or consequential, in connection with any condemnation or partial taking of the Property or part thereof or the conveyance in result 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 Mortgage with the excess, if any, paid to Borrower. In the event of a partial taking of the property, unless Borrower and Lender otherwise agree in writing, there shall be applied to the sums secured by this Mortgage such proportion of the proceeds as is equal to that proportion which the amount of the sums secured by this Mortgage immediately prior to the date of taking bears 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 if, after notice by Lender to Borrower that the condemner offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date such notice is mailed, Lender is authorized to collect and apply the proceeds at Lender's option, either to restoration or repair of the Property or to the sums secured by this Mortgage.

Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of the monthly installments referred to in paragraph 7 hereof or change the amount of such installments.

9. Borrower Not Released. Extension of the 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 matter, the liability of the original Borrower or of 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.

10. Forbearance by Lender Not a Waiver. 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. The procurement 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.

11. Remedies Cumulative. All remedies provided in this Mortgage 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 or successively.

12. Successors and Assigns Bound; Joint and Several Liability; Captions. 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 provision of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. The captions 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.

13. Notice. Except for any notice required under applicable law to be given in another manner, all any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided here, and all any notice to Lender shall be given by first class mail to Lender's address stated here in or to such other address as Lender may designate by notice to Borrower as provided here in. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given in the manner designated here in.

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