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This Line For Recording Data) Box 404 **MORTGAGE** THIS MORTGAGE ("Security Instrument") is given on May 15.

19. 87. The mortgagor is Raymond T. Collins. divorced and not since remarried SOUTHWEST FC ERAL SAVINGS AND LOAN ASSOCIATION which is organized and existing under the laws of united States of America and whose address is 3525 West 63r 4 S reet — Chicago, Illinois 60629 ("Lender").

Borrower owes Lender the principal sum of ... Twenty, Five Thousand And No / 100.

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Dollars (U.S. \$.25,000.00.....). This debt is evidenced by Borrower's note secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and

Parcel 1: Unit C-1/504 together with its undivided percentage interest in the common elentats in the Ford City Comminium as delineated and defined in the Declaration recorded as Document No. 24911808, in the North 3/4 of Section 27, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easements for ingress and egress for the benefit of Parcel 1 as set forth and defined in Document No. 24748418, in Cook County, Illinois.

Mortgagor also hereby grants to mortgagee, 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 aforementioned Declaration.

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

19-27-401-038-1233 9-

which has the address of 4351 W. 76th St. Unit C-1-504 Chicago Illinois60652...... ("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 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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Souther attended by Persons of the County of

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"JA32 JAIDI70" Nelupcat sionili to efete , silcue 16 SE 1
dy Commission expires:
et forth. Given under my hand and official seal, this
o hereby certify that. Reymond, T. Colling, do hereonally known personally known whechied to the foregoing instrument, appeared before
MATE OF ILLINOIS, CODE
BY Signing Below, Eccouch by Borrower and
Specify] (specify)
festivatent [Check 4pyllicable box(cs)] Adjustable for Rider Oradusted Payment Rider Planne
A. Walver of Hemostead. Borrower waives all rig M. W. V. T. to this Security Instrument. If one or this Security Lett insent, the coverants and agreements supplement the counts and agreements of this Sec
As Lender in Possession. Upon acceleration und prior to the expiration of any period of redemption fol- appointed receiver) shall be entitled to enter upon, take the Property including those past due. Any rents collection each of management of the Property and collection of requiver's bonds and reasonable attorneys' fees, and then accelerate the payment of all sums secured the property in the property of all sums secured
defined applicable law provides otherwise). The notice defined; (c) a dete, set loss than 30 days from the date that and (d) that failure to care the default on or before the secured by this Security Instrument, foreclosure by jude inform Berrower of the right to reinstate after accelerate existence of a default or any other defense of Borrower the date specified in the notice, Lendor at its optified to the souther, Lendor at its optified so the security Instrument without further demand and Lendor shall be entitled to collect all expenses incurred and Lendor shall be entitled to collect all expenses incurred but not limited to, ressentable attorneys' fees and costs of but not limited to, ressentable attorneys' fees and costs of but not limited to, ressentable attorneys' fees and costs of

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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 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.

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

10. Borrower for 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 and relization 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 Booka; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefic 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 terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; an((6) grees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with to gard to the terms of this Security Instrument or the Note without

that Borrower's consent.

12. Loan Charges. If the loan secured by this 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 in connection with the loan exceed the permitted limits, then: (a) ray such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sims 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 Instrument and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall take the stops specified in the second paragraph of

paragraph 17

14. Notices. Any notice to Borrower provided for in this Security Instrument and 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 r w'en given as provided in this paragraph.

15. Governing Law; Severability. 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 Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrume, for 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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the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower Security instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this

Lender may take action under this paragraph 7, Lender does not have to do so. instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although in the Property, Lender's actions may include paying any sums secured by a lien which has priority over this Security regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights 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 bankrupicy, probate, for condemnation or to enforce laws or If Borrower fails to perform the

Protection of Lender's Rights in the Property; Mortgage Insurance. ise title shall not merge unless Lender agrees to the merger in writing.

sorrower shall comply with the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and change the Property, allow the Property to deteriorate or commit waste. If this Security Instrument is on a leasehold,

Instrument immediately prior to the acquisition.

6. Treservation and Maintenance of Property; Leastholds.

Borrower shall not destroy, damage or substantially account of the second of under paragraph 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

postpone the due date of the monthly payments referred to in paragraphs I and 2 or change the amount of the payments. If Unless Lender and Borrower otherwise agree in writing, any application of proceeds to princips and not extend or

when the notice is given. offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 10-4 ay period will begin 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 modification or repair is not economically feasible or Lender's security modification or repair is not economically feasible or Lender's security modification on 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 its insurance carrier has

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall se applied to restoration or repair carrier and Lender. Lender may make proof of loss if not made promptly by Borro we all receipts of paid premiums and renewal notices. In the event of loss, Borrowe's all give prompt notice to the insurance

Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender All insurance policies and renewals shall be acceptable to Lende, and shall include a standard mortgage clause.

unreasonably withheld. requires insurance. This insurance shall be maintained in the and un a and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrowe as bject to Lender's approval which shall not be insured against loss by fire, hazards included within the term "exten sed coverage" and any other hazards for which Lender

Hazard Insurance. Borrower shall keep the improvenents now existing or hereafter erected on the Property of the giving of notice. egreement satisfactory to Lender subordinating the lien of this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain prior by over this Security Instrument. Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien of tax, one or more of the actions set forth above within 10 days

prevent the enforcement of the lien or forfeiture of any part of the Property; or (c) secures from the holder of the lien an faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to spress in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) receipts evidencing the payments.

pay them on time directly to the person awed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender

Borrower shall pay these obligations in he manner provided in paragraph 2, or if not paid in that manner, Borrower shall Principal on any Future Advin ses.

4. Chargest Liens. Borr ower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property Which may attain prior ity over this Security Instrument, and leasehold payments or ground rents, if any.

Froperty Which may attain prior ity over this Security Instrument, and leasehold payments or ground rents, if any.

Applicate and paragraphs: Unless applicable law provides otherwise, all payments received by Lender under the payment of amounts payable to Lender by Borrowers under paragraphs and the to interest payable on the Note, then to the principal of the Note, and then to interest and then to interest and principal on any Future Adv. n.es.

application as a creek to gainst the sums secured by this Security Instrument. Upon a yment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds herd by Lender, If under paragraph 19 the Property is sold or acquired by Lender, Lender shall apply, no lated than immediately refunds to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of then

ount necessary to make up the deficiency in one or more payments as required by Lender. amount of the Funds held by Lender is not sufficient to pay the escrow items when due, Borrower shall pay to Lender any the due dates of the escrow items, shall exceed the amount required to pay the escrow items when due, the excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly payments of Funds. If the

If the amount of the Funds held by Lender, together with the future monthly payments of Funds payable prior to

this Security Instrument. stall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are piedged as additional security for the sums secured by requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender Lender may not charge for holding and applying the Funds, analyzing the account or verifying the escrow items, unless Lender to make such a charge. Borrower and Lender may agreement is made or applicable law cander may agreement is made or applicable law sine agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay the escrow items. The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or

basis of current data and reasonable estimates of future escrow items. one-twelfth of: (a) yearly taxes and assessments which may attain priority over this Security Instrument; (b) yearly taxact insurance premiums; and (d) yearly manage insurance premiums, if any. These items are called "escrow items." Lender may estimate the Funds due on the to Lender on the day monthly payments are due under the Note until the Note is paid in full, a sum ("Funds") equal to Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay

the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note. UNIFORM COVENANTS BOTTOWer and Lender covenant and Late Charges. Borrower shall prompily pay when due

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This C	CONDOMINIUM RIDER is	made this	15th	day of	May	1987.
and is incorpo	rated into and shall be or rument") of the same da	deemed to ame	end and supple undersigned	ement the Moi (the "Borrowe	tgage, Deed of Trust r") to secure Borrow	or Security Deed (ther's Note to
	FEDERAL SAVINGS AN					(the "Lender"
of the same da	te and covering the Prop4351W	erty described 7.6thStL	I in the Securit Jn 1 t C 1 5 (Property Add)	y Instrument : 04-Chicago ess	and located at: Illinois60	652
	includes a unit in, toge					
		Condomini [Nam	ne of Condominit	ım Project]		
"Owners Asso	ninium Project"). If the ociation") holds title to ower's interest in the Ow	property for	the benefit of	ruse of its me	embers or sharehold	ers, the Property also
	OMINIUM COVENANTS. Lender further covenan			ints and agree	ements made in the	Security Instrument
A. Co Project's Cons	ndorpinium Obligations stiften Documents. The ndominium Project; (ii)	Borrower sie "Constituen	hall perform it Documents	" are the: (i) I	Declaration or any o	ther document which
promptly pay.	when due, all dues and a	assessments im	posed pursua	nt to the Const	ituent Documents.	
"master" or "	zard Inchesing, So long blanket" policy on the G	Condominium	Project which	h is satisfactor	y to Lender and whi	ch provides insurance
within the term	e amounts, for the perion "extended coverage," (i) Lender waives the pr	then:				
the yearly pren	i) Lender waives inc. or nium installments for ha ii) Borrower's obligation	zard insurance	e on the Prope	rty; and		
is deemed satis	fied to the extent that th	e required cov	erage is provid	led by the Owr	ers Association polic	y.
In the	er shall give Lender pro event of a distribution of	of hazard insu	rance proceed	is in lieu of re	storation or repair f	ollowing a loss to the
paid to Lender	ther to the unit or to co for application to the su	ms secured or	the Security 1	nstrument, wi	th any excess paid to	Borrower.
Association ma	blic Liability Insurance aintains a public liability	insurance pol	licy acceptable	in form, amou	int, and extent of cov	erage to Lender.
connection wit	ndemnation. The procee th any condemnation or	other taking o	of all or any pr	rt of the Prop	erty, whether of the i	init or of the common
shall be applied	or any conveyance in lie d by Lender to the sums	secured by the	Security Insti	ur ent as prov	ided in Uniform Cov	enant 9.
E. Lei	nder's Prior Consent. It partition or subdivide the	Borrower shall	l not, except	arter rotice to	Lender and with I	ender's prior writter
(i	the abandonment or win the case of substant	termination of	of the Condor	ninium Vrojec er casualty o	t, except for abando in the case of a takin	nment or termination g by condemnation or
eminent domai						
Lender:	iii) termination of profe				CV ₄	
or	v) any action which we					
the Owners As	sociation unacceptable t nedies. If Borrower does	o Lender. s not pay cond	lominium due	s and assessme	ents when due, then I	ender may pay them.
Any amounts of Instrument, Ur	disbursed by Lender und nless Borrower and Lend	ler this paragrader agreed to other the contract of the contra	aph F shall be her terms of pa	come additionary syment, these a	al debt of Borrower se amounts shall bear in	cured by the Security
disbursement a	it the Note rate and shall	l be payable, w	ith interest, u	pon notice from	n Lender to Borrowe	r ie jue sting payment.
By Signing B	ELOW, Borrower accepts	s and agrees to				
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