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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on March 26
1987 The mortgagor is Arnold Trogi, divorced and not since remarried

("Borrower"). This Security Instrument is given to Bank of Highwood and B.V. Giangiorgi, Trustee
which is organized and existing under the laws of Illinois , and whose address is
10 Highwood Avenue, Highwood, Illinois 60040 ("Lender").
Borrower owes Lender the principal sum of Thirty Thousand and 00/100-----

Dollars (U.S. \$ 30,000.00). This debt is evidenced by Borrower's note
dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not
paid earlier, due and payable on This Security Instrument
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
the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property
located in the City of Northbrook, Cook County, Illinois:

Lot 8 in Block 2 in Northbrook East Unit #4, being a Resubdivision of lots
17 to 23, inclusive, in Block 2, all of Block 3, lots 1 to 5, inclusive, and
and lots 9 to 38 inclusive, in Block 16, lots 1 to 19, inclusive and lots
22 to 33, inclusive, in Block 17, and vacated portions of Longaker Road,
Betterton Lane and Gregg Road, all in Hughes-Brown Moore Corporation's
"Collinswood", being a subdivision of part of the Northeast quarter and
part of the East half of the Southeast quarter of Section 11, Township 42
North, Range 12, East of the Third Principal Meridian, in Cook County,
Illinois. Also that part of Lot 34 in Block 17 in Hughes Brown Moore
Corporation's "Collinswood", lying North of Lot 1 in Block 7 in the original
Northbrook East Resubdivision, also Lot "A" in Block 7, in the original
Northbrook East Resubdivision.

04-11-211-043 BCogn.

which has the address of 1003 Longaker , Northbrook
(Street) (City)
Illinois 60062 ("Property Address");
(Zip Code)

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.

Prepared By: Barbara Saituri

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Notary Public

Given under my hand and official seal, this 26th day of March, 1987

My Commission expires: 9/14/87

set forth.

Subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he personally known to me to be the same person(s) whose name(s)

do hereby certify that Arnold Trogt

a Notary Public in and for said county and state,

County as: Lake

STATE OF ILLINOIS,

I, Michael J. Hager

(Specify below the line for Acknowledgment)

COOK COUNTY RECORDER
11159 0 A 00-GT-
104441-TWAN-9416-06/29/86
\$14.25
DEPT-A1 RECORDING



60040
Borrowed, etc.
Borrowed, etc.
Borrowed, etc.
Borrowed, etc.

Borrower
(Seal)

Borrower
(Seal)

Borrower
(Seal)

Arnold Trogt

Instrument and in any rider(s) executed by Borrower and recorded with it.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded together with

22. Waiver of Homeestead. Borrower waives all right of homestead exemption in the Property.

21. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

20. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property and at any time prior to the expiration of any period of redemption following judicial sale, Lender or by judicially appointed receiver (hereinafter "Lender") shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph, but not limited to, reasonable attorney's fees and costs of title evidence. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph, but not limited to, reasonable attorney's fees and costs of title evidence.

19. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraphs 13 and 17 unless applicable law specifies otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date of the notice to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sum secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to resume after acceleration and the right to sell to another if the default is not cured on or before the date specified in the notice to Borrower to accelerate immediate payment. If the default is not cured on or before the date specified in the notice to Borrower to accelerate immediate payment in full or all sums secured by this Security Instrument without further demand and may require immediate payment in full or all sums secured by this Security Instrument within the notice. Lender at its option may require immediate payment in full or all sums secured by this Security Instrument without further demand and may require immediate payment in full or all sums secured by this Security Instrument within the notice. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph, but not limited to, reasonable attorney's fees and costs of title evidence. If the default is not cured on or before the date specified in the notice to Borrower to accelerate immediate payment in full or all sums secured by this Security Instrument without further demand and may require immediate payment in full or all sums secured by this Security Instrument within the notice. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph, but not limited to, reasonable attorney's fees and costs of title evidence.

NON-UNIFORM COVENANTS, Borrower and Lender further covenant and agree as follows:

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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 date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

10. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

11. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 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; 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 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) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) 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 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 steps 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 Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when 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 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.

16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

17. 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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Any amounts disbursed by Lender under this Paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate shall be payable, with interest, upon notice from Lender to Borrower reducing payment.

7. Protection of Lender's Rights in the Property: Mortgagor fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the property (such as a proceeding in bankruptcy), Lender has the right to foreclose on the property to protect its interest in the value of the property and Lender may exercise its rights under the law.

6. **Preservation and Maintenance of Property; Leaseholds.** Borrower shall not damage or substantially change the Property, allow the Property to deteriorate or commit waste. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease, and if Borrower acquires title to the Property, the lesseehold and fee title shall not merge unless Lender agrees to the merger in writing.

possess one or more monthly payments referred to in Paragraphs 1 and 2 or change the amount, if under power is acquired by Lender. Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security instrument immediately prior to the acquisition.

me the property or to pay sums secured by this security instrument, whether or not then due. The day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restore or repair damage, if the restoration or repair is economically feasible and neither's security is lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, Lender may make a pro rata contribution to the repair and Lender may collect the insurance proceeds to repair or restore the property or equipment or fixtures which are not part of the real estate.

5. Hazarded Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by hazards included within the term "extended coverage" and any other hazards for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender's carrier provides insurance coverage. The insurance shall be chosen by Borrower; subject to Lender's approval. The insurance carrier shall be responsible for the payment of all claims arising from the occurrence of any hazard covered by the insurance.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payee(s) of the obligation; (b) cures by the lien in a manner acceptable to Lender; (c) contributes in good faith to the lien by, or defrands against, or the lien in, legal proceedings which in the Lender's opinion operate to defeat the payee(s) of the obligation; or (d) pays the amount of the debt to the payee(s) of the obligation.

to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

4. Charges, Lenses, Soil power shall pay all taxes, assessments, charges, fines and impositions attributable to the property which may attain priority over this Security instrument, and lescheold payments of ground rents, if any. Borrower shall pay these obligations in paragrapgh 2, or if not paid in that manner, Borrower shall pay them in time directly to the person so wed paymenet. Borrower shall promptly furnish to Lender all notices of amounts

paragraphs 1 and 2 shall be supplied: first, to late charges due under the Note; second, to prepare payment of charges due under the Note; third, to amounts paid a/c under paragraph 2; fourth, to interest due and last, to principal due.

any Funds held by Lender. If under Paragraph 19 the Property is sold or acquired by Lender, Lender shall apply any funds held by Lender to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of than immediately revert to the sale of the Property or its acquisition by Lender, no later than immediately revert to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against sums secured by this Security Instrument.

The due dates of the escrow items, shall exceed the amount required to pay the escrow items when due, the excess amount of the Funds held by Borroower or credited to pay the escrow items when due, if the excess shall be, at Borroowers option, either repaid to Borroower or credited to pay the escrow items when due, the excess amount of the Funds held by Lennder is not sufficient to pay the escrow items when due, Borroower or Lennder may make up the deficiency in one or more payments as required by Lennder.

purposes for which each grant to the Funds was made. The Funds are pledged as additional security for the sums secured by this Security Instrument.

State Agency (including Lennder if Lennder is such an institution). Lennder shall apply the Funds to pay the escrow items. Lennder may not charge for holding the Funds,analyzing the account or certifying the escrow items.

The Funds shall be held in an institution of which the deposits or securities of which are insured by a Federal or State authority.

to lend their own money or payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to one-hundred and fifty percent of the principal amount paid to the Noteholder.