### UNOFFICIAL EQUATE IN THE PROPERTY OF THE PROPE

COOK COUNTY. ILLINOIS FILED FOR RECORD

1987 JUN -4 PM 2: 48

87303931

BOX 3 10 G

(Space Above This Line for Recording Data)

This instrument prepared by and should be returned to:
Patrioia Lasohober
The First National Bank of Chicago
One First National Plaza
Suite 0049
Chicago, Illinois 60670-0049

**MORTGAGE** 

74017-9



THIS MORTGAGE ("Security Instrument") is given on The mortgagor is Dale H. Wolfson, UNMARRIED FEMALE NE	May 28 VER HAVING	PEBN MARRIEI
THE EIRST NATION	AL RANK OF C	("Borrower").
which is organized and existing under the laws of	O*'ITITINOI\$' 'e0	670
("Lender"). Borrower c wes Lender the principal sum of SIXTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100		·
Dollars (U.S. S	s note dated the s	ame date as this
able on June 01, 2017 This Security Instrument secures to Lender:	: (a) the repayment	t of the debt evi-
denced by the Note, with interest, and all renewals, extensions and modifications	$oldsymbol{s}$ (b) the payment $oldsymbol{s}$	of all other sums,
with interest, advanced under paragraph ? to protect the security of this Security I of Borrower's covenants and agreements under this Security Instrument and the N	ote. For this purpos	se, Borrower does
hereby mortgage, grant and convey to Lender the following described property	y located in	COOK
County, Illinois:		

UNIT NO. 4C AS DELINEATED ON SURVEY OF LOTS 4, 5, 6 AND 7 IN BLOCK 4 IN H.O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN SECTION 3, TOWNSHIP 3, NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMALGAMATED TRUST AND SAVINGS BANK, AS TRUSTED UNDER TRUST AGREEMENT DATED JUNE 15, 1,77, AND KNOWN AS TRUST NO. (1325, RECORDED IN THE OFFICE OF THE SECORDER OF COOK COUNTY ILLINOIS, AS DOCUMENT NO. 24132176 TOGETHER WITH AN UNDIVIDED CONDOMINIUM AFORESAID (EXCEPTING THE UNITS AS DEFINED AND SET FORTH IN THE SAID DECLARATION OF CONDOMINIUM AFORESAID (EXCEPTING THE UNITS AS DEFINED AND SET FORTH IN THE SAID DECLARATION OF CONDOMINIUM AND SURVEY), HEREINAFTER "PROPERTY", IN COOK COUNTY, ILLINCIA.

87303931

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.

## UNOFFICIAL COPY

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	함께 있는 이번 마시에 보고 보고 있습니다. 그는 사람들이 되었다. 현실 사람들은 사람들이 되었다.
N	
- Piene Arthur	
	TO ASSO COLO TREAS PRINTED ON PARTY AND
the uses and purposes therein set forth.	me free and voluntary act, for my hand and official seal, this SS day of
subscribed to the foregoing instrument, as the said delivered the said	to me to be the same person(s) whose name(s) Ls. ethis day in person, and acknowledged that H
and for said county and state, do hereby . MEYER . HAVING . NEEN . MARRIED	A NOISING IN THE SECOND IN THE SERVICE IN THE SECOND IN TH
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If Lender required mortgage insurance as a condition of making the loan secured by this Security Instru-ment, Borrower shall pay the premiums required to maintain the insurance in effect until such time as the require-ment for the insurance terminates in accordance with Borrower's and Lender's written agreement or applicable

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 between the content of the Property of the proceeds shall be applied to the sums secured by this Security between the content of the Property of th

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

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postume 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 pay ment 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 interes. 1. inder shall not be required to commence proceedings against any successor in interest or refuse to extend time ic. payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any domand made by the original Burrower 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 paragram 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Incomment 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 risy 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 Bo rover. Lender may choose to make this refund by reduc-

ing 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 enacting of expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrumen, whenforceable according to its terms, Lender, at

of rendering any provision of the Note or this Security Instrumen, 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 Listrument 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 idirected 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 provisior or clause of this Security

law of the jurisdiction in which the Property is located. In the event that any provisior 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

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 Bor-

rower.

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.

to gottower requesting payment. incomes disbursed by Lender under this paragraph 7 shall become additional debt of Borrower is Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts areas from the date of disbursement at the Note rate and shall be payable, with interest, upon notice areas from the date of disbursement at the Note rate and shall be payable, with interest, upon notice

Agreements contained in this Security Instrument, or there is a legal proceeding that may be regarded in this Security Instrument, or there is a legal proceeding that may be regarded in the Property (such as a proceeding in bankrupicy, probate, for condemnation as a regulations), then Lender may do and pay for whatever is necessary to protect the value of the majors in the Property. Lender, actions may include paying reasonable attorneys lees and entermy as well as the security instrument, appearing in court, paying reasonable attorneys lees and entermy to make repairs. Although Lender may take action under this paragraph 7, Lender does not entermy to make repairs.

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The first in full of all sums secured by this Security Instrument, Lender shall promptly refund to the first of the bold of acquired by Lender, Lender

emount of the funds held by Lender, together with the future monthly payments of funds payable are dates of the escrow items, shall exceed the amount required to pay the escrow items when due, the at Bornwer's option, either promptly repaid to Bornower or credited to Borrower on monthly pay.

It the amount of the funds held by Lender is not sufficient to pay the escrow items when due, the carrier any amount necessary to make up the deliciency in one or more payments as

Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing and the purpose for which each debit to the Funds was made. The Funds are additional security for the sums secured by this Security Instrument. Lander on the day monthly payments are due under the Note, until the Note is paid in full, a sum it is a lane as and insurance. Subject to applicable law or to a written waiver by Lender, Borrower is Lander on the dote in the Note in the Note in this Security over this Security of the Security of Security of

MOVENANTS. Borrower and Lender covenant and agree as follows:

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and is incorporated into and shal "Security Instrument") of the sar THE FIRST NATIONAL	If be deemed to amend and supplement the Moreover by the undersigned (the "Borrow BANK OF CHICAGO BANK OF Property described in the Security Instrument	May 19 87, Iorigage, Deed of Trust or Security Deed (the wer") to secure Borrower's Note to
known as:		ommon elements of, a condominium project
"Owners Association") holds tit	If the owners association or other entity wh	nich acts for the Condominium Project (the members or shareholders, the Property also and benefits of Borrower's interest.
CONDOMINIUM COVENA Borrower and Lender further cov A. Conjoinium Obligs Project's Constituent Documents creates the Condominium Project promptly pay, when die all dues B. Hazard In arrinee. So "master" or "blanket" page on coverage in the amounts, for die within the term "extended covera  (i) Lender waives of the yearly premium installments of (ii) Borrower's oblicts deemed satisfied to the extent th Borrower shall give Lende In the event of a distribute Property, whether to the unit or opaid to Lender for application to to C. Public Liability Insur Association maintains a public liat D. Condemnation. The pronnection with any condemnatio elements, or for any conveyance is shall be applied by Lender to the si E. Lender's Prior Conse consent, either partition or subdivi (i) the abandonment required by law in the case of subseminent domain; (ii) any amendment Lender; (iii) termination of or  (iv) any action which the Owners Association unaccepta F. Remedles. If Borrower Any amounts disbursed by Lender Instrument. Unless Borrower and disbursement at the Note rate and	enant and agree as follows:  ations. Borrower shall perform all of Borros. The "Constituent Documents" are the: (i) t; (ii) by-laws; (iii) code of regulations; and (iv) and assessments imposed pursuant to the Constituent Documents and (iv) and assessments imposed pursuant to the Constituent Borros as the Owners Association maintains, we the Condominium Project which is satisfacted periods, and against the hazards Lender regree them:  The provision in Uniform Covenant 2 for the more hazard insurance on the Property; and ignition ander Uniform Covenant 5 to maintain the required coverage is provided by the Owner prompt notice of any lapse in required hazartion of hazara tusurance proceeds in lieu of the common elements, any proceeds payable to the sums secured by the Security Instrument, we rance. Borrower shall take such actions as mobility insurance policy a ceptable in form, amoreceds of any award or them for damages, directed by the Security Instrument as proceeds of any award or them for damages, directed by the Security Instrument as proceeds of any award or the part of the Proin lieu of condemnation, are hereby assigned ums secured by the Security Instrument as promit. Borrower shall not, except after notice into termination of the Condominam Projection to termination of the Condominam Projection to termination of the Condominam Projection in the Constituent Document professional management and assumption of the would have the effect of rendering the public the would have the effect of rendering the public the would have the effect of rendering the public the would have the effect of rendering the public the would have the effect of rendering the public the would have the effect of rendering the public t	reements made in the Security Instrument, ower's obligations under the Condominium) Declaration or any other document which other equivalent documents. Borrower shall astituent Documents.  with a generally accepted insurance carrier, a tory to Lender and which provides insurance equires, including fire and hazards included monthly payment to Lender of one-twelfth of an hazard insurance coverage on the Property where Association policy, dinsurance coverage.  restoration or repair following a loss to the or Horrower are hereby assigned and shall be with any excess paid to Borrower.  The perty, whether of the unit or of the Common and shall be paid to Lender. Such proceeds evided in Uniform Covenant 9.  To Lender and with Lender's prior written seet, except for abandonment or termination or in the case of a taking by condemnation or in the case of a taking by condemnation or in the case of a taking by condemnation or in the case of a taking by condemnation or in the case of a taking by condemnation or the case of a taking taking taking the case of the case of the case of t
	Dale H.	Wolfson (Seal)

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