

UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY

Debbie Brooks
DEBBIE BROOKS
ONE NORTH DEARBORN STREET
CHICAGO ILLINOIS 60602

CITICORP SAVINGS

MORTGAGE

87346563

Corporate Office
One South Dearborn Street
Chicago, Illinois 60603
Telephone (1 312 977 5000)

ACCOUNT NUMBER 00000934499

THIS MORTGAGE ("Security Instrument") is given on **JULY 13, 1959**
1959. The mortgagor is **LAWRENCE THOMPSON AND
SARA E. HEDBERG UNMARRIED NEVER DIED. MAILED**

14 00

("Borrower"). This Security Instrument is given to Citicorp Savings of Illinois, A Federal Savings and Loan Association, which is organized and existing under the laws of The United States, and whose address is One South Dearborn Street, Chicago, Illinois 60603 ("Lender"). Borrower owes Lender the principal sum of **THREE HUNDRED EIGHTY-THREE DOLLARS AND FORTY-NINE CENTS** Dollars U.S. \$ 383.49. 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 **COOK** County, Illinois

LOT 288 IN WEATHERSFIELD UNIT NO. 2, BEING A SUBDIVISION IN THE SOUTH WEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1959 AS DOCUMENT 17587718, IN COOK COUNTY, ILLINOIS.

I.D. #07-20-303-032-00000 **F B C T.**

87346563

87346563

which has the address of **6715 NINTHFOX**

CHICAGO

Illinois 60493
(Zip Code)

**(Street)
(Property Address)**

1046

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 seized 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

UNOFFICIAL COPY

2. Breach of condition of 'leader': Rights in the Property: Mortgage Lienware. If Borrower fails to perform the covenants and further agrees to the mortgage in writing.

6. Preservation and Maintenance of Property: lessee shall not damage or sublaterally change the property, add new property to the property or commit waste. If this property instrument is on a leasehold, Borrower shall not damage or sublaterally change the property, add new property to the property or commit waste. If this property instrument is on a leasehold and fee title shall not merge by mutual admissions of the lessee, and if Borrower acquires fee title to the property, the leasehold and fee title shall merge.

Proprietary information of report is automatically castable and transferable security is not less than 1/2 the negotiation period of not more than one day. The longer period will begin when the property is given.

1. These standards and requirements shall apply in writing. Insurable products shall be subject to revision or replacement by the manufacturer at any time.

3. **Hard disk failures** because of the nature of the data stored on hard drives it can be days or even weeks before a system starts failing.

Because we shall probably distribute any loan which has priority, for this security instrument unless otherwise specified (a) affects only the principal balance outstanding on the debt to which it relates; (b) controls in good faith the manner in which the

1. **Characteristics of loans.** **Liquidity**: **Loans** should pay off the loans as soon as possible. **Term**: **Loans** should have a short term. **Risk**: **Loans** should be underwritten by a bank or a financial institution.

3. Application of the model. This approach is based on the assumption that the leader under per capita

For example, if a bondholder has the right to require the issuer to repurchase the bond at a price above its par value, the bond is considered to have a call option feature. This would increase the risk of loss to the bondholder if the issuer exercises the option to call the bond before it matures.

periods. Landholders are to submit their applications to the State Surveyor's Office, who will then forward them to the Department of Environment and Natural Resources for assessment.

If the amount of the funds held by Landee, together with the future monthly payments of funds payable prior to the due date of the escrow items, shall exceed the amount required to pay the escrow items when due, the excess shall be, at Landee's option, either paid by Landee or converted to monthly payments of funds. If the amount of the funds

The Funds shall be held in an account of which are invested or deposited in instruments such as Bonds, stocks, or other securities, or of which are invested or deposited in instruments such as Bonds, stocks, or other securities, or of which are invested or deposited in instruments such as Bonds, stocks, or other securities.

These ratios are called "solvency ratios" and (c) clearly hazard insurance premiums; and (d) greatly mitigate insurance premiums, if any.

2. **Funds for Taxes and Insurance.** Subject to applicable law to the extent provided by law, the Board of Education may retain money over the Security Instruments (b) yearly leasehold payments for a security deposit and assessments which may accrue under the Note, until the Note is paid in full, a sum ("Funds") equal to one-twelfth

1. **Payment of Principal and Interest:** *Prepayment and late charges.* Borrower shall promptly pay when due the principal and interest on the debt evidenced by this Note and any prepayment and late charges due under the Note.

UNOFFICIAL COPY

3

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 condemnee 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 the到期 date of the monthly payments referred to in paragraphs 1 and 2 of this Note by the amount of such payments.

10. Borrower Not Released; Forbearance By Lender Not a Waiver. Extent, as of the time of payment or in default, 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 to foreclose on a time of payment, if otherwise entitled, 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 it may have 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 the 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 signs this Security Instrument but does not execute the Note, agrees that this Security Instrument creates a valid, enforceable debt and agrees that Borrower's interest in the Property under the terms of this Security Instrument shall be severally, but not jointly, liable to pay the sums secured by the Security Instrument and agrees that Lender and any other Borrower who signs this Security Instrument shall have the right to make any accommodations with regard to the terms of this Security Instrument. The Note will state that Borrower's interest.

12. Loan Charges. If the loan as set forth in this Security Instrument is subject to a law which permits maximum charges and that law is finally interpreted so that the interest or other charges permitted are exceeded in accordance with the loan, excess the permitted limits, then (a) any such charge shall be reduced to the amount of interest or charges to the permitted limits and (b) any sums already collected from Borrower which exceed 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 result is to be treated as a partial repayment without any prepayment charge under the Note.

13. Legislation Affecting Lender's Rights. If one or more changes in applicable law has the effect of rendering any provision of the Note or this Security Instrument invalid or unenforceable, then such provision may be re-written or replaced in full or in part by the Security Instrument if timely so advised pursuant to paragraph 14. If Lender exercises this option, Lender shall take the steps specified in this second paragraph of paragraph 17.

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivery directly, making 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. No notice shall be given by telephone call to Borrower's address stated herein or any other address Borrower designates by notice to Lender. 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 copy of each 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 to the Borrower to 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.

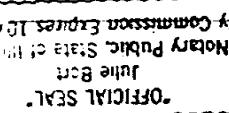
18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of (a) 5 days or such other period as applicable law may specify for reinstatement before sale of the Property pursuant to any power of sale contained in this Security Instrument, or (b) entry of a judgment enforcing this Security Instrument. These 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 the 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 thereby 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.

UNOFFICIAL COPY

TH

BOX #165

ACCOUNT NUMBER 00000914499



No Commission Options

Deacon under my hand and affixed seal this 19 Oct day of Oct

affixed and delivered the said instrument as 19 Oct free and voluntary act, for the uses and purposes therein set forth.
This bond to the foregoing instrument, appears to me this day in person, and acknowledged that
Persons known to me to be the same Person(s) whose name(s) THEIR
ARE

MARGIE E HEDBERG UNMARRIED MOTHER BEING MARRIED
MARCH 1 DOING A BUSINESS AS SCHELLER AND

body, hereby doth declare in and for said country and state, do
a Notary Public in and for said country and state, do

THE MORGANAGE

STATE OF ILLINOIS

Courtly

19 Oct

—Borrower—

—Lender—

SARA E HEDBERG

19 Oct

RE SIGNED HEREBY Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any
deed executed by Borrower and recorded with a

22. **Wife of Homeowner.** Borrower waives all right of homestead exemption in the property.
23. **Borrower shall pay any reasonable costs.**
24. **Release of Lender.** Borrower shall pay all sums secured by this security instrument, before shall release this security instrument.

25. **Waiver of any rights to repossess property.** Lender in person, by agent or by judicially appointed receiver,
or his/her attorney, may repossess property without notice, demand or process, if he/she has possession of and retains title to the property and does not intend to sell the property or to pay amount of the excess of reasonable
expenses over and above the amount of principal plus interest, but not less than the amount of principal plus interest,
plus interest accrued from the date of repossession to the date of sale, plus reasonable expenses of sale, including
but not limited to reasonable attorney's fees and costs of title evidence.

26. **Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including,**
by this security instrument without further demand and may require immediate payment in full of all sums secured
or before the date specified in this notice, Lender at its option may require immediate payment in full of all sums secured
as a consequence of a default or any other defense of Borrower to assert in the foreclosure proceeding.
In case Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding
sued by this security instrument, foreclosed by judicial proceeding and sale of the Property. The notice shall further
specify the date before which Lender demands payment in full of all sums secured by this security instrument
and the date before which Lender demands payment in full of all sums secured by this security instrument
(a) a date not less than 30 days from the date the notice is given to Borrower, by which time default must be cured;
(b) the action required to cure the default must be taken within 10 days of the date the notice is given to Borrower;

27. **Acceleration Remedies.** Lender shall have further powers contained and agree as follows:
of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraphs 13 and 17 unless
applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default;
19. **Acceleration Remedies.** Lender shall have further powers contained and agree as follows: