

THIS MORTGAGE IS BEING RECORDED TO CORRECT THE
LEGAL DESCRIPTION

UNOFFICIAL COPY

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

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(Space Above This Line For Recording Data)

LOAN NO. 011774657

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on **JUNE 4, 1987**. The mortgagor is **PEARL L. LANGE, A WIDOW** ("Borrower").

This Security Instrument is given to **ST. PAUL FEDERAL BANK FOR SAVINGS**, which is organized and existing under the laws of the United States of America, and whose address is **6700 W. North Avenue, Chicago, Illinois 60635** ("Lender"). Borrower owes Lender the principal sum of

THIRTY FIVE THOUSAND AND NO /100— Dollars (U.S. 35,000.00)

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 **JULY 1, 2002**.

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 7 IN BLOCK 2 IN HINMAN AND MELVINS' SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 8 RODS THEREOF) IN COOK COUNTY, ILLINOIS.

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COOK COUNTY, ILLINOIS
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which has the address of
("Property Address");

12551 S MAPLE BLUE ISLAND IL 60406

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

~~LAUREL PEARL~~ L.

BOX 333-CC

CHICAGO, IL 60635

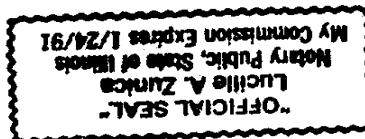
6700 W NORMA AV

ST. PAUL FEDERAL I

MARY LOU DEE

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This instrument prepared by:



My commission expires:

Given under my hand and official seal, this 4th day of September.

_____, personally known to me to be the same person(s) as those name(s) _____, subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he _____ signed and delivered the said instrument as _____ free and voluntary, etc., for the uses and purposes therein _____.

do hereby certify that **PEARL L LANGE**
1. **The Notary Public**
a Notary Public in and for said county and state,
County of **Marion**, State of **Illinois**.

-Borrador

.....(SEAL).....

~~EE&L LANGUAGE - Bottomless (see)~~

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 with it.

Adjustable Payment Rider Condromium Rider 2-4 Family Rider
 Graduated Payment Rider Planned Unit Development Rider Other(s) [Specify] Rider

Instrument without charge to Borrower, Borrower shall pay any recording costs, 22. Writer of Homestead, Borrower waives all right of homestead exemption in the Property.

23. Riders to this Security Instrument, If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such instrument as if it were a part of this Security Instrument. [Check applicable box(es)]

10, reasonable attorney fees and costs of title evidence.

20. Lender in Possession. Upon acceleration 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 judgment) shall have the right to sell the Property at public auction or by private sale, and to collect the rents and profits from the Property as if it were owned by him.

21. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument.

19. Acceleration; Remedies. Lender shall give notice to Borrower to accelerate coverage as follows:
NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

of any covenant or agreement otherwise, (a) the notice under Paragraph 13 and 17 unless applicable to providers other than this Security Instrument (but not prior to acceleration under Paragraph 13 and 17 unless applicable to providers other than this Security Instrument specifically); (b) the action required to cure the default; (c) the default on or before the date the notice is given to Borrower, by which the default must be cured; and (d) the Borrower of the right to accelerate after the date specified in the notice if the Borrower fails to cure the default or any other default or any other deficiency of Borrower to accelerate the right to accelerate proceeding the non-existence of a default without notice, Lender at his option may require immediate payment in full of all sums secured by this Security Instrument, notwithstanding any other provision of this Security Instrument.

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TOGETHER WITH all the improvements now at his disposal erected on the property, and all covenants, rights, appurteñances, rents, royalties, minerals, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All improvements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property".

which has the address of ("Property Address");

12551 S MARIE BLUE ISLAND IL 60406

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21 Jul 2011 12:11

COOK COUNTY ATTORNEY
FILER FOR ATTORNEYS

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LOT 7 IN BLOCK 2 IN HINMAN AND MELVINS SUBDIVISION OF THE
SOUTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 25, TOWNSHIP 37
NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT
THE NORTH & RODS THEREOF) IN COOK COUNTY, ILLINOIS.

15.00

THIS MORTGAGE ("Security Instrument") is given on JUNE 4, 1987
. The mortgagor is PEARL L. LANGE, A MIDDLE
("Borrower").
This Security Instrument is given to ST. PAUL FEDERAL BANK FOR SAVINGS, which is organized and existing
under the laws of the United States of America, and whose address is 6700 W. North Avenue, Chicago, Illinois 60635

MORTGAGE

LOAN NO. 011774657

JUNE 4, 1987

FEAR, LANGUAGE, A WINDOW

SECRET//NOFORN

THIS MONEY-LAUNDERING ("SECURITY INSTRUMENT") IS GIVEN ON [REDACTED] DAY OF [REDACTED] MONTH, [REDACTED] YEAR.

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92 : 11 AM 10 JUN 1987

THIS MORTGAGE IS BEING RE-RECORDED TO CORRECT THE
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NON-UNIFORM COVENANTS Borrower and Lender further covenant and agree as follows:

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 provides 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 the notice is given 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 sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

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 (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 of the Property including those past due. Any rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Security Instrument.

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.

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

23. Rider to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)]

Adjustable Rate Rider
 Graduated Payment Rider
 Other(s) [specify] LOAN RIDER

Condominium Rider
 Planned Unit Development Rider

2-4 Family Rider

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 with it.

Paul L Lange(Seal)
PEARL L LANGE -Borrower

.....(Seal)
-Borrower

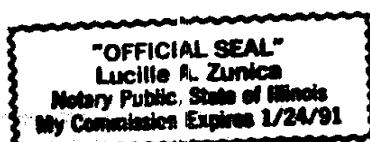
State of Illinois, Cook County ss:

I, The Undersigned, a Notary Public in and for said county and state,
do hereby certify that PEARL L LANGE

....., personally known to me to be the same person(s) whose name(s) is
subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s he
signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein
set forth.

Given under my hand and official seal, this 4th day of June, 19 87

My commission expires:



Lucille A. Zunica
Notary Public

This instrument prepared by:

Mary Lou Dee
MARY LOU DEE
ST PAUL FEDERAL BANK FOR SAVINGS
6700 W NORTH AV
CHICAGO, IL 60635

BOX 333-CC

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UNIFORM COVENANTS, Borrower and Lender covenant and agree as follows:

- 1. Payment of Principal and Interest; Prepayment and Late Charges.** Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.
- 2. Funds for Taxes and Insurance.** Subject to applicable law or to written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to one-twelfth of: (a) yearly taxes and assessments which may attain priority over this Security Instrument; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard insurance premiums; and (d) yearly mortgage insurance premiums, if any. These items are called "escrow items." Lender may estimate the Funds due on the basis of current data and reasonable estimates of future escrow items.

The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay the escrow items. Lender may not charge for holding and applying the Funds, analyzing the account or verifying the escrow items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing that interest shall be paid on the Funds. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall 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 pledged as additional security for the sums secured by this Security Instrument.

If the amount of the Funds held by Lender, together with the future monthly payments of Funds payable prior to 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 amount of the Funds held by Lender is not sufficient to pay the escrow items when due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as required by Lender.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 19 the Property is sold or acquired by Lender, Lender shall apply, no later than immediately prior 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 the sums secured by this Security Instrument.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to amounts payable under paragraph 2; second, to interest due; and last, to principal due.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed 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 receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien or forfeiture of any part of the Property; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

5. 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 any other hazards for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower, subject to Lender's approval which shall not be unreasonably withheld.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. 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, 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 would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not 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 the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

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 the payments. If 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 Instrument immediately prior to the acquisition.

6. Preservation and Maintenance of Property; Leaseholds. Borrower shall not destroy, 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 fee title to the Property, the leasehold and fee title shall not merge unless Lender agrees to the merger in writing.

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

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 and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

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.

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18. Borrower's Right to Remonstrate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument delayed at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for remonstrance) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment confirming this Security Instrument. Those conditions are that Borrower pays all sums which then would be due under this Security Instrument and the Note had no acceleration occurred; (c) payment of all sums which then would be due under this Security Instrument and the Note had no acceleration occurred; (d) curtailment of any other convenants or agreements; (e) pays all expenses incurred in foreclosing this Security Instrument; and (f) renders all sums which then would be due under this Security Instrument and the Note had no acceleration.

If Lender receives notice of acceleration, Lender shall give Borrower notice of a period 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 prior to the expiration of this period. Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

16. Borrower's Copy. Borrower shall be given one 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 exercisable by federal law.

15. Governing Law: Severability. This Security instrument shall be governed by federal law and the laws of the state in which the Property is located. In the event that any provision of this Security instrument or the jurisdiction in which the Property is located, in whole or in part, is held invalid or unenforceable, Note can be given effect without affecting other provisions of this Security instrument or the Note are declared to be severable.

provided for in this class unless applicable law requires otherwise, any notice provided to Borrower or Lender may be given in writing or by electronic communication, and such notice will be effective when it is received by Borrower or Lender.

13. **Legislative Action Affirming Landlord's Rights.** If enacted, or if any provision of any applicable law has the effect of rendering any provision of this Note or this Security Instrument unenforceable, including by reason of any exercise of this option, Landlord shall take the steps specified in the second paragraph of paragraph 19. If Landlord exercises this option, Landlord shall take the steps specified in the second paragraph of paragraph 17.

12. **Loan Charges.** If the loan secured by this Fee or utility instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted 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 limits; and (b) any sums already collected from Borrower which exceeded the permitted limits will be refunded. Lender may choose to make this reduction by reducing the principal owed under the Note or by making a direct payment to Borrower. If a lender makes this reduction by reducing the principal owed under the Note or by making a direct payment to Borrower, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

11. Successors and Assissees; Joint and Several Liability; Co-Signers. The covenants and agreements of this Security instrument shall bind and be binding upon all successors and assigns of Lender and Borrower, unless co-signers and assissees and assistants; joint and several liability; co-signers; Lender; Borrower; Successors and Assissees.

remedy shall not be a waiver of or preclude the exercise of any right or remedy made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or

10. Borrower's Note. Notwithstanding the above, the amount of such payments, as well as the date of payment, shall be determined by the Lender. The Lender may require payment in monthly installments or in one lump sum at the time of maturity.

is given, Lemdes is authorized to negotiate and apply the proceeds, at its option, either to restoration or repair of the property or to the same secured by this Security Instrument, whether or not then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condominium offers to make an award or settle a claim of damages, Borrower fails to respond to Lender within 30 days after the date the notice

In the event of a total taking of the property, the proceeds shall be applied to the sums secured to instruments, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the property, the proceeds shall be applied to the sums secured to instruments under otherwise agreed by the Borrower and Lender before the taking.

8. Inspection. Lender or its agent may make reasonable entries upon and inspections of the property, Lender shall give notice at the time of or prior to an inspection specifically cause for the inspection.

9. Condition. The proceeds of any award of damages, direct or consequential, in connection with any condemnation or other taking of any part of the property, or conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

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BORROWER

BORROWER

PEACE & LANGE

IN WITNESS WHEREOF, BORROWER has executed this RIDER

- 1.) Borrower and Lender agree that notwithstanding anything contained in Uniform Covenant 21 of the Security instrument, Lender is hereby authorized to charge a reasonable fee for the preparation and delivery of a negotiable deed.
- 2.) Borrower and Lender agree that the Federal National Mortgage Association or the Federal Home Loan Mortgage Corporation may or some of the Lender's rights under the Security instrument this Rider will no longer have any force or effect.

(PROPERTY ADDRESS)

12551 S MARLE, BLUE ISLAND IL 60406

THIS RIDER is incorporated into a certain Security instrument dated at even date herewith given by the undersigned (the "Borrower") to St. Paul Federal Bank For Savings (the "Lender") to secure a mortgage indebtedness; said Security instrument contains real property commonly described as:

JUNE 4, 1987
DATE
011774657
LOAN NO.

LOAN RIDER 5 1 4 5 5 5