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This instrument was prepared by: **Kathy Hanlon**
for first Federal S. & L. of Des. Plaines
(Name)
749 Lee, St. Des. Plaines, Illinois 60016-6471
(Address)

MORTGAGE

88404206

THIS MORTGAGE is made this . . 22nd . . . day of August
19 . 88 , between the Mortgagor, . Andrew V. Tasson and Camille Tasson (J)

(herein "Borrower"), and the Mortgagee

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF DES PLAINES a corporation organized and
existing under the laws of . The United States 749 Lee Street — Des Plaines, Illinois 60016
whose address is (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$. 6,600.00
which indebtedness is evidenced by Borrower's note dated **August 22, 1988** and extensions and renewals
thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness,
if not sooner paid, due and payable on September 11, 1993

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment
of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and
the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant
and convey to Lender the following described property located in the County of Cook State of
Illinois:

Lot 158 in Stapes Subdivision, being a Subdivision of part of the Northeast (1/4) of
Section 35, Township 41 North, Range 10, East of The Third Principal Meridian, in Cook
County, Illinois.

Permanent Index Number:07-35-206-033

RE TITLE SERVICES # Pg - 56

88404206

which has the address of 665. Cutter Lane Elk Grove
(Street) (City)

Illinois 60007 (herein "Property Address");
(Zip Code)

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights,
appurtenances and rents all of which shall be deemed to be and remain a part of the property covered by this Mortgage;
and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are
hereinafter referred to 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
covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands,
subject to encumbrances of record.

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✓
✓

(Space Below This Line Reserved for Lender and Recorder)

DEPT-A: RECORDING
COOK COUNTY RECORDER
40116-1628-404286
14-25
T-2222 LMA 7090 09/06/88 09:28:00

MY COMMISSION EXPIRES NOV. 21, 1989
SHIRLEY V. TASSON, NOTARY PUBLIC
NOTARY PUBLIC

My Commission expires:

Given under my hand and official seal, this day of AUGUST 1988.

..... free voluntary act, for the uses and purposes herein set forth.
..... prepared before me this day in person, and acknowledged that I, Shirley V. Tasson, subscriber to the foregoing instrument as
personally known to me to be the same persons (whose names) AB signed and delivered the said instrument as
Andrew V. Tasson and Camille Tasson, (J).
I, Shirley V. Tasson and Camille Tasson, a Notary Public in and for said county and state, do hereby certify that

STATE OF ILLINOIS, COOK County ss;

- Borrower - Camille Tasson

Andrew V. Tasson
Shirley V. Tasson

In witness whereof, Borrower has executed this Mortgage.

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance which a lien which has
priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any
default under the superior encumbrance and of any sale or other foreclosure action.

MORTGAGES OR DEEDS OF TRUST

AND FORECLOSURE UNDER SUPERIOR

REQUEST FOR NOTICE OF DEFAULT

Upon acceleration under Paragraph 17 hereof or abandonment of the Property, Lender shall be entitled to have a
receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the
Property including those paid due. All rents collected by 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 attorney's fees, and then to the sums secured by this Mortgage. The receiver shall be liable
for those rents actually received.
20. Release. Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without
charge to Borrower. Borrower shall pay all costs of recording, if any.
21. Waiver of Homestead. Borrower hereby waives all right of homestead exemption in the Property.

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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 Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

11. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Mortgage, but does not execute the Note, (a) is co-signing this Mortgage only to mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without that Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Property.

12. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

13. Governing Law; Severability. The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of Federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage and the Note are declared to be severable. As used herein, "costs", "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.

14. Borrower's Copy. Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

15. Rehabilitation Loan Agreement. Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan agreement which Borrower enters into with Lender. Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.

16. Transfer of the Property. If Borrower sells or transfers all or any part of the Property or an interest therein, excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) a transfer by devise, descent, or by operation of law upon the death of a joint tenant, or (c) the grant of any leasehold interest of three years or less not containing an option to purchase, Borrower shall cause to be submitted information required by Lender to evaluate the transferee as if a new loan were being made to the transferee. Borrower will continue to be obligated under the Note and this Mortgage unless Lender releases Borrower in writing.

If Lender, on the basis of any information obtained regarding the transferee, reasonably determines that Lender's security may be impaired, or that there is an unacceptable likelihood of a breach of any covenant or agreement in this Mortgage, or if the required information is not submitted, Lender may declare all of the sums secured by this Mortgage to be immediately due and payable. If Lender exercises such option to accelerate, Lender shall mail Borrower notice of acceleration in accordance with paragraph 12 hereof. Such notice shall provide a period of not less than 30 days from the date the notice is mailed or delivered within which Borrower may pay the sums declared due. If Borrower fails to pay such sums prior to the expiration of such period, Lender may, without further notice or demand on Borrower, invoke any remedies permitted by paragraph 17 hereof.

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

17. Acceleration; Remedies. Except as provided in paragraph 16 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall give notice to Borrower as provided in paragraph 12 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 10 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, 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 nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorneys' fees and costs of documentary evidence, abstracts and title reports.

18. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums secured by this Mortgage due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage and the Note had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in enforcing Lender's remedies as provided in paragraph 17 hereof, including, but not limited to, reasonable attorneys' fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

19. Assignment of Rents; Appointment of Receiver. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

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ment with a firm which has previously used this Master Agreement.
hereby assigmed and shall be paid to Lender or any other party under the Note for the payment of any note payable and debited to Lender or other security agree.

9. Condemnation or other taking of the Property, or part thereof, or for convenience in lieu of condemnation with
any condemnation or other taking of the Property, or part thereof, or for convenience in lieu of condemnation with
related to Lender's interest in the Property.

8. Inspection. Lender may make or cause to be made reasonable examinations upon and inspect any premises of the Property, prior to any such inspection specifying reasonable expenses of the Property, provided that Lender shall give Borrower notice to Lender to take any action required by Lender to correct any deficiency in the Property.

Noticing contained in this Paragraph 7 shall be payable upon notice from Lender to Borrower requesting payment terms of payment, such amounts shall be secured by this Mortgage. Unless Borrower and Lender agree to other become additional indebtedness of Borrower secured by this Mortgage, Lender agrees to take Note rate, shall Borrows' additional indebtedness by Lender pursuant to this Paragraph 7, with interest thereon, at the Note rate, shall

Borrower's and Lender's written agreement or applicable law.
Borrower such insurance in effect until such time as the requirement for such insurance terminates in accordance with insurance as a condition of making the loan secured by this Mortgage. Borrower shall pay the premiums required to insure the reasonable attorney fees, and take such action as is necessary to protect Lender's interest. If Lender required mortgagor to pay reasonable attorney fees, upon notice to Borrower, may make such appearance, disburse such sums, including Lender, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then

Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Borrows' additional indebtedness by Lender pursuant to this Paragraph 7, with interest thereon, at the Note rate, shall

7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this

Paragraph or the conditions of planning unit development, and constitutes documents.

6. Preservation and Maintenance of Property; Leases; Conditions; Planned Unit Developments, Bor-
rower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the property and shall comply with the provisions of any lease if this Mortgage is on a unit in a condominium or planned unit development, all of Borrower's obligations under the

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect the insurance proceeds at Lender's option either to restore the date to the date of loss or to the sums secured by Borrower.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make or other security have the right to hold the policies and renewals thereon, subject to the terms of any mortgage, deed of trust, Lender shall keep the property over this Mortgage, Lender shall have in a form acceptable to Lender, acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereon shall be in a form

The insurance carrier providing the insurance shall be chosen by Lender, provided, that such amounts and for such periods as Lender may make measured against the insurance coverage, and such other hazards as Lender

5. Hazard Insurance. Borrower shall keep the imprecise rents now existing or hereafter created on the Property measured against loss by fire, hazards included within the term "extended coverage", and such other hazards as Lender

under any mortgage, deed of trust or other security agreement over this Mortgage, Lender shall pay or cause to be paid all taxes, assessments and leases held by Lender, fines and impositions attributable to the property over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and leases held by Lender, fines and impositions attributable to the property over this Mortgage, under any mortgage, deed of trust or otherwise, them to intent payables on the Note, and then to the principal of the Note.

3. Application of Funds. Lender shall be entitled to receive payment of amounts payable to Lender by the Note under Paragraph 2 hereof, to the Note, and then to the principal of the Note.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any funds held by Lender, to later than immediately prior to the sale of the Property to another acquired by Lender, held by Lender, if under Paragraph 17 hereof they fall due, such excess shall be in one or more more payments as they fall due, Borrower shall pay to Lender to the sum secured by this Mortgage.

Lender shall apply to the time of application, a credit against the sum secured by Lender under Paragraph 17 hereof, to the Note, and then to the principal of the Note, and then to the principal of the Note.

If the amount of the funds held by Lender, together with the future monthly installments of funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents, shall excess shall be, at Borrower's option,

If the amount of the funds held by Lender, together with the future monthly installments of funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents, Lender shall apply to the sum secured by Lender.

Funds are pledged, as additional security for the sum secured by this Mortgage.

The funds showing credits to the funds and the purpose for which each debt to the funds was made. The Borrower any interest or earnings on the funds, Lender shall give to Borrower, without charge, an annual accounting of

unless such agreement is made or applied to funds, Lender shall not be required to pay to Lender, unless Lender may agree in writing at the time of execution of this Mortgage that interest on the funds shall be paid to Borrower, and Lender

pays Borrower interest on the funds, analyzing said account of verifying said assessments shall be, at Lender's option, to pay said taxes, assessments, insurance premiums and ground rents, Lender may not charge for so holding

the funds or guarantee paid by a Federal or state agency (including Lender is such an institution, Lender shall apply to Lender, the funds shall be held in an institution the depositor of which are

If Borrower pays funds to Lender, the funds to Lender is an institutional Lender.

1. Payment of Principal and Lender covenant and agree as follows:

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