

UNOFFICIAL COPY

VARIABLE-RATE MORTGAGE (OPEN-END)

626201433

88058203

State of ILLINOIS
County of ILNBR009

FEBRUARY 04 88

THIS MORTGAGE SECURES A REVOLVING LINE OF CREDIT UNDER WHICH ADVANCES, PAYMENTS, AND READVANCES MAY BE MADE FROM TIME TO TIME. THE MAXIMUM AMOUNT OF THE LINE OF CREDIT WHICH MAY BE SECURED AT ANY ONE TIME IS \$

1. **Legal Description.** This document is a mortgage on real estate located in COOK County, State of ILLINOIS (called the "Land"). The Land's legal description is:

LOT 123 IN THE NORTH 48TH AVENUE ADDITION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PIN# 16-04-216-040 VOLUME 543.

BBD UN

4900 W. Potomac Ave.
Chicago, IL

BORROWER UNDERSTANDS THAT SOME OR ALL OF THE ABOVE REAL ESTATE IS NORMALLY PROTECTED BY LAW FROM THE CLAIMS OF CREDITORS, AND BORROWER VOLUNTARILY GIVES UP THE RIGHT TO THAT PROTECTION FOR THE ABOVE LISTED PROPERTY WITH RESPECT TO CLAIMS ARISING OUT OF THIS CONTRACT.

William J. Chapman 2/4/88
Borrower Date
Ernestine Chapman 2/4/88
Borrower Date

2. **Definitions.** In this document, the following definitions apply:

"Mortgage": This document will be called the "Mortgage."

"Borrower": WILLIAM CHAPMAN AND ERNESTINE CHAPMAN, HUSBAND AND WIFE will be called the "Borrower."

Borrower's address is shown below.

"Lender": TCF Banking and Savings, F.A. will be called "Lender." Lender is a corporation which was formed and which exists under the laws of the United States of America. Lender's address is 801 Marquette Avenue, Minneapolis, Minnesota 55402.

"Agreement": The CommandCredit Line Agreement signed by one or more Borrower and dated the same date as this Mortgage will be called the "Agreement." Under the Agreement, any Borrower signing the Agreement has a revolving line of credit called the "Account". The Agreement allows such a Borrower to obtain advances from the Account, make payments, and obtain readvances. Under the Agreement, such a Borrower may request loan advances from the Lender at any time until the final due date, shown in section 3 below.

"Property": The property that is described in section 5 is called the "Property."

3. **Final Due Date.** The scheduled date for final payment of what Borrower owes under the Agreement is FEBRUARY 09, 1988

4. **Variable Annual Percentage Rate.** The Annual Percentage Rate is the cost of Borrower's credit as a yearly rate. The Annual Percentage Rate Lender uses to figure Finance Charges will go up and down, based on the highest U.S. Prime rate listed daily in the Wall Street Journal under "Money Rates" (the "Index"). The Index is not the lowest or best rate offered by Lender or other lenders. If the Index becomes unavailable, Lender will select some other interest rate index as the Index and notify Borrower. Lender will change the Annual Percentage Rate the day after the Index changes so that it is always 2.4 percentage points above the Index. If the Annual Percentage Rate goes up or down, the Daily Periodic Rate will also go up or down. The maximum Annual Percentage Rate is 2.75%. The minimum Annual Percentage Rate is 2.00%. Since the Index is now 8.75%, the initial Annual Percentage Rate for Borrower's Account is 11.15%, which is a Daily Periodic Rate of .03046%.

5. **Description of the Property.** Borrower gives Lender rights in the following Property:

a. The Land, which is located at (address) 4900 W. POTOMAC AVE, CHICAGO IL 60641. The Land has the legal description shown above in section 1.

b. All buildings and all other improvements and fixtures (such as plumbing and electrical equipment) that are now or will in the future be located on the Land.

c. All "easements, rights, hereditaments and appurtenances" that go along with the Land. These are rights that Borrower has as owner of the Land in other property.

NOTICE: See the other side for more contract terms. The Borrower agrees that the other side is a part of this Mortgage.

By signing this Mortgage, Borrower agrees to all of its terms.

William J. Chapman
Borrower
WILLIAM CHAPMAN

Ernestine Chapman
Borrower
ERNESTINE CHAPMAN

Borrower
STATE OF ILLINOIS)
COUNTY OF ILNBR009) ss.

The foregoing instrument was acknowledged before me this 4TH day of FEBRUARY, 19 88, by WILLIAM CHAPMAN AND ERNESTINE CHAPMAN, HUSBAND AND WIFE

Notary Public My Commission Expires Apr. 16, 1989

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Property of Cook County Clerk's Office

(Space Below This Line Reserved For Lender and Recorder)

1022850988

LEGAL DESCRIPTION:

6. **Notice of Variable Rate of Interest.** This Mortgage secures a line of credit that has a variable rate of interest. This means that the interest rate may increase or decrease from time to time, as explained in section 4.

7. **Finance Charge.** Borrower will pay a Finance Charge until Borrower has repaid everything owed under the Agreement. Lender figures the Finance Charge at the end of every monthly billing cycle. The monthly billing cycle runs from and including the first day of a month to and including the last day of that month. To figure the Finance Charge for a monthly billing cycle, Lender adds up the Finance Charges for each day in the billing cycle. To figure the Finance Charge for each day, Lender multiplies the Daily Periodic Rate times the Daily Balance of Borrower's Account on that day (for each day in the monthly billing cycle). Lender figures the Daily Periodic Rate by dividing the Annual Percentage Rate by 365 (or 366, in any Leap year). Lender determines the Daily Balance by first taking the beginning balance of Borrower's Account each day, adding any new advances, and subtracting any loan payments or other credits to the account and any unpaid Finance Charges. This gives Lender the daily balance for each day. Borrower pays a Finance Charge on loan advances and on certain other charges to Borrower's Account.

8. **Transfer of Rights in the Property.** Borrower mortgages, grants and conveys the Property to Lender subject to the terms of this Mortgage. This means that, by signing this Mortgage, Borrower is giving Lender those rights that are stated in this Mortgage and also those rights that the law gives to lenders who have taken mortgages on land. Borrower is giving Lender these rights to protect Lender from possible losses that might result if Borrower fails to keep the promises made in this Mortgage and in the Agreement.

9. **Termination of this Mortgage.** If Borrower pays to Lender all of the amounts owed to Lender under this Mortgage and under the Agreement, and keeps all promises made in this Mortgage and in the Agreement, then Lender's rights in the Property will end. Lender will send Borrower a document stating this and Borrower can file it with the county in which the Property is located.

10. **Promises of Borrower.**—Borrower promises that:
a. Borrower owns the Property;
b. Borrower has the right to mortgage, grant, and convey the Property to Lender; and
c. There are no claims or charges outstanding against the Property except any mortgages that are currently shown in the office where real estate records are filed for the county where the Property is located.

Borrower gives a general warranty of title to Lender. This means that Borrower will be fully responsible for any losses which Lender suffers because someone other than Borrower has some of the rights in the Property that Borrower promises to have. Borrower will defend ownership of the Property against any claims of such rights.

11. **Borrower's Promise to Pay—The Agreement.** Borrower promises promptly to pay all amounts due on the Agreement.

12. **Borrower's Promise to Pay—Charges and Assessment.** Borrower promises to pay all present and future liens, taxes, assessments, utility bills, and other charges on the Property, including any amounts on any prior mortgage, as they become due.

13. **Borrower's Promise to Buy Hazard Insurance.** Borrower promises to obtain a hazard insurance policy naming lender as mortgagee, and which covers all buildings on the Property. The insurance must be satisfactory to Lender and must cover loss or damage caused by fire and hazards normally covered by "extended coverage" hazard insurance policies. The insurance must be in the amounts and for the periods of time required by the Lender. Borrower will notify Lender promptly if there is any loss or damage to the Property. Lender may file a "Proof of Loss" form with the insurance company. Borrower directs the insurance company to pay all "Proceeds" to Lender. "Proceeds" are any money that the insurance company owes to the borrower under the policy. Unless Lender agrees in writing that the Proceeds can be used differently, the Proceeds will be applied to pay the amount Borrower owes Lender.

If any Proceeds are used to reduce the amount which Borrower owes Lender under the Agreement, Borrower will still have to make the regular payments under the Agreement until the entire amount Borrower owes is paid in full.

If Lender forecloses this Mortgage, anyone who buys the Property at the foreclosure sale will have all the rights under the insurance policy.

14. **Borrower's Promise to Buy Flood Insurance.** If the Land or any part of the Land is located in a designated official flood-hazardous area, the Borrower promises to buy flood insurance in the maximum amount available or the amount secured by this Mortgage, whichever is less. Borrower agrees to direct that any money payable under the flood insurance will be paid to Lender, but Borrower will still have to make regular payments under the Agreement until the entire amount Borrower owes is paid in full.

15. **Borrower's Promise to Maintain the Property.** Borrower promises that Borrower won't damage or destroy the Property. Borrower also promises to keep the Property in good repair. If any improvements are made to the Property, Borrower promises that they won't be removed from the Property.

16. **Lender's Right to Take Action to Protect the Property.** If (1) Borrower does not keep the promises and agreements made in this Mortgage, or (2) someone (Borrower or anyone else) begins a legal proceeding that may significantly affect Lender's rights in the Property (such as, for example, a legal proceeding in bankruptcy, or to condemn the Property), 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 under this section may include, for example, paying any amount due under any prior mortgage, appearing in court, paying reasonable attorneys' fees, and entering on the Property to make repairs.

Borrower promises to pay Lender all amounts that Lender pays under this section. If Lender pays an obligation, Lender will have all of the rights that the person Lender paid would have had against Borrower. This Mortgage covers all these amounts that Lender pays, plus interest at the rate that is figured as if the money had been given under the Agreement, or if that rate violates the law, then at the highest rate that the law allows.

17. **Lender's Rights.** Any failure or delay by Lender in enforcing the rights that this Mortgage or the law give it, will not cause Lender to give up those rights. Lender may exercise and enforce any of its rights until the Mortgage ends. Each right that this Mortgage gives to Lender is separate. Lender may enforce and exercise them one at a time or all at once.

18. **Joint Borrowers.** Each person that signs this Mortgage is responsible for keeping all of the promises made by "Borrower." Lender may choose to enforce its rights against anyone signing the Mortgage as an individual or against all of them. However, if someone signed this Mortgage but did not sign the Agreement, then that person will not be required to pay any amount under the Agreement, or will have signed only to give Lender the rights that person has in the Property under the terms of this Mortgage.

19. **Notices.** Unless the law requires differently, or unless Borrower tells Lender differently, any notice that must be given to Borrower will be delivered or mailed to Borrower at the address shown in section 5. Notices that must be sent to Lender will be given by mailing them to Lender's address also shown in section 2. Any notice will be "given" when it is mailed, or when it is delivered according to this paragraph.

20. **Selling the Property.** Borrower agrees not to sell or transfer all or any part of the Property, or any rights in the Property, without the Lender's written consent. This includes sale by Contract for Deed.

21. **No Defaults Under Prior Mortgages.** If there is already a mortgage against the Property, the Borrower promises that there will never be a default under that mortgage.

22. **No Other mortgages.** Borrower agrees not to mortgage all or any part of the Property or allow anyone else to have a lien on the property without the Lender's written consent.

23. **Lender's Remedies—Foreclosure.** If Borrower fails to keep each and every promise made in this Mortgage and in the Agreement, including the promise to pay everything owed to Lender when it is due, Lender may demand that Borrower immediately pay the entire amount that hasn't been paid under the Agreement and the Mortgage. This is called "Acceleration." Lender may Accelerate without making any further demand for payment. However, Lender will first send Borrower a written notice by certified mail which states:

- a. The promise that Borrower failed to keep;
- b. The action Borrower must take to correct that failure;
- c. The date, at least 30 days away, by which the failure must be corrected;
- d. That if Borrower doesn't correct the failure by that time, there will be a default, and that Lender will Accelerate, and if Borrower doesn't pay, Lender or another person may buy the Property at a foreclosure sale;
- e. That the Borrower may reinstate the Mortgage after Acceleration; and
- f. That Borrower may bring suit in court to argue that all promises were kept and to present any other defenses Borrower has to Acceleration.

If the Borrower does not correct the failure by the stated date in the notice Lender may foreclose this Mortgage according to law. Borrower gives Lender a power to sell the Property at a public auction if permitted by law. Borrower also agrees to pay Lender's attorneys' fees for the foreclosure in the maximum amount allowed by law. Lender will apply the proceeds of the foreclosure sale to the amount Borrower owes under this Mortgage, and to the costs of the foreclosure and the Lender's attorneys' fees.

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11/23
Lynn City, Nevada
800 N. Flamingo Ave
River Forest, IL

MAIL TO



DEPT-01 \$14.25
143333 TRM 0264-02/08/85 44:47:00
COOK COUNTY RECORDER

88058203

Property of Cook County Clerk's Office

TCF Banking and Savings, F.A.
801 Marquette
Minneapolis, Minnesota 55402

27. Paragraph Headings. The headings of the paragraphs are for convenience only, and are not a part of this Mortgage.

25. Cancellation. If all or part of the Property is condemned, Borrower directs the party condemning the Property to pay all of the money used of ferently. If Lender uses the money to reduce the amount Borrower owes Lender, unless Lender agrees in writing that the proceeds can be used of ferently, Lender will apply the money to pay the amount Borrower owes Lender, before the homestead is foreclosed.

25. Waiver of Homestead. Under the exemption laws, Borrower's homestead is usually free from the claims of creditors. Borrower gives up the exemption right for all claims arising out of the Mortgage. This includes Borrower's right to demand that property other than Borrower's homestead that has been mortgaged to Lender be foreclosed first, before the homestead is foreclosed.

24. Obligations After Assignment. Any person who takes over Borrower's right or obligations under this Mortgage with Lender's consent will have Borrower's rights and will be obligated to keep all of the promises Borrower made in this Mortgage. Any person or organization who takes over Lender's rights or obligations under this Mortgage will have all of Lender's rights and must keep all of Lender's obligations under this Mortgage.

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VARIABLE RATE RIDER

THIS VARIABLE RATE RIDER is made this 4TH day of FEBRUARY, 19 88 and is incorporated into and shall be deemed to amend and supplement the Mortgage (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Variable Rate Note to TCF BANKING & SAVINGS, F.A. (the "Lender") of the same date (the "Note") and covering the property described in the Security Instrument and located at:

4900 W. POTOMAC AVE, CHICAGO, IL 60651
(Property Address)

The Note contains provisions allowing for changes in the interest rate whenever the "index rate" changes, and for annual adjustments to the Borrower's payment amounts.

ADDITIONAL COVENANTS.

In addition to the covenants and agreements made in the Security Instrument, the Borrower and Lender further covenant and agree as follows:

CHANGES IN PAYMENT SCHEDULE DUE TO INTEREST RATE CHANGES.

The Note provides for an initial interest rate of 11.15 %, and also provides for changes in the interest rate and payment schedule as follows:

Borrower's interest rate will be a variable rate of 2.40 % in excess of the highest U.S. prime rate listed daily in the *Wall Street Journal* under "Money Rates" (the "index rate"). If, during the term of the Note, the index rate decreases, the interest rate will also decrease. If the index rate increases, the interest rate will also increase. The interest rate of the Note will change 45 days after the index rate changes. The interest rate will never be more than 21.75 % or less than 9.00 %.

The Borrower's monthly payment will change annually on each anniversary date of the first payment due date. The Lender will determine the amount of the monthly payment that would be large enough to repay the unpaid principal balance of the Note plus interest on that amount in full by the final payment due date. The Lender will use the interest rate in effect on the anniversary date of the date of the Note to make this calculation.

The Borrower will continue to make monthly payments until the unpaid principal and interest have been paid in full. Interest rate increases may extend the Borrower's original payment schedule.

If the Note has not been paid in full by _____, the Borrower will pay all remaining principal and interest in full on that date.

NOTICE.

The Lender will mail or deliver to the Borrower a notice of any changes in the amount of the regular payment before the date when the change becomes effective.

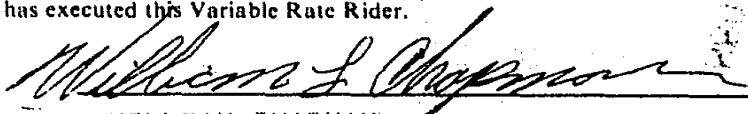
LOAN CHARGES.

If the loan secured by the 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 permitted limits, then: (1) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (2) 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 under the Note.

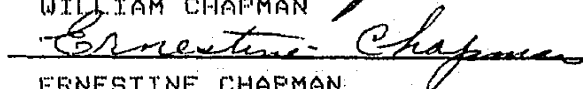
LEGISLATION.

If, after the date hereof, enactment or expiration of applicable laws have the effect either of rendering the provisions of the Note, the Security Instrument or this Variable Rate Rider (other than this paragraph) unenforceable according to their terms, or all or any part of the sums secured hereby uncollectable, as otherwise provided in the Security Instrument and this Variable Rate Rider, or of diminishing the value of Lender's security, then Lender, at Lender's option, may declare all sums secured by the Security Instrument to be immediately due and payable.


IN WITNESS WHEREOF, Borrower has executed this Variable Rate Rider.



WILLIAM CHAPMAN (Seal)
-Borrower



ERNESTINE CHAPMAN (Seal)
-Borrower

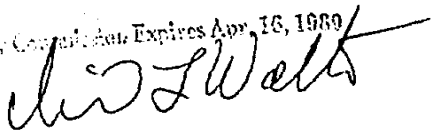


(Seal)
-Borrower

(Sign Original Only)

LND 34 (6/87) III.

Copy of this document Expires Apr. 16, 1989



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PROPERTY OF THE COUNTY OF COOK, ILLINOIS
The undersigned, Clerk of the Board of Supervisors of Cook County, Illinois, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the Board of Supervisors of Cook County, Illinois, and that the same is a true and correct copy of the original as the same appears in the records of the Board of Supervisors of Cook County, Illinois.

CLERK OF THE BOARD OF SUPERVISORS, COOK COUNTY, ILLINOIS

The Board of Supervisors of Cook County, Illinois, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the Board of Supervisors of Cook County, Illinois, and that the same is a true and correct copy of the original as the same appears in the records of the Board of Supervisors of Cook County, Illinois.

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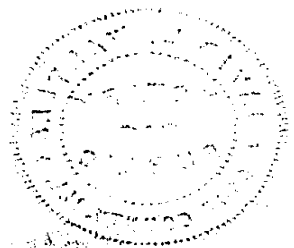
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