

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY

WHEN RECORDED MAIL TO:
HOME SAVINGS OF AMERICA
P.O. BOX 7075
PASADENA, CALIFORNIA 91109-7075

89473397

ALL NOTICES TO LENDER SHALL BE
MAILED OR DELIVERED TO THE ABOVE
ADDRESS

Mortgage and Assignment of Rents ADJUSTABLE INTEREST RATE LOAN

LOAN NO. 1113197-6

This Mortgage, made this 28th day of SEPTEMBER, 1989, between
MICHAEL G. KRUNSEE AND TERISSA A. KRUNSEE, HUSBAND AND WIFE AND RAULINES K. HARTMANN
AND CELESTE HARTMANN, HUSBAND AND WIFE

herein called BORROWER, whose address is 114 SOUTH BOBBY LANE
(number and street)
MOUNT PROSPECT IL 60056
(city) (state) (zip code)
, and

and HOME SAVINGS OF AMERICA, F.A., a corporation herein called LENDER, whose address is P.O. Box 7075, Pasadena, California 91109-7075.

WITNESSETH: Borrower hereby grants, conveys, mortgages and warrants to Lender the real property legally described as follows:

LOT 44 IN FUNK'S MOUNT PROSPECT GARDENS, BEING A RESUBDIVISION OF PART OF LOTS "J" AND "K" IN KIRCHOFF'S SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS 114 SOUTH BOBBY LANE, MOUNT PROSPECT, IL. 60056

PTN: 98-11-113-027-0000

DEPT-01 RECORDING \$14.25
193333 TRAM 7544 10/05/89 13:33:00
88960 # C: #-89-473397
COOK COUNTY RECORDER

89473397

Together with all interest which Borrower now has or may hereafter acquire in or to said property, and in and to (a) all easements and rights of way appurtenant thereto, and (b) all buildings, structures, improvements, fixtures and appurtenances now or hereafter placed thereon, including, but not limited to, all apparatus and equipment, whether or not physically affixed to the land or any building, used to provide or supply air-cooling, air-conditioning, heat, gas, water, light, power, refrigeration, ventilation, laundry, drying, dishwashing, garbage disposal or other services, and all waste vent systems, antennas, pool equipment, window coverings, drapes and drapery rods, carpeting and floor covering, awnings, ranges, ovens, water heaters and attached cabinets; it being intended and agreed that such items be conclusively deemed to be affixed to and to be part of the real property that is conveyed hereby; and (c) all water and water rights (whether or not appurtenant); Borrower agrees to execute and deliver, from time to time, such further instruments as may be requested by Lender to confirm the lien of this Mortgage on any such properties. The properties conveyed to Lender hereunder are hereinafter referred to as "such property."

The Borrower absolutely and irrevocably grants, transfers and assigns to Lender the rents, income, issues, and profits of all property covered by this Mortgage

FOR THE PURPOSE OF SECURING:

(1) Payment of the sum of \$ 105,000.00 with interest thereon according to the terms of a promissory note of even date herewith and having a final maturity date of OCTOBER 10, 2029 made by Borrower, payable to Lender or order, and all modifications, extensions or renewals thereof (2) Payment of such sums as may be incurred, paid out, or advanced by Lender, or may otherwise be due to Lender, under any provision of this Mortgage and all modifications, extensions or renewals thereof (3) Performance of each agreement of Borrower contained herein or incorporated herein by reference or contained in any papers executed by Borrower relating to the loan secured hereby (4) Performance, if the loan, secured hereby or any part thereof is for the purpose of constructing improvements on such property, of each provision or agreement of Borrower contained in any building loan agreement or other agreement between Borrower and Lender relating to such property (5) The performance and keeping by Borrower of each of the covenants and agreements required to be kept and performed by Borrower pursuant to the terms of any lease and any and all other instruments creating Borrower's interest in or defining Borrower's right in respect to such property (6) Compliance by Borrower, with each and every monetary provision to be performed by Borrower under any declaration of covenants, conditions and restrictions pertaining to such property or any declaration of condominium ownership and upon written request of Lender, the enforcement by Borrower of any covenant to pay maintenance or other charges, if the same have not been paid or valid legal steps taken to enforce such payment within 90 days after such written request is made (7) At Lender's option, payment, with interest thereon, of any other present or future indebtedness or obligation of Borrower (or of any successor in interest of Borrower to such property) due to Lender, whether created directly or acquired by absolute or contingent assignment, whether due or not, whether otherwise secured or not, or whether existing at the time of the execution of this Mortgage or arising thereafter, the exercise of such option to be evidenced by a notice in writing to Borrower or any successor in interest of Borrower (8) Performance of all agreements of Borrower to pay fees and charges to the Lender whether or not herein set forth (9) Payment of charges, as allowed by law when such charges are made, for any statement regarding the obligation secured hereby.

1425

TO PROTECT THE SECURITY OF THIS MORTGAGE BORROWER AGREES

1. Construction or Improvements. To complete in good and workmanlike manner any building or improvement or repair relating to the property...

2. Repair and Maintenance of Property. The Borrower shall maintain in good condition and repair the property in the same condition (reasonable wear and tear)...

3. Fire and Casualty Insurance. The Borrower shall provide and maintain in force at all times fire and other types of insurance with respect to such property...

4. Life, Health or Accidental Insurance. If Borrower shall maintain life, accident or health insurance and Lender shall be the owner or holder of any policy...

5. Taxes and Other Sums Due. To pay, satisfy and discharge (a) all taxes and other sums due on such property, with interest, on or before the date which the date such amounts become due...

6. Fees or Charges. The Borrower shall pay to Lender all fees or charges for any statement regarding the obligation secured hereby in any amount demanded by Lender not to exceed the maximum amount allowed by law...

7. Condemnation and Injury to Property. All sums due, paid or payable to Borrower or any successor in interest to Borrower or any other person...

8. Disposition of the Proceeds of any Insurance Policy. Condemnation or other Recovery. The amount received by Lender pursuant to this Mortgage Agreement...

9. Litigation. Borrower shall defend and pay the cost of all suits, actions, claims and demands for damages or recovery for the lien hereon, including but not limited to...

10. Loan on Leasehold Estate. If such property includes a leasehold estate, Borrower agrees to comply with all of the terms, conditions and provisions of the instrument...

11. Imposition. To pay to Lender, if Lender shall so request in addition to any other payments required hereunder, monthly advance installments as estimated by Lender for taxes, assessments, insurance premiums, ground rents or other obligations secured by this Mortgage...

12. Impound. In lieu of being applied to any of the purposes for which the impound account is established, Lender will make such reports of performance of any of the covenants...

13. Disposition of the Proceeds of any Insurance Policy. Condemnation or other Recovery. The amount received by Lender pursuant to this Mortgage Agreement...

14. Taxes and Other Sums Due. To pay, satisfy and discharge (a) all taxes and other sums due on such property, with interest, on or before the date which the date such amounts become due...

15. Fees or Charges. The Borrower shall pay to Lender all fees or charges for any statement regarding the obligation secured hereby in any amount demanded by Lender not to exceed the maximum amount allowed by law...

16. Condemnation and Injury to Property. All sums due, paid or payable to Borrower or any successor in interest to Borrower or any other person...

17. Disposition of the Proceeds of any Insurance Policy. Condemnation or other Recovery. The amount received by Lender pursuant to this Mortgage Agreement...

18. Litigation. Borrower shall defend and pay the cost of all suits, actions, claims and demands for damages or recovery for the lien hereon, including but not limited to...

Vertical stamp or text on the left margin.

first obtained

11) **Prepayment Charge:** To pay any prepayment charge required under any note or obligation secured by this Mortgage in the event that Borrower shall not be satisfied in the performance of any obligation secured by this Mortgage and Lender, by reason thereof, shall have the right to demand all sums secured by this Mortgage immediately due and payable.

12) **Failure of Borrower to Comply with Mortgage:** Should Borrower fail to make any payment, or fail to do any act required in this Mortgage, or fail to perform any obligation secured by this Mortgage, or do any act Borrower agreed not to do, Borrower shall be in default under this Mortgage. Lender, but without obligation so to do, and without notice to or demand upon Borrower and without releasing Borrower from any obligation hereof, and without constituting the validity of amount of the same, may (a) pay or do the same in such manner and to such extent as it may deem necessary to protect the security hereof, Lender being authorized to enter upon such property for such purposes; (b) pay purchase, control or compromise any encumbrance, charge or lien, which in its judgment is or appears to be prior or superior hereof; and (c) in exercising any such power pay necessary expenses. Borrower agrees to repay any amount so expended on demand of Lender.

13) **Sums Advanced to Bear Interest and To Be Added to Indebtedness:** To pay immediately upon demand any sums advanced or paid by Lender or Borrower under any clause or provision of this Mortgage. Any such sum, until so repaid, shall be secured herein and bear interest from the date it was advanced or paid at the same interest rate, as may be adjusted from time to time, as such indebtedness, and shall such sum and interest thereon be secured by this Mortgage.

14) **Application of Funds:** Lender shall have the right at its sole discretion to direct the manner in which payments or proceeds shall be applied upon or allocated among the various items constituting Borrower's indebtedness or obligations secured hereof.

15) **Obligation of Borrower Joint and Several:** If more than one person is named as Borrower, each obligation of Borrower shall be the joint and several obligation of each such person.

16) **Acceleration Clause: Right of Lender to Declare All Sums Due on any Transfer, Etc.** Lender shall have the right at its option, to declare any indebtedness and obligations secured hereby, irrespective of the maturity date specified in any note or agreement evidencing the same due and payable within 30 days after such declaration if: (a) Borrower or any successor in interest to Borrower of such property sells, enters into a contract of sale, conveys or alienates such property or any part thereof, or suffers his title or any interest therein to be divested, whether voluntarily or involuntarily or leases such property or any part thereof for a term of more than 2 years, or changes or permits to be changed the character or use of such property, or drills or extracts or enters into a lease for or extracting oil, gas or other hydrocarbon substance or any mineral of any kind or character on such property; or (b) Borrower is a partner, partner and the interest of a general partner, is assigned, or (c) Borrower is a corporation and more than 25% of the corporate stock thereof is sold, transferred or assigned, or (d) Borrower is a trust and there is a change of beneficial interest with respect to more than 25% of such property; or (e) Borrower has made any material misrepresentation or failed to disclose any material fact in those certain financial and other written reports, representations and disclosures made by Borrower in order to induce Lender to enter into the transaction evidenced by the promissory note or notes or agreements which this Mortgage secures.

17) **No Waiver by Lender:** No waiver by Lender of any right under this Mortgage shall be effective unless in writing. Waiver by Lender of any right granted by Lender under this Mortgage or of any provision of this Mortgage as to any transaction or occurrence shall not be deemed a waiver as to any future transaction or occurrence. By accepting payment of any sum secured hereby after its due date or by making any payment or performing any act of default of Borrower that Borrower was obligated hereunder, but failed, to make or perform, or by adding any payment so made by Lender to any indebtedness secured hereby, Lender does not waive its right to require prompt payment hereof due to it or other sums so secured or to require prompt performance of all other acts required hereunder, or to declare a default for failure so to pay such other sums or to perform any other act.

18) **Modification in Writing:** This Mortgage cannot be changed or modified except as otherwise provided in this Mortgage or by agreement in writing signed by Borrower or any successor in interest to Borrower, and Lender.

19) **Right to Collect and Receive Rents and Profits:** Notwithstanding any other provisions hereof, Lender hereby grants permission to Borrower to collect and retain the rents, income, issues and profits of such property as they become due and payable but Lender reserves the right to revoke such permission at any time, with or without cause by notice in writing to Borrower, mailed to Borrower at the last known address. In any event, such permission to Borrower automatically shall be revoked upon default by Borrower in payment of any indebtedness secured hereby or in the performance of any agreement hereunder. On any such default, Lender may at any time without notice, either in person, by agent, or by receiver, to be appointed by the court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of such property, or any part thereof, make, cancel, enforce or modify leases, obtain and effect rents, set off or modify rents, in its own name sue for or otherwise collect the rents, income, issues and profits including those past due and unpaid, and apply the same less costs and expenses of operation and collection, upon any indebtedness secured hereby and in such order as Lender may determine and except for such application, Lender shall not be liable to any person for the collection or non-collection of any rents, income, issues or profits, or the failure to do so, or the failure to enforce or enforce any of the foregoing rights. The entering upon and taking possession of such property, the collection of such rents, income, issues or profits, the doing of other acts herein authorized, and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

20) **Remedies:** No remedy herein provided shall be exclusive of any other remedy herein or now or hereafter existing by law, but shall be cumulative. Every power or remedy hereby given to Lender or to which either of them may be otherwise entitled, may be exercised from time to time and as often as may be deemed expedient by them, and either of them may pursue inconsistent remedies. If Lender holds any additional security for any obligation secured hereby, it may enforce the sale thereof, either before, concurrently with or after any Mortgagee's sale is made hereunder, and on any default of Borrower. Lender may, at its option, offset against any indebtedness owing by it to Borrower, the whole or any part of the indebtedness secured hereby. The Lender is hereby authorized and empowered at its option, without any obligation so to do, and without affecting the obligations hereof, to apply toward the payment of any indebtedness secured hereby, any and all moneys, or credits of or belonging to Borrower and which the Lender may have in its possession or under its control, including, among other things, any moneys held by Lender under paragraph (b) hereof. In order to assure the definiteness and certainty of the rights and obligations herein provided, Borrower waives any and all rights of offset which Borrower now or hereafter may have against Lender, or claims and no offset made by Lender shall relieve Borrower from payment of all other items which under the terms hereof constitute indebtedness secured by this Mortgage, third any surplus to Borrower, his legal representatives or assigns, as their rights may appear.

21) **Appointment of Receiver:** Upon or at any time after the filing of a complaint to foreclose this Mortgage the court in which such complaint may appear a receiver of the property or may appoint Lender as Mortgagee in possession. Such appointment may be made either before or after notice, without notice, without regard to the solvency or insolvency of the receiver. The value of the property complained of may be determined by the court or by a referee appointed by the court. Such receiver or Mortgagee in possession shall have power to collect the rents, issues and profits of the premises during the pendency of such foreclosure suit, as well as during any further time when Borrower or other powers which may be necessary for the protection of the property, possession, control, management and operation of the property during the whole said period. The court from time to time may authorize the receiver or Mortgagee in possession to apply the net income held by either of them in whole or in part to the indebtedness and other sums secured hereby, or in payment of any tax, special assessment or other lien which may be or become superior to the lien hereof or superior to a decree for foreclosure of this Mortgage, provided such application is made prior to foreclosure sale. In case of a judicial sale, the property, or so much thereof as may then be affected by this Mortgage, may be sold in one parcel.

22) **Waiver of Statute of Limitations:** Time is of the essence as to all of Borrower's obligations hereunder and to the extent permitted by law. Borrower waives all present or future statutes of limitation with respect to any debt, demand or obligation secured hereby in any action or proceeding for the purpose of enforcing this Mortgage or any rights or remedies hereunder.

Accepted For

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(24) Future Advances. Upon receipt of Borrower Lender at Lender's option prior to release of this Mortgage may make Future Advances to Borrower. Such Future Advances with interest thereon shall be secured by this Mortgage when evidenced by promissory notes stating that said notes are secured hereby. At no time shall the principal amount of indebtedness secured by this Mortgage, not including sums advanced in accordance herewith to protect the security of this Mortgage exceed the original amount of the Note plus NONE

(25) Inspection and Business Records. Lender at any time during the continuation of this Mortgage may enter and inspect such property at any reasonable time. Borrower agrees that in the event that such property is now or hereafter used for commercial or residential income purposes, that when requested by Lender, Borrower will promptly deliver to Lender such certified financial statements and profit and loss statements of such types and at such intervals as may be required by Lender which will be in form and content prepared according to the generally accepted accounting principles and practices, which statements shall cover the financial operations relating to such property, and Borrower further agrees, when requested by Lender, to promptly deliver, in writing such further additional information as required by Lender relating to any of such financial statements.

(26) Governing Law: Severability. The loan secured by this Mortgage is made pursuant to and shall be construed and governed by the laws of the United States and the rules and regulations promulgated thereunder including the federal laws, rules and regulations for federal savings and loan associations. If any paragraph, clause or provision of this Mortgage or the note or any other notes or obligations secured by this Mortgage is determined by a court of competent jurisdiction to be void, invalid or unenforceable, such decision shall affect only those paragraphs, clauses or provisions so determined and shall not affect the remaining paragraphs, clauses and provisions of this Mortgage or the note or other notes secured by this Mortgage.

(27) Offsets. No indebtedness secured by this Mortgage shall be offset or compensated or shall be deemed to have been offset or compensated by all or part of any claim, cause of action, counterclaim or part of any claim, cause of action, counterclaim or crossclaim, whether liquidated or unliquidated, which Borrower now or hereafter may have or may claim to have against Lender, and, in respect to the indebtedness now or hereafter secured hereby, Borrower waives, to the fullest extent permitted by law, any and all rights of offset which Borrower now or hereafter may have or claim to have in respect to all or part of the indebtedness secured hereby, and further waives the benefits of any applicable law, regulation or procedure which provides or substantially provides that, where cross-demands for money have existed between any persons at any point in time when neither demand was barred by the applicable statute of limitations, and an action is thereafter commenced by one such person, the other person may assert in his answer the defense of payment in that the two demands are compensated so far as they equal each other, notwithstanding that an independent action asserting his claim would at the time of filing his answer be barred by the applicable statute of limitations.

(28) Misrepresentation or Nondisclosure. Borrower has made certain written representations and disclosures in order to induce Lender to make the loan evidenced by the note or notes which this Mortgage secures, and in the event that Borrower has made any misrepresentation of material fact or failed to disclose any material fact, Lender, at its option and without prior notice, shall have the right to declare the indebtedness secured by this Mortgage, irrespective of the maturity date specified in the note or notes, immediately due and payable.

(29) Waiver of Homestead. Borrower hereby waives all right of homestead exemption in such property.

(30) Notice to Borrower. Any notice to the Borrower provided for in the note or this Mortgage shall be deemed given when it is deposited in the United States mail, postage prepaid, addressed to the Borrower at the address of the Borrower as it appears in Lender's records pertaining to the loan evidenced by the note at the time notice is given.

(31) General Provisions. (a) This Mortgage applies to, inures to the benefit of and binds, in parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. (b) The term "Lender" shall mean the owner and holder including a pledgee of any note secured hereby, whether or not named as Lender herein. (c) Wherever the context so requires, the masculine gender includes the feminine and neuter, the singular number includes the plural, and vice versa. (d) Captions and paragraph headings used herein are for convenience only, are not a part of this Mortgage and shall not be used in construing it.

(32) Adjustable Rate Mortgage Provisions. The Note which this Mortgage secures is an adjustable mortgage loan on which the interest rate may be adjusted from time to time in accordance with a monthly increase or decrease in an index, all as provided in said Note. From time to time the monthly installment payments due under said Note may not be sufficient to pay all interest due in which case unpaid interest will be added to principal. In no case shall the unpaid interest added to the principal exceed 150% of the original principal indebtedness.

BORROWER REQUESTS THAT A COPY OF ANY NOTICE OF DEFAULT AND OF ANY NOTICE OF SALE HEREUNDER BE MAILED TO BORROWER AT THE ADDRESS HEREBY ABOVE SET FORTH

Signature of Borrower

Michael G. Krumsee
MICHAEL G. KRUMSEE

Rawlings K. Hartmann
RAWLINGS K. HARTMANN

Terissa A. Krumsee
TERISSA A. KRUMSEE

Celeste Hartmann
CELESTE HARTMANN

State of Illinois

Cook County ss.

Cindy P. Schwartz

a notary public in and for said county and state do hereby certify that

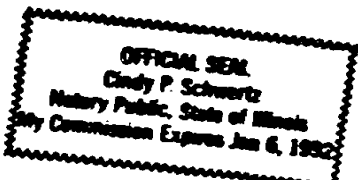
MICHAEL G. KRUMSEE AND TERISSA A. KRUMSEE, HUSBAND AND WIFE AND RAWLINGS K. HARTMANN AND CELESTE HARTMANN, HUSBAND AND WIFE

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

Given under my hand and official seal, this 28th day of September 1992

My commission expires 1-6-92

Cindy P. Schwartz
Notary Public



LOAN NO. 1113197-6

5041753097