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If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the insurance in effect until such time as the requirement for the insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

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

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

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

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

11. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

12. Loan Charges. If the loan secured by this 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 the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) 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 without any prepayment charge under the Note.

13. Legislation Affecting Lender's Rights. If enactment or expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument unenforceable according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall take the steps specified in the second paragraph of paragraph 17.

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

17. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note had no acceleration occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraphs 13 or 17.

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Leender may make action under this paragraph 7, Leender does not have to do so.

7. Protection of Leenders' Rights in the Property: Mortgagor fails to perform the covenants and agreements under the mortgage in writing.

6. Preparation and Maintenance of Property: Lessees shall keep the property in good condition and repair, and shall not commit waste or damage to the property.

When the notice is given, unless a lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not exceed the amount of the monthly payments referred to in paragraph 19 of the agreement prior to the acquisition.

carries a risk. Lenders may make a profit of loss if not made promptly by Bo. 2(w).

Unless a lender and borrower otherwise agree in writing, insurance premium or capital of the property, if the restoration or replacement economically feasible or lendable, a security is not lessened. If the restoration or repayment is not economic or feasible or lendable, a security is not lessened. If the restoration or repayment is not economic or feasible or lendable, a security is not lessened. If the restoration or repayment is not economic or feasible or lendable, a security is not lessened.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause under which Lender shall have the right to hold the policy and renewals until notice to Lender and until payment in full of all premiums and renewals due, Borrower shall promptly give to the Lender full receipts for paid premiums and renewals in the event of loss; Borrower, shall give prompt notice to the Lender if he receives full payment in full of all premiums and renewals in the event of loss.

5. Hazard Insurance. Borrower shall keep the term insurance existing or hereafter created on the property of the Borrower in full force and effect until paid in full.

Borrower shall promptly discharge any lien which has priority over this Security Interest unless Borrower: (a) agrees in writing to the payment of the obligation, executed by the lien in a manner acceptable to Lender; (b) consents in good faith to the lien by, or defends against enforcement of the lien in legal proceedings which are held in good faith to determine title to the property; (c) secures from the holder of the lien an instrument satisfactory to Lender.

Paragraphs 1 and 2 shall be propounded first, to late charges due under Note: second, to prepare a complaint of charges due under Note: third, to amounts payable under Paragraph 2; fourth, to interests due: and last, to principal due.

Upon payment in full of all sums secured by this instrument as recited by Lender, Lender shall promptly refund to Borrower any Funds held by Lender if under parraph 19 the property is sold or acquired by Lender, Lender shall apply, no later than immediately after the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application for payment of the sums secured by this Security Instrument.

reporrtling service shall not be a charge for purposes of the preceding sentence. Borrower and Lender may agree in writing that interest shall be paid on the Funds at an agreed rate applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or fees under this Agreement if made or received by the Funds until they are received by the Funds from the Borrower, without charge, unless an unusual accountings 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.

The Funds shall be held in an institution 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, or state agency (including Lender if Lender is such an institution). Lender may not charge for holding funds and applying them to pay escrow items, unless Lender pays Borrower's interest on the Funds and applies them to make such a charge. A charge assessed by Lender under paragraph 10.10 above shall be paid by Lender to Borrower's account to pay the cost of an independent tax by Lender in connection with Borrower's encircling into the Security instrument to pay the cost of an independent tax.

one-at-a-time or (a) yearly taxes and assessments which may strain household budgets of current residents of rural areas.

1. Payment of Principal and Interest; Preparation and Late Charges.
2. Funds for Taxes and Insurance.
3. Payment of Debts due to Merchants and Preparers.

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

1989 MAY 11 AM 10:55

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MORTGAGE

265245-5

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THIS MORTGAGE ("Security Instrument") is given on **MAY 4**
1989. The mortgagor is **JERRY J. ADAMS AND MARY A. ADAMS, HUSBAND AND WIFE**

("Borrower"). This Security Instrument is given to **THE TALMAN HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF ILLINOIS**, which is organized and existing under the laws of **THE UNITED STATES OF AMERICA**, and whose address is **4242 NORTH HARLEM NORRIDGE, ILLINOIS 60634** ("Lender").
Borrower owes Lender the principal sum of **SIXTY THOUSAND AND NO 100**

Dollars (U.S.) **60,000.00**). 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 **JUNE 1, 2019**. 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 158 IN WEATHERSFIELD UNIT 3, BEING A SUBDIVISION IN SECTION 20 AND 21, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 1961 AS DOCUMENT 18132630 IN COOK COUNTY, ILLINOIS.

✓ 07-20-408-004-0000

which has the address of **220 SOUTH BRAINTREE DRIVE**
(Street)

SCHAUMBURG
(City)

Illinois **60193** ("Property Address");
[Zip Code]

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

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

This SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

