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SEPT-01 114.25
T#4444 TRAN 0973 07/24/89 11.01.00
#1704 # D *--42--336804
COOK COUNTY RECORDER

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This instrument was prepared by:
Carole Ziemian



40 S. Lincoln St. • Hinsdale, IL 60521 • (708) 327-1000

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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on June 15, 1989. The mortgagor is HARRIS BANK HINSDALE, National Association as Trustee under Trust Agreement dated July 1, 1986, and known as Trust Number 1323, and not personally ("Borrower"). This Security Instrument is given to HARRIS BANK HINSDALE, National Association, which is organized and existing under the laws of The United States of America, and whose address is 50 South Lincoln, Hinsdale, Illinois 60522-0040 ("Lender"). Borrower owes Lender the principal sum of Four Hundred Thousand and 00/100 Dollars, U.S. \$ 400,000.00. 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 15, 1990. 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:

The North 30 feet of Lot 2 and the South 30 feet of Lot 3 in Block 2 in the Subdivision of that part of the West 1/2 of the Southwest 1/4 of Section 6, Township 38 North, Range 12 East of the Third Principal Meridian, lying North of the Chicago, Burlington and Quincy Railroad Company's right of way (except the North 241.56 feet of said West 1/2 of said Southwest 1/4), in Cook County, Illinois.

18-06-313-008

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which has the address of 209 North County Line Road Hinsdale
Illinois 60521 Property Address (Cook)

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.

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.

#1400 paid

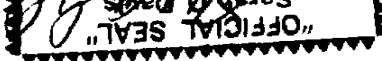
L-304563-0318

LAND TITLE CO.

Property of Cook County Clerk's Office

Mail to: HARRIS BANK HINSDALE - 50 South Lincoln - Hinsdale, Illinois 60522-0040

My Commission Expires 8/31/90
Notary Public, State of Illinois
Sara J. Papp



My Commission Expires: June 19, 1989
Given under my hand and Notarial Seal this 15th day of

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, do hereby certify that Jane, Hale
AVP & Land Trust (Officer of Harris Bank Hinsdale, National Association and
AVP of said corporation, personally known to me to be the same person whose name are
subscribed to the foregoing instrument as such Trust Officer and AVP, respectively,
appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free
and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth; that the
said Corporation is duly organized and validly existing under the laws of the State of Illinois and is authorized to execute and
perform the acts hereinbefore set forth and to execute and perform the acts hereinbefore set forth for the purposes and
objects hereinbefore set forth. Given under my hand and Notarial Seal this 15th day of

STATE OF ILLINOIS)
COUNTY OF DuPage)
(ss)

ATTEST: Assistant Vice President

[Signature]

BY: AVP & Land Trust Officer

[Signature]

Harris Bank Hinsdale, National Association, as Trustee as aforesaid and not personally.
IN WITNESS WHEREOF, Borrower has executed this Mortgage.

This mortgage is executed by Harris Bank Hinsdale, National Association, not personally but as Trustee as aforesaid, in
the exercise of the power and authority conferred upon and vested in it as such Trustee, and it is expressly understood and agreed
by the party herein and by every person now or hereafter claiming any right or security hereunder that nothing contained herein
or in the note secured by this mortgage shall be construed as creating any liability on Harris Bank Hinsdale, National Association
personally to pay said note or any interest thereon, or any indebtedness accruing hereunder or to perform any
covenants either express or implied herein contained, all any liability, if any, being expressly waived, and that any recovery on this
mortgage and the note secured hereby shall be solely against and out of property hereby conveyed by enforcement of the provisions
hereof and of said note, but this waiver shall in no way effect the personal liability of any co-signer, endorser or guarantor of said note.

- Adjustable Rate Rider
- Credit Advance Payment Rider
- (Others) (Specify)
- Condominium Rider
- Planned Unit Development Rider
- 2-1 Family Rider

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 15 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 (or 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 with reasonable charge to Borrower. Borrower shall pay any recordation costs.
22. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.
23. Riders in 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 riders were a part of this Security
Instrument (check applicable boxes):

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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 a 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 of funds equal to one-twelfth of (a) yearly taxes and assessments which may be levied on the Property, (b) yearly hazard insurance premiums, and (c) 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.

3. **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 agrees to be paid 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 any credits and additions to the Funds and the paid for which each addition to the Funds was made. The amount of the Funds held by Lender, together with the future monthly payments of funds payable prior to the dates of the escrow items, shall exceed the amount required to pay the escrow items when due. The excess shall be in 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.

4. **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 acquisition by Lender, any funds held by Lender at the time of application as a credit against the sums secured by this Security Instrument.

5. **Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied first to late charges due under the Note, second to prepayment of charges due under the Note, third to amount payable under paragraph 2, fourth to interest due, and last to principal due.

6. **Charges; Taxes.** Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may be levied or assessed over this Security Instrument, and shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may be levied or assessed over this Security Instrument. Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or liens set forth above within 10 days of the giving of notice.

7. **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.

8. **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, Lender shall promptly give to Lender all receipts of paid premiums and renewals. In the event of loss, Borrower shall promptly give to Lender all receipts of insurance proceeds and renewals. Lender may make proof of loss if not made promptly by Borrower.

9. **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, any excess paid to Borrower shall be applied to the sums secured by this Security Instrument, whether or not then due, and any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 60 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 same period will begin when the notice is given.

10. **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.

11. **Preservation and Maintenance of Property; Leaseholds.** Borrower shall not destroy, damage or substantially change the Property, allow the Property to deteriorate or come to 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.

12. **Protection of Lender's Rights in the Property; Mortgage Insurance.** If Borrower fails to perform in 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, or 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 12, Lender does not have to do so.

13. **Any amounts disbursed by Lender under this paragraph 12 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.

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UNOFFICIAL COPY

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 a 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 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 60 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 of 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 15 or 17.

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