

UNOFFICIAL COPY

RETURN RECORDED DOCUMENT TO:  
LOAN AMERICA FINANCIAL CORP.  
8100 OAK LANE  
MIAMI LAKES, FL 33016  
LOAN NO: 50-500122-7

COOK COUNTY, ILLINOIS  
CLERK OF RECORD

1990 AUG 31 PM 2:16

90426117

[Space Above This Line For Recording Date]

# MORTGAGE

\$ 17 00

THIS MORTGAGE ("Security Instrument") is given on AUGUST 30TH 19 90 .The mortgagor is CAROLYN JANINE JOHNSON, A SPINSTER

FINANCIAL CORPORATION, ("Borrower"). The Security Instrument is given to LOAN AMERICA, which is organized and existing under the laws of the state of FLORIDA, and whose address is 8100 OAK LANE, MIAMI LAKES, FL 33016 ("Lender").

Borrower owes Lender the principal sum of FORTY EIGHT THOUSAND SIX HUNDRED AND NO/100

Dollars (U.S. \$ 48,600.00 ). 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 SEPTEMBER 1ST, 2020 . 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:

ATTACHED HERETO AND MADE A PART HEREOF.

PIN #17-04-422-031-1017 & 17-04-422-031-1021

90426117

which has the address of 1039 N. LASALLE, UNIT # 13 CHICAGO Illinois 60610 ("Property Address"); [Street] [City] [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 seised 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.

727267  
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RETURN REGISTERED DOCUMENT TO  
LAWYER RECORDS DEPARTMENT

9.000  
Lender may take action under this paragraph 7. Lender does not have to do so.  
Lender may take action under this paragraph 7. Lender does not have to do so.  
Lender may take action under this paragraph 7. Lender does not have to do so.

7. Protection of Lender's Rights in the Property; Mortgage Insurance. If Borrower fails to perform the obligations of the Note, Lender may take the following actions:  
a. Lender may take action under this paragraph 7. Lender does not have to do so.  
b. Lender may take action under this paragraph 7. Lender does not have to do so.  
c. Lender may take action under this paragraph 7. Lender does not have to do so.

8. Preservation and Maintenance of Property. Borrower shall not destroy, damage or substantially change the Property, allow the Property to deteriorate or commit waste. If this Security Instrument is 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.

9. Insurance. Borrower shall maintain and keep in force fire, theft, and other insurance on the Property for the term of the Note. The insurance shall be maintained in the amount and for the periods that Lender requires. The insurance carrier shall be approved by Lender. The insurance shall be maintained in the amount and for the periods that Lender requires. The insurance carrier shall be approved by Lender.

10. Restoration of Property. If the Property is damaged, destroyed, or otherwise impaired, Lender may require Borrower to restore the Property to its original condition. Lender may require Borrower to restore the Property to its original condition. Lender may require Borrower to restore the Property to its original condition.

11. Hazard Insurance. Borrower shall keep the improvements on the Property insured against loss by fire, theft, and other hazards for which Lender requires insurance. The insurance shall be maintained in the amount and for the periods that Lender requires. The insurance carrier shall be approved by Lender.

12. Lien Priority. Lender's obligation to pay the Note is secured by the Property. Lender's obligation to pay the Note is secured by the Property. Lender's obligation to pay the Note is secured by the Property.

13. Remedies. Lender may take any action permitted by law to enforce the Note. Lender may take any action permitted by law to enforce the Note. Lender may take any action permitted by law to enforce the Note.

14. Assignment. Lender may assign the Note to any person. Lender may assign the Note to any person. Lender may assign the Note to any person.

15. Waiver. Lender may waive any rights or remedies it has under this Security Instrument. Lender may waive any rights or remedies it has under this Security Instrument. Lender may waive any rights or remedies it has under this Security Instrument.

16. Severability. If any provision of this Security Instrument is held to be unenforceable, the remaining provisions shall remain in effect. If any provision of this Security Instrument is held to be unenforceable, the remaining provisions shall remain in effect.

17. Entire Agreement. This Security Instrument contains the entire agreement between the parties. This Security Instrument contains the entire agreement between the parties. This Security Instrument contains the entire agreement between the parties.

18. Notices. All notices to Lender shall be in writing and shall be sent to the address set forth in the Note. All notices to Lender shall be in writing and shall be sent to the address set forth in the Note.

19. Governing Law. This Security Instrument shall be governed by the law of the State of California. This Security Instrument shall be governed by the law of the State of California. This Security Instrument shall be governed by the law of the State of California.

20. Captions. The captions of the sections of this Security Instrument are for identification only and do not constitute part of the instrument. The captions of the sections of this Security Instrument are for identification only and do not constitute part of the instrument.

21. Counterparts. This Security Instrument may be executed in counterparts, each of which shall be deemed to be an original copy of this Security Instrument. This Security Instrument may be executed in counterparts, each of which shall be deemed to be an original copy of this Security Instrument.

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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 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 the 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.

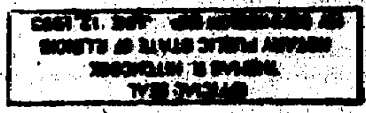
If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums 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 attorney's 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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LOAN AMERICA FINANCIAL CORP.  
CHRISTINE POWERS  
This instrument was prepared by:



*Thomas R. Hitchcock*  
Notary Public

My Commission expires:

Given under my hand and official seal, this 30 day of August, 1990

00426117

signed and delivered the said instrument as her free and voluntary act, for the uses and purposes there

subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she

personally known to me to be the same person(s) whose name(s)

do hereby certify that CAROLYN JANE JOHNSON

THOMAS R. HITCHCOCK, a Notary Public in and for said county and state,

STATE OF ILLINOIS, COOK County ss.

Space Below This Line For Acknowledgment

00426117

Seal Borrower  
*Carolyn Jane Johnson*  
CAROLYN JANE JOHNSON  
Borrower

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

- Other(s) [specify]
- Graduated Payment Rider
- Pinned Unit Development Rider
- Adjustable Rate Rider
- Condominium Rider
- 2-4 Family Rider

18. Accelerating 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 13 and 17 unless applicable law provides otherwise. The notice shall specify: (a) the default; (b) the action required to cure the default; (c) the 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 the 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 the Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 18, including, but not limited to, reasonable attorneys' fees and costs of this evidence.

19. Lender in Possession. Upon acceleration under paragraph 18 or abandonment of the Property, and at any time thereafter, Lender 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.

20. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument with no charge to Borrower. Borrower shall pay any recordation costs.

21. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.

22. Rider to 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 rider(s) were a part of this Security Instrument. [Check applicable box(es)]

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

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## LEGAL DESCRIPTION ADDENDUM

1039 N. LASALLE #13  
CHICAGO, IL 60610

1039-13

UNIT NO. ~~1039-1~~ AND PARKING UNIT 'A' IN THE LA SALLE MANOR CONDOMINIUM,  
AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
LOTS 1 TO 3 (EXCEPT THAT PART OF SAID LOTS LYING BETWEEN THE EAST LINE  
OF NORTH LA SALLE ST AND A LINE 14 FEET EAST OF AND PARALLEL WITH THE  
EAST LINE OF NORTH LA SALLE ST) IN PAY'S SUBDIVISION OF BLOCK 14 IN  
BUSHNELL'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTH EAST 1/4 OF  
SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT  
'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25281463  
TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN #17-04-422-031-1017 & 17-04-422-031-1021

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION APPENDIX

DEAN M. LARSEN, SRS.  
CHICAGO, IL 60610

1089-13

THIS PROPERTY IS PART OF THE TRACT DESCRIBED AS  
 AS DELINEATED ON A SURVEY OF THE FOREGOING PROPERTY  
 LOTS 1 TO 3 (EXCEPT THAT PART OF SAID LOT 2 WHICH IS  
 OF NORTH 24 1/2' AND A PART OF SAID LOT 3 WHICH IS  
 EAST LINE OF NORTH 24 1/2' IN SAID SURVEY. SAID TRACT  
 BEING A PORTION OF THE EAST 1/2 OF SECTION 12, TOWNSHIP 36 N., RANGE 12 W., COUNTY OF COOK, ILLINOIS, WHICH SURVEY IS FILED  
 IN THE OFFICE OF THE CLERK OF SAID COUNTY UNDER RECORD NO. 12-11-100-13-121.

FILE NO. 04-03-01-101 & 13-02-03-01-101

Property of Cook County Clerk's Office

1089-13

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## CONDOMINIUM RIDER

THIS CONDOMINIUM RIDER is made this 30TH day of AUGUST, 1990, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to

LOAN AMERICA FINANCIAL CORPORATION

(the "Lender")

of the same date and covering the Property described in the Security Instrument and located at:  
1039 N. LASALLE, UNIT # 13, CHICAGO, IL 60610

(Property Address)

The Property includes a unit in, together with an undivided interest in the common elements of, a condominium project known as:

LASALLE MANOR CONDOMINIUM

(Name of Condominium Project)

(the "Condominium Project"). If the owners association or other entity which acts for the Condominium Project (the "Owners Association") holds title to property for the benefit or use of its members or shareholders, the Property also includes Borrower's interest in the Owners Association and the uses, proceeds and benefits of Borrower's interest.

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

**A. Condominium Obligations.** Borrower shall perform all of Borrower's obligations under the Condominium Project's Constituent Documents. The "Constituent Documents" are the: (i) Declaration or any other document which creates the Condominium Project; (ii) by-laws; (iii) code of regulations; and (iv) other equivalent documents. Borrower shall promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

**B. Hazard Insurance.** So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy on the Condominium Project which is satisfactory to Lender and which provides insurance coverage in the amounts, for the periods, and against the hazards Lender requires, including fire and hazards included within the term "extended coverage," then:

(i) Lender waives the provision in Uniform Covenant 2 for the monthly payments to Lender of one-twelfth of the yearly premium installments for hazard insurance on the Property; and

(ii) Borrower's obligation under Uniform Covenant 5 to maintain hazard insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

Borrower shall give Lender prompt notice of any lapse in required hazard insurance coverage.

In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the Property, whether to the unit or to common elements, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by the Security Instrument, with any excess paid to Borrower.

**C. Public Liability Insurance.** Borrower shall take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

**D. Condemnation.** The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property, whether of the unit or of the common elements, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument as provided in Uniform Covenant 3.

**E. Lender's Prior Consent.** Borrower shall not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to:

(i) the abandonment or termination of the Condominium Project except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain;

(ii) any amendment to any provision of the Constituent Documents if the provision is for the express benefit of Lender;

(iii) termination of professional management and assumption of self-management of the Owners Association; or

(iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

**F. Remedies.** If Borrower does not pay condominium dues and assessments when due, the Lender may pay them. Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower secured by the 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.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this Condominium Rider.

  
CAROLYN JANINE JOHNSON  
Borrower

\_\_\_\_\_  
Borrower

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Borrower

\_\_\_\_\_  
Borrower

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