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DEPT-01 RECORDING \$15.25
T#4444 TRAN 3924 10/23/90 13:37:00
#5370 + D *-90-517477
COOK COUNTY RECORDER

[Space Above This Line For Recording Data]

JUNIOR MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on October 16,
19.90. The mortgagor is Roy Peter Lindquist, Divorced and not remarried,
("Borrower"). This Security Instrument is given to THORNRIDGE STATE BANK, which is organized and existing
under the laws of the State of Illinois, and whose address is 901 E Sibley Blvd., South Holland IL 60473, ("Lender").
Borrower owes Lender the principal sum of Eleven thousand six hundred sixty-eight and 2/100 Dollars (U.S. \$11,668.02). 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 10-16-95. 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 conveys hereby mortgage, grant and convey to Lender the following described property
located in the Village of Thornton Cook County, Illinois.

PARCEL I:

LOT 1 IN BLOCK 6 OF THE CHICAGO ROAD ADDITION A SUBDIVISION OF THAT PART OF THE
SOUTH 2/3 OF THE NORTH 3/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION
27, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST
OF THE EASTERN RIGHT OF WAY LINE OF THE CHICAGO AND EASTERN ILLINOIS RAILROAD
COMPANY AS LOCATED THROUGH SAID SOUTHWEST 1/4; ALSO THE EAST 660 FEET OF THE NORTH
1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4, ALSO THE WEST 49.5
FEET OF THAT PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID
SOUTHWEST 1/4 LYING EAST OF THE EASTERN RIGHT OF WAY LINE OF SAID CHICAGO AND
EASTERN ILLINOIS RAILROAD COMPANY.

PARCEL II:

THE EAST 1/2 OF THE HERETOFORE VACATED ALLEY ADJACENT TO LOT 1, AFORESAID, IN COOK
COUNTY, ILLINOIS.

P.I.N. 29-27-307-008

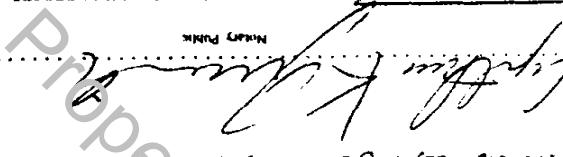
which has the address of 820 Park Avenue Thornton IL 60473,
[Street] [City]
Illinois (Property Address),
[Zip Code]

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 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.

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NAME THORNRIDGE STATE BANK 820 Park Ave. Thornton IL 60473 Martlyn H Stefanis 901 E Stibley Blvd. South Holland IL 60473	CITY South Holland IL 60473	STATE IL	INSTRUCtIONS L I V E R Y
 <p>Given under my hand and official seal, this 11th day of October 1991 set forth.</p> <p>..... signed and delivered the said instrument..... free and voluntary act, for the uses and purposes therein subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that..... he..... personally known to me to be the same person (s) whose name (s)..... do hereby certify that..... a Notary Public in and for said County and State, Undersigned County ss:</p>			
STATE OF ILLINOIS. (Space Below This Line for Acknowledgment)			
(Seal) _____ Borrower _____ (Seal) _____ Roy Peter Lindquist			

Instrument and in any rider(s) executed by Borrower and recorded with it.

BY SIGNING BELOW, Borrower accepts to the terms and covenants contained in this Security
Supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of 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 this Security Instrument, unless otherwise specified in the rider(s).

23. Rider(s) to this Security Instrument, if one or more riders are recorded together with
this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and
supplement this Security Instrument as if the rider(s) were a part of this Security Instrument.

22. Whether or not Homesteaded, Borrower waives all right of homestead exemption in the Property.

Instrument without charge to Borrower. Borrower shall pay any recording costs.

21. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security
Instrument and repossessable attorney fees, and then to the sums secured by this Security Instrument.
receiver's bonds and collection of rents, including, but not limited to, receiver's fees, premiums on
costs of management of the Property and collection of rents, including, but not limited to, payment of the
appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of
prior to the expiration of any period of repossession following judicial sale. Lender (in 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
but not limited to, reasonable attorney fees and costs of title evidence.

Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Paragraph 19, including,
this Security Instrument without further demand and may foreclose immediately payment in full of all sums secured by
before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by
existence of a default or any other defense of Borrower to accelerate and the right to assert in the foreclosure proceeding the non-
inform Borrower of the right to reinstate by judicial proceeding and sale of the Property. The notice shall further
secured by this Security Instrument, foreclose after acceleration and sale of the Property. The notice shall further
and (d) that failure to cure the default from 30 days from the date the notice is given to Borrower, by which time the default must be cured;
unless applicable law provides otherwise). The notice shall specify: (a) the date deferral is required to cure the
defaults; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the deferral must be cured;
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). Remedies Lender shall give notice to Borrower following Borrower's
acceleration; Remedies Lender shall agree as follows:

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UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

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 ("Funds") equal to one-twelfth of: (a) yearly taxes and assessments which may attain priority over this Security Instrument; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard insurance premiums; and (d) 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.

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 and Lender may agree 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 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.

If the amount of the Funds held by Lender, together with the future monthly payments of Funds payable prior to the due dates of the escrow items, shall exceed the amount required to pay the escrow items when due, the excess shall be, at 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.

Upon 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 its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Security Instrument.

3. **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 charges due under the Note; third, to amounts payable under paragraph 2; fourth, to interest due; and last, to principal due.

4. **Charges; Liens.** Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owing payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien or forfeiture of any part of the Property; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

5. **Hazard Insurance.** Borrower shall keep the improvement 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.

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, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

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, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 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 30-day period will begin when the notice is given.

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.

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

7. **Protection of Lender's Rights in the Property; Mortgage Insurance.** If Borrower fails to perform 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, for 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 7, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 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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If Lender receives notices of default, Lender shall give Borrower notice of acceleration. If the notice of acceleration specifies an option, Lender may invoke this Secured Instrument prior to the date the notice is delivered or mailed within 30 days from the date the notice is given.

17. Transfer of the Property or the 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) to another 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, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this instrument.

15. **Covering 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 of this Security Instrument or the Note are declared to be severable.

16. **Right to Cure.** Breach or non-compliance by either party to this Note and of this Security Instrument shall not affect other provisions of this Security Instrument or the Note which can be given effect without the configuration provision. To this end the provisions of this Note shall not affect such conflicts as shall not affect the configuration of this Security Instrument or the Note are declared to be severable.

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by mailing it or by telephone, unless Borrower provides otherwise in writing. Any notice to Lender shall be given by mailing it or by telephone, unless Borrower provides otherwise in writing. Any notice to Borrower provided for in this Security Instrument shall be deemed to have been given to Borrower if given as provided

13. **Legislative Affection Affecting Lenards Rights.** If enactment of an express provision of applicable law has the effect of rendering any provision of the Note or this Security Instrument ineffective to record title to its terms, Lenard, at his option, may require immediate payment in full of all sums secured by this Security Instrument and invoke any remedies permitted by paragraph 19. If Lenard exercises this option, Lenard shall take such steps specified in the second paragraph of

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 limits; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded by reducing the principal owed under the Note by making a direct payment to Borrower if a refund reduces principal, the reduction will be treated as a partial prepayment without charge under the Note.

by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy

to the sums received or otherwise agreed in writing, my application of proceeds to principal shall not exceed a sum of £ and Borrower and Lender shall be entitled to such payment as may be necessary to pay off the balance of the principal and interest due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower fails to repair damage, make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the demand notice given, Lender is authorized to collect and apply the proceeds, either to restoration or repair of the Property or

the sum in (a) shall be divided by (b) the fair market value of the holding when (c) the total amount of the sum set forth before the taking.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security instrument or to the sum needed to pay the debts mentioned by the instrument.

9. **Condemnation.** The proceeds of any award of damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for some cause in lieu of condemnation, are hereby

Insurance companies in accordance with Borrower's and Lender's written agreement make reasonable expenses incurred upon and inspection of the Property. Lender shall give Borrower notice at the time of or prior to an inspection necessary to determine cause for the inspection.

If Leender recharged mortgage insurance as a condition of making the loan secured by his Security Instrument Borrower shall pay the premiums required to maintain the insurance in effect until such time as the repossessing party