UNOFFICIAL TILS instrument was prepared by:

90161362

George DeWindt for David Varnerin
(Name)
Harris Trust And Savings Bank
(Address)

111 West Monroe Street Chicago, IL 60603

MORTGAGE

\$17.00

THIS MORTGAGE is made this 20th day of March
19 between the Mortgagor. 3. Richard Fisher, Jr. and Louise L. Fisher, his wife
(herein "Borrower"), and the Mortgagee,

HARRIS TRUST AND SAVINGS BANK

, a corporation organized and

existing under the laws of THE STATE OF ILLINOIS whose address is 111 WEST MONROE STREET, CHICAGO, IL 60003

(herein "Lender").

WHEREAS corrower is indebted to Lender in the principal sum of U.S. \$ 54,000.00.

which indebt does is evidenced by Borrower's note dated March 26, 1990. and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, sue and payable on March 26, 1991.

To Secure to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covens are and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of Cook . State of Illinois:

SEE ATTACHED.

1284861

PERMANENT INDEX NUMBER: 05-07-415-040

Ġ

AND COUNTY, ILLINOIS

70 יון או פון בינן פרפי

-INOIS II: 07 90761362

which has the address of

525 Monroe

Glencoe (City)

Illinois 60

60022 [Zip Code]

(herein "Property Address");

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to 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 covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

ILLINOIS-SECOND MORTGAGE-1/80-FHMA/FHLMC UNIFORM INSTRUMENT

Form 3814

0961.

INI	\cap E		EEE/XDa	CC	DV
יעוכ		Γ Γ			

21. Walver of Homestead. Borrower hereby waives all right of homestead exemption in the Property. charge to Borrower Borrower shall pay all costs of recordation, if any. 20. Release. Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without account only for those rents actually received.

Adjustable Rate Riuer

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has MORTGAGES OR DEEDS OF TRUST

AND FORECLOSURE UNDER SUPERIOR REQUEST FOR NOTICE OF DEFAULT

default under the superior encumbrance and of any sale or other foreclosure action. priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any

, a Motary Puolic in and for said county and state, do hereby certify that Conufy 22: STATE OF ILLINOIS, (YlnO laniginO ngi2) 18WD1108. (Seal) 16Wotto8-(Seal) **зематю**В (Seal) Borrower (Seal) In Witness Whereof, Borrower has executed this Mortgage.

Given under my hand and official seal, this

My Commission expires:

as insmurishi bias off beseviled bas bengiz subscribed to the foregoing instrument.

the ir free voluntary act, for the uses and purposes therein set forth. appeared before me this day in person, and acknowledged that

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

MT COMMISSION EXIS. MOV. 14, 1992 RIGHLLI TO STATE CLEBUT TRATON PATERN A ABSOLT OFFICIAL SEAL

J. Richard Fisher, Jr. and Louise L. Fisler, his wife

(Space Below This Line Reserved For Lender and Recorder)-

Harrts Trust & Savings Bank III West Monroe - LLW

-Chicago, IL 60690 Attn: Jan Hutchinson

P. O. Box 755

Please Mail to:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest

indebtedness evidenced by the Note and late charges as provided in the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender.

If Borrower pays Funds to Lender, 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 said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, 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 at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such 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 Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, essessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Corrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due. Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as

Lender may require.

Upon payment in full of all sun's yeared by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise 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 Mortgage.

3. Application of Payments. Unless applies ole law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be apilled by Lender first in payment of amounts payable to Lender by

Borrower under paragraph 2 hereof, then to interest fayable on the Note, and then to the principal of the Note.

4. Prior Mortgages and Deeds of Trust; Charges; Jacos. Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage. including Borrower's covenants to make payments when Jut. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any,

5. 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 such other hazards as Lender

may require and in such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by Borrov er subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of ord in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the period of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

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.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or evaluation of the Property or to the sums secured by this Mortgage.

- 6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit De elopments. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development. Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.
- 7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest. If Lender required mortgage insurance as a condition of making the loan secured by this Mortgage. Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the Note rate, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

- 8. Inspection. Lender may make or cause to be made reasonable entries upon and inspections of the Property. provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.
- 9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

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 Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or reluse to extend time for payment or otherwise modify unautization of the sums second by this Mortgage by reason of any dennand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy becauteder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

contained shall bind, and the rights hereunder shall inute to, the tespective successors and assigns of Lender and contained shall bind, and the rights hereunder shall inute to, the tespective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Mortgage, but does not execute the Mote, (a) is co-signing this Mortgage only to mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder and yeare to extend; modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Mortgage or the Mortgage or under that Borrower's consent and without releasing that Borrower's consent and without releasing that Borrower's consent and without releasing that Borrower's forcewer's interest in the Property.

12: Notice, Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

13. Governorg Law; Severability. The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in "!..." In Property is located. The foregoing sentence shall not limit the applicability of Federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Mote conflicts with applicable law, such conflict shall not extent that any provisions of this Mortgage or the Mote which can be given effect without the conflicting provision, and to thit ent the provisions of this Mortgage and the Mote are declared to be severable. As used herein, "expenses" and "a cornesis" include all sums to the extent not prohibited by applicable law or limited berein.

14. Borrower's Copy. Borrower's Chall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation harming.

15. Rehabilitation Loan Agree as at Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan aggreement which Borrower enters into with Lender, an assignment of any require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.

16. 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.) Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender aray, at its option, require immediate payment in full of all sums secured by this Mortgage. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Mortgage.

If Lender exercises this option, Lender shall give berlower 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 Mortgage. If Borrower fails to pay these sums or to the expiration of this period, Lender may in-

voke any remedies permitted by this Mortgage without further notice or demand on Borrower.

Non-Untrorm and agree as follows:

Acceleration; Remedies. Except as provided in paragraph 16 her of, upon Borrower's breach of any covernant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall give notice to Borrower as provided in paragraph 12 hereof specified; (1) the action required to cure such breach; (2) the action required to cure such breach; (3) a date, not less than 10 cays from the date the notice is malled to Borrower, by which such breach must be cured; and (4) that failure to cure such breach are before the date specified in the notice are by judicial proceeding, and in the notice are regint to reinstate after acceleration and the right to sale foreclosure proceeding the nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender, at ander, or ander, or acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender, at ander, or ander of soreclosure. If the breach is not cured on or before the date specified in the notice, Lender, at and may consciouse this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of coreclosure, including, but not limited to, reasonable attorneys' fees and costs of documentary evidence, abstracts and tile reports.

due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Morreage discontinued at any time prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums gage discontinued at any time prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage and the Mote had no acceleration occurred; (b) Borrower cures all becaches of any other covenants or agreements of Borrower contained in this Mortgage, and in expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in fees, and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, lees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

19. Assignment of Rents; Appointment of Receiver. As additional security hereunder, Borrower hereby assigns to Lender: the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 17 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents collected by 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 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 chents including, but not limited to, receiver's fees, premiums on receiver's

147



ADJUSTABLE RATE RIDER

THIS ADJUSTABLE RATE RIDER is made this 26th day of March, 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 (the "Note") to HARRIS TRUST AND SAVINGS BANK (the "Lender") of the same date and covering the property described in the Security Instrument and located at:

525 Monroe, Glencoe, 11, 60022

THE NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN THE INTEREST RATE AND THE MONTHLY PAYMENT. THE NOTE LIMITS THE MAXIMUM RATE THE BORROWER MUST PAY.

Additional Covenants. In addition to the covenants and agreements made in the Security Instrument. Forrower and Lender further covenant and agree as follows:

INTEREST RATE CHANGES

The Note provides for an initial interest rate of 12.00%. The Note provides for changes in the interest rate, as follows:

(A) Change Dates

The interest rate I will pay may change concurrently with and in an amount equal to each increase or decrease in the ladex. Each date on which my interest rate could change is called a "Change Date."

- (B) The Index
- Beginning with the first Change Date, my juterest rate will be based on an Index. The "Index" is the highest prime rate published daily in the Money Rate Section of The Wall Street Journal. The most recerc Index figure available as of the Change Date is called the "Current Index." If the Index is no longer available, the Note Holder will choose a new index which is based upon comparable information. The Note Holder will give me notice of this choice.
- (C) Calculation of Changes
 On each Change Date, the Note Holder will calculate my new interest by adding TWO percentage points (2.00%) to the Current Index.
- (D) Limits on Interest Rate Changes
 My interest rate will never by greater than 25.00%.
- (E) Effective Date of Changes
 My new interest rate will become effective on each Change Date.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenant

contained in this Adjustable Rate Rider.

Richard Fisher, Jr.

Louise L. Fisher

PARCEL 1:

DOO OF COOLER LOT 41 (ENCEPT THE WEST 10 FERT THEREOF) AND LOTS 42, 43 AND THE WEST 10 FEET OF LOT 44 IN BLOCK 3 IN IRA BROWN'S ADDITION TO GLENCOE BEING A SUBDIVISION OF THE SOUTH WEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COCK COUNTY, ILLINOIS

PARCEL 2:

THE SOUTH 1 2 OF THE EAST AND WEST 20 FEET VACATED ALLEY LYING NORTH AND ADJOINING LOT 41 (EXCEPT THE WEST 10 FEET THEFLOF) LOTS 42, 43 AND WEST 10 FEET OF LOT -- IN BLOCK 3 IN IRA BROWN'S ADDITION TO GLENCOE BEING A SUPDIVISION OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS