

# UNOFFICIAL COPY

COOK COUNTY, ILLINOIS  
RECEIVED IN CLERK'S OFFICE

1993 / 9 / 2 PM 2:52

90376482

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## MORTGAGE

\$16.00

THIS MORTGAGE ("Security Instrument") is given on 1993 / 9 / 2 by  
19. John J. Stroh, John J. Stroh and John J. Stroh  
("Borrower"). This Security Instrument is given to  
First Federal Savings & Loan Association, First Federal Savings & Loan Association,  
under the laws of Illinois, and whose address is 377 W. Division Street, Chicago, Illinois 60610  
Borrower owes Lender the principal sum of \$16,000.00 plus interest at 10%.  
Dollars (U.S. \$ 16,000.00). 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 1994 / 9 / 2. 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:

UNIT NO. 4A IN RIDGE EAST CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE  
FOLLOWING DESCRIBED REAL ESTATE: LOT 'A' IN PLAT OF CONSOLIDATION OF  
LOTS 2 AND 3 IN BLOCK 4 IN ADAMS AND BROWN'S ADDITION TO EVANSTON,  
BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE  
SOUTH WEST 1/4 LYING EAST OF RIDGE ROAD (EXCEPT THE SOUTH 2 FEET  
THEREOF) IN SECTION 19, TOWNSHIP 41 N.R., 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

**24080763 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON  
ELEMENTS.**

Tax Number 11 19 305 024 1014

90376482

which has the address of 9111 LAFAYETTE UNIT 4A  
[Street]

FORMS 101  
[City]

Illinois 60202 (Zip Code) ("Property Address")

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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OFFICIAL SEAL  
 Judith Woods  
 Cook County Sheriff  
 Sheriff's Office - Chicago, Illinois  
 My Commission Expires 3/6/93

9372-07-00-0000000-105, Chicago, Illinois 60648  
 (Address)  
 Name \_\_\_\_\_  
 DOB \_\_\_\_\_ SSN \_\_\_\_\_  
 This instrument was prepared by:  
 M.P.L. 16

Judith Woods  
 Sheriff's Office - Chicago, Illinois

**BOX 333-GG**

My Commission expires:

16 day of

July 1982

set forth

signed and delivered the said instrument as **A/C/C-A** free and voluntary act, for the uses and purposes herein  
subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that the 7  
(personally known to me to be the same person(s) who signed)

Dated July 16 A.D. 1982. County Seal

I, Notary Public in and for said county and state,

L.

do hereby certify that

County Seal

\_\_\_\_\_  
**(Seal)**

\_\_\_\_\_  
**(Seal)**

\_\_\_\_\_  
**(Seal)**

County Seal

County Seal

County Seal

*County Seal*

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

- Adjuster's Acte Rider     Condominium Rider     2-4 Family Rider  
 Graduate Student Rider     Planned Unit Development Rider  
 Other(s) (specify) \_\_\_\_\_

Instrument (Check applicable box(es))  
 This Security instrument, the contents and agreements of which rider shall be incorporated into and made a part of this Security  
 instrument. If one or more riders are executed by Borrower and recorded together with  
 23. Riders to this Security instrument, the receiver shall pay any costs of this Security instrument.

22. Waiver of Homeestead, 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 (including those past due). Any rents collected by Lender or the receiver shall be limited to payment of the  
 costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on  
 assignment of any interest in the Property, take possession of and manage the Property and to collect the rents of the  
 property received, shall be entitled to receive all expenses incurred in preserving the real estate by judicially  
 prior to the expiration of any period of redemption following judicial sale (in person, by assignee or by fiduciary  
 20. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property and at any time  
 but not limited to, reasonable attorney fees and costs of title evidence.  
 Lender shall be entitled to collect all expenses incurred in preserving the remedies provided in this paragraph 19, including,

this Security instrument without further demand and may foreclose this Security instrument by judicial proceeding  
 before the date specified in this notice. Lender at its option may require immediate payment of all sums secured by  
 inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceedings the non-  
 secured by this Security instrument, acceleration by judicial proceeding and sale of the Property. The notice shall further  
 and (d) that failure to cure the default or before the notice specified in the notice may result in acceleration of the sums  
 unless acceleration or payment is given to Borrower, by which the default must be cured;  
 default; (c) a date, not less than 30 days from the date the notice is given to Borrower; (d) the section required to cure the  
 unless applicable law provides otherwise). The notice shall specifically: (a) the default; (b) the section required to cure the  
 breach of any covenant or agreement in this Security instrument (but not prior to acceleration under paragraphs 13 and 17  
 19. Acceleration: Remodels. Lender shall give notice to Borrower prior to acceleration following Borrower's  
 unless applicable law provides otherwise).

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

90-27642

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0 3 7 6 4 3 2

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 Sound; 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 law has the effect of rendering any provision of the Note or this Security Instrument unenforceable according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall take the steps specified in the second paragraph of paragraph 17.

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

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

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

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

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

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

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Any amounts distributed by trustee under this law shall be payable, within thirty days of payment, to the debtor or to his/her creditors in proportion to their debts.

7. Protection of Lender's Rights in the Property: If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or if any other event occurs which shall not merge under agreements to the mortgage in writing:

**6. Pre-emption and Right of First Refusal:** 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 and Borrower shall comply with the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and

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 of change the amounts 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 interest.

The properties of low-power sums secured by this security instrument, whether or not such due. The 30-day period will begin

Centres and Leaders under and Before their respective offices may make protocol of access to their respective proceedings shall be applied to the discussion of the following subjects of interest:

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 to sign a promissory note to Lender receipts of paid premiums and renewal notices, in the event of loss, Borrower shall give prompt notice to Lender.

This insurance shall be maintained in the amounts and for the periods that Legendre requires. The premiums payable by Legendre shall be chosen by Bortowicz subject to Legendre's approval which shall not be unreasonably withheld.

of the giving of notice.

**Section 18.** Borrower shall pay to the Lender in full payment of the principal amount of the Note, plus interest thereon at the rate of 12% per annum, plus all costs of collection, including reasonable attorney's fees, if any, and all expenses in writing to the Lender within 10 days after receipt of written notice from the Lender that the Note has become due and payable, provided that such notice is given at least one month prior to the date on which the Note becomes due and payable, unless otherwise provided in the Note.

Proprietary material may still pass through assessments, charges, fees and impositions attributable to the provider; unless, however, such fees do not exceed the maximums directly. Borrower shall promptly furnish to Lender to be paid under this paragraph. If Borrower makes the payments directly, Borrower shall promptly furnish to Lender to be paid under this paragraph to the person or entity designated by the provider.

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Note: third, to amounts payable under paragraph 2; fourth, to internal debt; and last, to principal due.

any Funds held by Lender. If under paragraph 19 the Property is sold or acquired by Lender, Lender shall apply any Funds held by Lender to the satisfaction of the Property or its acquisition by Lender, any Funds held by Lender at the time of sale of the Property or its acquisition by Lender, any Funds held by Lender to the sum of sums secured by this Security Instrument.

If the amount of the Fund's debt by Lentee, together with the future monthly payments of Funds payable prior to the due date 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 Fund's debt by Lentee, together with the future monthly payments of Funds payable prior to the due date 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 Fund's debt by Lentee, together with the future monthly payments of Funds payable prior to the due date 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 Fund's debt by Lentee, together with the future monthly payments of Funds payable prior to the due date 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.

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 if Lender gives to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debt to the Funds was made. The Funds are pledged as additional security for the sums secured by

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and add late charges due under the Note;

2. **Fees and Expenses.** Subject to applicable law or to a written waiver by Lender, Borrower shall pay:

- (a) one-twelfth of (a) yearly taxes and assessments which may accrue on the Premises, in any; (b) yearly household premiums or ground rents on the Premises; and (d) yearly mortgage insurance premiums, if any;
- (c) yearly hazard insurance premiums; and
- (d) yearly security instruments;

to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Fees") equal to bases of current data and reasonable estimates of future escrow items;

The Funds shall be held in an institution the deposits of which are insured or guaranteed by a federal or state agency (including Lender) unless such an institution fails to pay the escrow items, unless Lender may not charge for holding and applying the Funds, and paying the account of verifying the escrow items.

**Lender's Powers.** Borrower incurs on the Funds and applicable law permits Lender to make such a charge.

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CONDOMINIUM RIDER  
9 6 3 7 6 4 2  
THIS CONDOMINIUM RIDER is made this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_.  
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  
[Redacted] (the "Lender")  
of the same date and covering the Property described in the Security Instrument and located at:  
[Redacted]  
[Property Address]

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

[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 payment 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 prior written 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 9.

**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;

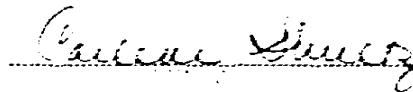
(iii) termination of professional management and assumption of self-management of the Owners Association; or

(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, then 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.

  
Charles Shultz \_\_\_\_\_  
(Seal)  
Borrower

  
Wallace Shultz \_\_\_\_\_  
(Seal)  
Borrower

\_\_\_\_\_  
(Seal)  
Borrower

\_\_\_\_\_  
(Seal)  
Borrower