

COOK 1991 OCT 22 PM 3:10

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\$ 17.00

MORTGAGE

THIS MORTGAGE Security Instrument is given on OCTOBER 16, 1991 The
MORTGAGOR JACK A. PERRIN AND KATHLEEN G. PERRIN, HIS WIFE AS JOINT TENANTS

Borrower This Security Instrument is given to HARRIS BANK ARGO OR ITS ASSIGNS

whereas the mortgagor is a resident of THE STATE OF ILLINOIS and whose address is
7549 WEST 63RD STREET, SUMMIT, IL 60501

and whereas the Borrower has borrowed the principal sum of THIRTY SIX THOUSAND AND NO/100*****
***** Dollars U.S. \$ 36,000.00 This debt is evidenced

by a promissory note dated the same date as this Security Instrument, "Note", which provides for monthly payments,
and which is a part of the mortgage and payable on NOVEMBER 1, 2006 This Security Instrument

is given to the lender in full payment of the debt evidenced by the Note, with interest, and all renewals, extensions and
payments due on the Note. In the event of default under the Note, the lender is authorized under paragraph 7 to protect the
interest of the Security Instrument and in the performance of the duties, covenants and agreements under this Security
Instrument and the Note. For the purpose, Borrower hereby assigns, transfers, conveys and conveys to Lender the following
County Illinois

LOT 26 IN BLOCK 4 IN FIFTH ADDITION TO SUMMIT BEING A SUBDIVISION OF PART OF
BLOCKS 3, 7 AND 8 IN CANAL TRUSTEES SUBDIVISION OF THE NORTH 1/2 OF THE NORTH
EAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 18-13-211-002-0000

RETURN TO:
HARRIS BANK ARGO
7549 W. 63RD ST.
SUMMIT, ILLINOIS 60501

which has the address of 7439 W. 56TH PLACE SUMMIT
60501 Illinois Property Address

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BOX 333-

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Together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All of the foregoing is referred to in this Security Instrument as the "Property". Borrower (or co-borrower) that borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. 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 contains uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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") for: (a) yearly taxes and assessments which may attach to the Property; (b) yearly hazard or property insurance premiums; (c) yearly household payments of ground rents on the Property; (d) any sums payable by Borrower to Lender in accordance with the provisions of paragraph 4, including mortgage insurance premiums, if any; and (e) any sums payable by Borrower to Lender in accordance with the provisions of paragraph 5, including Lender's expense account under the Federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. § 2601 et seq. ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If such order may, at any time, collect and hold Funds in an amount not to exceed the lesser amount, Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of time for escrow items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity including Lender, if Lender is such an institution or in any Federal Loan Bank. Lender shall apply the Funds to pay the escrow items, Lender may not charge Borrower for holding and applying the Funds, annually analyzing the Funds, account, or verifying the escrow items, unless Lender has Borrower's interest in the Funds and applicable law permits Lender to make such a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with the loan, unless applicable law provides otherwise. 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. Borrower and Lender may agree in writing, however, that interest shall be paid 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 all sums secured by this Security Instrument.

If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender in any time is not sufficient to pay the escrow items when due, Lender may so notify Borrower in writing, and, in such case, Borrower shall promptly pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than twelve monthly payments, at Lender's sole discretion.

Good payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. Lender shall acquire or sell the Property, Lender prior to the acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale 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 any prepayment charges due under the Note, second, to amounts payable under paragraph 2, third, to interest due, fourth, to principal due, and last, to any late charges due under the Note.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attach to the Property over this Security Instrument, and leasehold payments of 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 owed 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 subordinate the lien to this Security Instrument; (c) secures from the holder of the lien an agreement satisfactory to Lender preventing the enforcement of the lien; or (d) secures from the holder of the lien an agreement satisfactory to Lender that the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

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.

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5. Hazard or Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, 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. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 7.

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 21 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. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfeiture, action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower may cure such a default at Lender's option, as provided in paragraph 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith, information precludes forfeiture of the Borrower's interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender or failed to provide Lender with any material information in connection with the loan covered by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is a part of a "split" transaction, it shall comply with all the provisions of the lease. If Borrower occupies the Property as a leasehold and the lease and the Security Instrument shall not merge unless Lender agrees to the merger in writing.

7. Protection of Lender's Rights in the Property. If Borrower fails to perform the covenants and agreements contained in the Security Instrument or the Note, or if any action is taken by a third party which might affect Lender's rights in the Property or the proceeds therefrom, or if any action is taken by a third party which might affect Lender's rights in the Property, Lender may, at its option, take any action which may be necessary to protect the rights in the Property and Lender's right in the Property. Lender's action may include paying any amount due to the lender with priority over this Security Instrument, appearing in court and paying reasonable attorneys' fees and expenses for the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

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 of the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

8. Mortgage Insurance. If Lender requires mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender expires or ceases to be in effect, Borrower shall pay the premiums required to effect a new rate substantially equivalent to the mortgage insurance previously in effect, at a cost substantially equal to the cost to Borrower of the mortgage insurance previously in effect, if from an alternate mortgage insurance approved by Lender. If substantially equivalent mortgage insurance is not available, Borrower shall pay to Lender each month the amount of the premium for the mortgage insurance which would have been paid by Borrower if the mortgage insurance had not expired or ceased to be in effect. Lender will accept and retain these payments as a loan advance in lieu

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of mortgage insurance. Loss reserve payments may no longer be required, at the option of Lender, if mortgage insurance coverage in the amount and for the period that Lender requests provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay the premiums required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement for mortgage insurance ends in accordance with any written agreement between Borrower and Lender or applicable law.

9. 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.

10. 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 in which the fair market value of the Property immediately before the taking is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the taking, 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. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is less than the amount of the sums secured immediately before the taking, unless Borrower and Lender otherwise agree in writing or applicable law otherwise provides, the proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower or its alter ego, or if Lender determines that the condempnor 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.

11. Borrower Not Released; Forfeiture 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 amortize 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.

12. 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, acts as co-signing this Security Instrument in only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument, or is not personally obligated to pay the sums secured by this Security Instrument, and 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 on the Note without that Borrower's consent.

13. 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 for any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit, and any sums already collected from Borrower which exceeded the 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 prepayment charge under the Note.

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 of this Security Instrument or the Note which 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.

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16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument in it is sold or transferred to it 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 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 as if no acceleration had occurred (b) cures any default of any other covenants or agreements (c) pays all expenses incurred in connection with the Security Instrument, including, but not limited to, reasonable attorneys' fees and other costs, such action as Lender may reasonably require to assure that the lien of this Security Instrument continues unchanged (d) non-reinstatement by Borrower's obligation to pay the sums secured by this Security Instrument shall remain fully effective as if no acceleration had occurred. 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 paragraph 17.

19. Sale of Note; Change of Loan Servicer. The Note or a partial interest in the Note together with this Security Instrument may be sold one or more times without prior notice to Borrower. A sale may result in a change in the name (known as the "Loan Servicer") that collects monthly payments due under the Note and this Security Instrument. There may be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the name in accordance with paragraph 17 above, and applicable law. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made in the future and also contain any other information required by applicable law.

20. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any hazardous substances on or in the Property. Borrower shall not allow anyone else to do so, including the presence of any hazardous substances on or in the Property, that is in violation of any Environmental Law. If a spill, leak, discharge, or other release of any hazardous substance occurs on or in the Property, Borrower shall immediately notify the appropriate governmental or regulatory agency or agencies, including the Environmental Law of which Borrower has been knowledgeable. If Borrower fails to do so, Lender may, at its option, incur the cost of any governmental or regulatory agency or agencies, including the Environmental Law, to investigate and clean up the spill, leak, discharge, or other release. Borrower shall promptly give Lender written notice of any release to know, spill, leak, discharge, or other release of any hazardous substance on or in the Property, and to maintain the Property. Lender may, at its option, incur the cost of any governmental or regulatory agency or agencies, including the Environmental Law, to investigate and clean up the spill, leak, discharge, or other release. Borrower shall promptly give Lender written notice of any release to know, spill, leak, discharge, or other release of any hazardous substance on or in the Property, and to maintain the Property. Lender may, at its option, incur the cost of any governmental or regulatory agency or agencies, including the Environmental Law, to investigate and clean up the spill, leak, discharge, or other release. Borrower shall promptly give Lender written notice of any release to know, spill, leak, discharge, or other release of any hazardous substance on or in the Property, and to maintain the Property. Lender may, at its option, incur the cost of any governmental or regulatory agency or agencies, including the Environmental Law, to investigate and clean up the spill, leak, discharge, or other release.

21. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument, but not prior to acceleration under paragraph 17 unless applicable law provides otherwise. The notice shall specify to the default by which the acceleration is being effected and (a) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 21, including, but not limited to, reasonable attorneys' fees and costs of this evidence.

22. Release of Property. Lender may, at its option, release the Property from the lien of this Security Instrument without charge to Borrower. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

23. Waiver of Homestead. Borrower hereby waives any homestead or other exemption that may be claimed by Borrower in the Property.

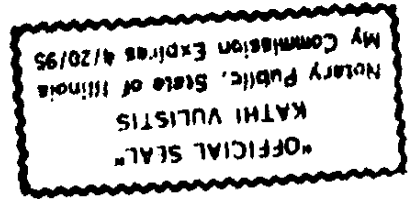
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HANKERS SYSTEMS, INC. 511 CLIFTON MINNEAPOLIS, MN 55402 (612) 338-1000



I, the undersigned _____
 Notary Public in and for said county and state, certify that
 JACK A. PERRIN AND KATHLEEN G. PERRIN,
 personally known to me to be the same persons (whose names) _____
 subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that _____
 signed and delivered the instrument as _____ free and voluntary act, for the uses and purposes therein
 set forth.
 Given under my hand and official seal, this _____ day of _____ 1991
 My Commission expires _____
 KATHI VULISTIS
 Notary Public

[Space Below This Line For Acknowledgment]

Social Security Number _____
 340-36-3022
 KATHLEEN G. PERRIN
 (Seal) -Borrower

Social Security Number _____
 357-32-8575
 JACK A. PERRIN
 (Seal) -Borrower

By Signing Below, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any riders executed by Borrower and recorded with it.

- Adjustable Rate Rider
- Condominium Rider
- Planned Unit Development Rider
- Rate Improvement Rider
- 1-4 Family Rider
- Weekly Payment Rider
- Second Home Rider
- Graduated Payment Rider
- Balloon Rider
- Others [Specify]

24. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable boxes]