

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY



RECORDED MAIL TO
HOME SAVINGS OF AMERICA
P.O. BOX 7075
PASADENA, CALIFORNIA 91109-7075

91563118

ALL NOTICES TO LENDER SHALL BE
MAILED OR DELIVERED TO THE ABOVE
ADDRESS

Mortgage and Assignment of Rents ADJUSTABLE INTEREST RATE LOAN LOAN NO. 1357188-0

This Mortgage made this 25th day of OCTOBER, 1991 between
LORENZO LA MONICA AND CATERINA LA MONICA, HUSBAND AND WIFE AND GIUSEPPE FIORANTE AND
TERESA FIORANTE, HUSBAND AND WIFE

herein called BORROWER whose address is 1324 LOUIS AVENUE

(number and street)

PARK RIDGE
(city)

IL
(state)

60068
(zip code)

and

and HOME SAVINGS OF AMERICA, A Corporation herein called LENDER whose address is P.O. Box 7075, Pasadena,
California 91109-7075

WITNESSETH Borrower hereby grants, conveys, mortgages and warrants to Lender the real property legally described as
follows:

LOT 1 IN VINCI'S SUBDIVISION OF LOTS 2 AND 3 IN CIRCUIT COURT COMMISSIONERS DIVISION OF
PART OF THE WEST 1/2 OF GOVERNMENT LOT 1 IN THE NORTHWEST 1/4 AND THE WEST 3.67 CHAINS
NORTH OF HIGGINS ROAD (EXCEPT THE EAST 50 FEET) OF THE NORTHWEST 1/4 OF THE SOUTHWEST
1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 1324 LOUIS AVENUE, PARK RIDGE, IL. 60068

FIN: 12-02-121-038

DEPT-01 RECORDING \$15.50
142222 TRAN 0759 10/28/91 16:17:00
#717 B *-91-563118
COOK COUNTY RECORDER

91563118

Together with all interest which Borrower now has or may hereafter acquire in or to said property and in and to (a) all easements and rights
of way appurtenant thereto and to all buildings, structures, improvements, fixtures and appurtenances now or hereafter placed thereon,
including but not limited to all apparatus and equipment whether or not physically affixed to the land or any building, used to provide or
supply air heating, air conditioning, heat, gas, water, light, power, refrigeration, ventilation, laundry, drying, dishwashing, garbage disposal,
or other services, and all waste vent systems, antennas, pool equipment, window coverings, drapes and drapery rods, carpeting and floor
covering, awnings, ranges, ovens, water heaters and attached cabinets, if being intended and agreed that such items be conveyed and
deemed to be affixed to and to be part of the real property that is conveyed hereby; and (b) all water and water rights (whether or not
appurtenant) Borrower agrees to execute and deliver from time to time such further instruments as may be requested by Lender to confirm
the lien of this Mortgage on any such properties. The properties conveyed to Lender hereunder are hereinafter referred to as
such property.

The Borrower absolutely and irrevocably grants, transfers and assigns to Lender the rents, income, issues, and profits of all property
covered by this Mortgage

FOR THE PURPOSE OF SECURING

- (1) Payment of the sum of \$ 276,900.00 with interest thereon according to the terms of a promissory
note of even date herewith and having a final maturity date of NOVEMBER 10, 2031 made by Borrower,
payable to Lender in order and all modifications, extensions or renewals thereof; (2) Payment of such sums as may be incurred, paid out, or
advanced by Lender or may otherwise be due to Lender under any provision of this Mortgage and all modifications, extensions or
renewals thereof; (3) Performance of all agreements of Borrower contained herein or incorporated herein by reference or contained in
any papers executed by Borrower relating to the loan secured hereby; (4) Performance of the loan secured hereby or any part thereof as for
the purpose of assisting in improvements on such property; (5) The performance and keeping by Borrower of any building loan
agreement or other agreement between Borrower and Lender relating to such property; (6) The performance and keeping by Borrower of
each of the covenants and agreements required to be kept and performed by Borrower pursuant to the terms of any lease and any and all
other instruments creating Borrower's interest in or defining Borrower's right in respect to such property; (7) Compliance by Borrower with
each and every monetary provision to be performed by Borrower under any declaration of covenants, conditions and restrictions pertaining
to such property or any declaration of covenants, conditions and restrictions upon written request of Lender; the enforcement by Borrower of any
covenant to pay interest or principal on the same have not been paid or valid legal steps taken to enforce such payment within 90
days after such date the principal is due; (8) Lender's option payment with interest thereon of any other present or future indebtedness
or obligation of Borrower or of any successor in interest of Borrower to such property) due to Lender, whether created directly or acquired
by absolute or contingent assignment, whether due or not, whether otherwise secured or not, or whether existing at the time of the execu-
tion of this Mortgage or arising thereafter; the exercise of such option to be evidenced by a notice in writing to Borrower or any successor in
interest of Borrower; (9) Performance of all agreements of Borrower to pay fees and charges to the Lender whether or not herein set forth;
- (9) Payment of charges, as allowed by law when such charges are made, for any statement regarding the obligation secured
hereby.

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TO PROTECT THE SECURITY OF THIS MORTGAGE, BORROWER AGREES

(1) Construction or Improvement. To complete in good and workmanlike manner any building or improvement or repair relating thereto which may be begun on such property or contemplated by the loan secured hereby, to pay when due all costs and liabilities incurred therefor, and not to permit any mechanic's lien against such property, nor any stop notice against any loan proceeds. Borrower also agrees, anything in this Mortgage to the contrary notwithstanding (a) to promptly commence work and to complete the proposed improvements promptly; (b) to complete same in accordance with plans and specifications as approved by Lender; (c) to allow Lender to inspect such property at all times during construction; (d) to replace any work or materials unsatisfactory to Lender within fifteen (15) days after written notice from Lender of such fact, which notice may be given to Borrower by certified mail, sent to his last known address, or by personal service of the same; and (e) to perform all other obligations of Borrower under any building loan agreement relating to such property.

(2) Repair and Maintenance of Property. To keep such property in good condition and repair, not to substantially alter, remove or demolish any buildings thereon, to restore promptly and in good workmanlike manner any buildings which may be damaged or destroyed, including, but not limited to, damage from termite and earth movement, to pay when due all claims for labor performed and materials furnished in connection with such property and not to permit any mechanic's lien against such property, to comply with all law affecting such property or requiring any alterations or improvements to be made thereon, not to commit or permit waste thereon, not to commit, suffer or permit any act upon such property in violation of law, to cultivate, irrigate, fertilize, fumigate and prune, and to do all other acts that from the character or use of such property may be reasonably necessary to keep such property in the same condition (reasonable wear and tear excepted) as at the date of this Mortgage.

(3) Fire and Casualty Insurance. To provide and maintain in force at all times fire and other types of insurance with respect to such property as may be required by Lender. Each policy of such insurance shall be in an amount, for a term and in form and content as by such companies, as may be satisfactory to Lender, with loss payable to Lender, and shall be delivered to, and remain in possession of, Lender as further security for the faithful performance of these covenants. Borrower shall also furnish Lender with written evidence showing payment of all premiums therefor. At least thirty (30) days prior to the expiration of any insurance policy, a policy renewing or extending such existing insurance shall be delivered to Lender with written evidence showing payment of the premium of the policy. Lender, but without obligation so to do, without notice to or demand upon Borrower and without releasing Borrower from any obligation hereof, may obtain such insurance through or from any insurance agency or company acceptable to it, and pay the premium therefor. Lender shall not be charged with obtaining or maintaining such insurance or for the collection of any insurance monies or for any insolvency or insurance underwriter. Lender, from time to time, may furnish to any insurance agency or company, or any other person, any information contained in or extracted from any insurance policy then or hereafter delivered to Lender pursuant hereto, and any information concerning the loan secured hereby. Borrower hereby assigns to Lender all unearned premiums on any such policy, and agrees that any and all unexpired insurance shall inure to the benefit of, and pass to, the purchaser of the property conveyed at any time hereunder pursuant to the foreclosure of this Mortgage.

(4) Life, Health or Accident Insurance. If Borrower shall maintain life, accident or health insurance and Lender shall be the owner or holder of any policy of such insurance as further security hereunder, Lender may elect to pay any premiums thereon as to which Borrower shall be in default, and the amount so paid may be secured hereby.

(5) Taxes and Other Liens Due. To pay, satisfy and discharge (a) at least ten (10) days before delinquency, all general and special taxes affecting such property (b) when due, all special assessments for public improvements, (c) on demand of Lender but in no event later than the date such amounts become due, (1) all encumbrances, charges and liens, with interest, on such property, or any part thereof, which are, or appear to Lender to be prior to, or superior hereto, (2) all costs, fees and expenses of this Mortgage whether or not described herein; (3) fees or charges for any statement regarding the obligation secured hereby in any amount demanded by Lender not to exceed the maximum amount allowed by law therefor at the time when such request is made, (4) such other charges as the Lender may deem reasonable for services rendered by Lender and Lender's agent or the request of Borrower or any successor in interest to Borrower; (5) if such property includes a leasehold estate, all payments and obligations required of the Borrower or his successor in interest under the terms of the instrument or instrument creating such leasehold; and (6) all payments and monetary obligations required of the owner of such property under any declaration of covenants or conditions or restrictions pertaining to such property or any modification thereof. Should Borrower fail to make any such payment, Lender without contesting the validity or amount, may elect to make or advance such payment together with any costs, expenses, fees or charges relating thereto. Borrower agrees to notify Lender immediately upon receipt by Borrower of notice of any increase in the assessed value of such property. Borrower agrees to notify Lender and appropriate taxing authorities immediately upon the happening of any event which does or may affect the value of such property, the amount or basis of such property, or the availability of any exemption to which Borrower is or may be entitled.

In the event of the passage of any law deducting from the value of real property for the purposes of taxation any lien thereon, or changing in any such laws for the taxation of mortgages or debts secured by mortgages for state or local purposes, or the manner of the collection of any such taxes including, but not limited to, the postponement, or the payment of all or any part of any real or personal property taxes, so as to affect this Mortgage, the holder of this Mortgage and of all obligations which it secures shall have the right to declare the principal sum and the interest due on a date to be specified by not less than 30 days written notice to Borrower by Lender, provided, however, that such election shall be ineffective if Borrower's principal, by law to pay the whole of such tax in addition to all other payments required hereunder and if, prior to such specified date, does pay such tax and agrees to pay any such tax when hereafter levied or assessed against such property, and such agreement shall constitute a modification of this Mortgage.

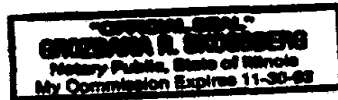
(6) Impounds. To pay to Lender, if Lender shall so request, in addition to any other payments required hereunder, monthly advance installments, as estimated by Lender, for taxes, assessments, insurance premiums, ground rents or other obligations secured by this Mortgage (hereinafter in this paragraph referred to as "such obligations") for the purpose of establishing a fund to insure payment when due, or before delinquency, of any or all of such obligations required to be paid as to such property. If the amounts paid to Lender under the provisions of this paragraph are insufficient to discharge the obligations of Borrower, the obligations as the same become due or delinquent, Borrower shall pay to Lender, upon its demand, such additional sums, necessary to discharge Borrower's obligation to pay such obligations. All monies paid to Lender under this paragraph may be intermingled with other monies of Lender and shall not bear interest. Lender may pay such obligations whether before or after the due date and payable in the event of a default in the payment of any monies due on the indebtedness secured hereby, default of any obligation secured hereby, or default in the performance of any of the covenants and obligations of this Mortgage, then any balance remaining from monies paid Lender under the provisions of this paragraph may, at the option of Lender, be applied to the payment of principal, interest or other obligations secured hereby in lieu of being applied to any of the purposes for which the impound account is established. Lender will make such reports of impounds as are required by law.

(7) Completion and Injury to Property. All sums due, paid or payable to Borrower or any successor in interest to Borrower of such property, whether by way of judgment, settlement or otherwise; (a) for injury or damage to such property, or in connection with any condemnation for public use or injury to such property, or any part thereof, are hereby assigned and shall be paid to Lender, or any part or of being to Borrower, whether accrued before or after the date of this Mortgage, for damage or injury to such property, or any part thereof, or in connection with the transaction in which the transaction in which the loan secured hereby, at the option of Lender may be applied by Lender to any indebtedness secured hereby and in such order as Lender may determine, without reducing the indebtedness secured hereby, may be used to replace, restore, or reconstruct such property to a condition satisfactory to Lender or may be released to Borrower, or any such amount may be appropriated and allocated in any manner to any one or more of such uses. No such application, use or release shall cure or waive any default or notice of default hereunder or invalidate any action pursuant to such notice.

(8) Disposition of the Proceeds of any Insurance Policy, Condemnation or other Recovery. The amount received by Lender pursuant to this Mortgage under any fire or other insurance policy, in connection with any condemnation for public use or injury to such property, for injury or damage to such property, or in connection with the transaction in which the loan secured hereby, at the option of Lender may be applied by Lender to any indebtedness secured hereby and in such order as Lender may determine, without reducing the indebtedness secured hereby, may be used to replace, restore, or reconstruct such property to a condition satisfactory to Lender or may be released to Borrower, or any such amount may be appropriated and allocated in any manner to any one or more of such uses. No such application, use or release shall cure or waive any default or notice of default hereunder or invalidate any action pursuant to such notice.

(9) Litigation. Borrower shall defend this trust in any action or proceeding purporting to affect such property whether or not it affects the lien hereof, purporting to affect the lien hereof and shall file and prosecute all necessary claims and actions to prevent or recover for any damage to or destruction of such property; and Lender is hereby authorized, without obligation so to do, to prosecute or defend any such action, whether brought by or against Borrower or Lender, or with or without suit, to exercise or enforce any other right, remedy, or power available or conferred hereunder, whether or not judgment be entered in any action or proceeding, and Lender may appear or intervene in any action or proceeding, and retain counsel therefor, and take such action therein, as either may be deemed necessary or advisable, and may settle, compromise or pay the same or any other claims and, in so doing, may expend and advance such sums of money as either may deem necessary. Whether or not Borrower so appears or defends, Borrower on demand shall pay all costs and expenses of Lender, including costs of evidence of title, in any such action or proceeding, which Lender may appear by virtue of being made a party defendant or otherwise, and irrespective of whether the interest of Lender in such property or their respective rights or powers hereunder brought by Lender to foreclose this Mortgage. If such property includes a leasehold estate, Borrower agrees to comply with all of the terms, conditions and provisions of the instrument or instruments creating such leasehold. Borrower also agrees not to amend, change, or modify his leasehold interest, or the terms on which he has a leasehold interest, or to agree to do so, without the written consent of Lender being first obtained.

CT193516



TERESA FIORANTE, HUSBAND AND WIFE
Lorenzo La Monica and Caterina La Monica, Husband and Wife
I, the undersigned, a notary public in and for said county and state, do hereby certify that
Lorenzo La Monica and Caterina La Monica, Husband and Wife and Giuseppe Fiorante and
Teresa Fiorante, HUSBAND AND WIFE ARE subscribed to the foregoing instrument, appeared before
me this day in person, and acknowledged that THEY signed and delivered the same instrument as THEIR free and voluntary
act for the uses and purposes therein set forth. Given under my hand and official seal, this 05 day of October, 1991.

State of Illinois County ss. DuPage
Lorenzo La Monica
Caterina La Monica
Giuseppe Fiorante
Teresa Fiorante
Signature of Borrower

BORROWER REQUESTS THAT A COPY OF ANY NOTICE OF DEFAULT AND OF ANY NOTICE OF SALE HEREUNDER BE MAILED TO BORROWER AT THE ADDRESS HEREINAFORE SET FORTH
INDEBTEDNESS
Interest will be added to principal in no case shall the unpaid interest added to the principal exceed 150% of the original principal
From time to time the monthly installment payments due under said Note may not be sufficient to pay all interest due in which case unpaid
interest rate may be adjusted from time to time in accordance with a monthly increase or decrease in an index, all as provided in said Note.
(32) Adjustable Rate Mortgage Provisions. The Note which this Mortgage secures is an adjustable mortgage loan on which the
convenience only, are not a part of this Mortgage and shall not be used in construing it.
(31) General Provisions. (a) This Mortgage applies to, inures to the benefit of, and binds, all parties hereto, their heirs, legatees,
devisees, administrators, successors and assigns. (b) The term "Lender" shall mean the owner and holder (including a pledgee)
of any note secured hereby, whether or not named as Lender herein. (c) Wherever the context so requires, the masculine gender includes
the feminine and neuter, the singular number includes the plural, and vice versa. (d) Captions and paragraph headings used herein are for
convenience only, are not a part of this Mortgage and shall not be used in construing it.
(30) Notice to Borrower. Any notice to the Borrower provided for in the note or this Mortgage shall be deemed given when it is
deposited in the United States later mail, postage prepaid, addressed to the Borrower at the address of the Borrower as it appears in Lender's
records pertaining to the loan evidenced by the note at the time notice is given.
(29) Waiver of Homeestead. Borrower hereby waives all right of homestead exemption in such property
deposited in the United States later mail, postage prepaid, addressed to the Borrower at the address of the Borrower as it appears in Lender's
records pertaining to the loan evidenced by the note at the time notice is given.
(28) Misrepresentation or Non-disclosure. Borrower has made certain written representations and disclosures in order to induce
Lender to make the loan evidenced by the note or notes which this Mortgage secures, and in the event that Borrower has made any
misrepresentation or material fact or failed to disclose any material fact, Lender, at its option and without prior notice, shall have the right to
declare the indebtedness secured by this Mortgage, irrespective of the maturity date specified in the note or notes, immediately due and
payable.
(27) Offset. No indebtedness secured by this Mortgage shall be offset or compensated or shall be deemed to have been offset or
compensated by all or part of any claim, cause of action, counterclaim or crossclaim, in respect to the note or other notes secured by this Mortgage.
(26) Governing Law; Severability. The loan secured by this Mortgage is made pursuant to, and shall be construed and governed by,
the laws of the United States and the rules and regulations promulgated thereunder, including the federal laws, rules and regulations for
federal savings and loan associations, if any paragraph, clause or provision of this Mortgage or the note or any other notes or obligations
secured by this Mortgage is determined by a court of competent jurisdiction to be void, invalid or unenforceable, such decision shall affect
only those paragraphs, clauses or provisions so determined and shall not affect the remaining paragraphs, clauses and provisions of this
Mortgage or the note or other notes secured by this Mortgage.
(25) Inspection and Business Records. Lender at any time during the continuation of this Mortgage may enter and inspect such
property at any reasonable time, Borrower agrees that in the event that such property is now or hereafter used for commercial or residential
income purposes, that when requested by Lender, Borrower will promptly deliver to Lender such certified financial statements and profit
and loss statements of such types and at such intervals as may be required by Lender which shall cover the financial operations relating to such
property, and Borrower further agrees, when requested by Lender, to promptly deliver, in writing such further additional information as
required by Lender relating to any of such financial statements.
(24) Future Advances. Upon request of Borrower, Lender at Lender's option prior to release of this Mortgage, may make Future
Advances to Borrower. Such Future Advances, with interest thereon, shall be secured by this Mortgage when evidenced by promissory
notes stating that said notes are secured hereby. At no time shall the principal amount of the indebtedness secured by this Mortgage, not
including sums advanced in accordance herewith to protect the security of this Mortgage, exceed the original amount of the Note
plus
\$15,500.00

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