

# UNOFFICIAL COPY

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THIS INSTRUMENT PREPARED BY  
230  
ID. 12 U  
WHEN RECORDED MAIL TO  
HOME SAVINGS OF AMERICA  
PO BOX 7075  
PASADENA, CALIFORNIA 91109-7075

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

## Mortgage and Assignment of Rents ADJUSTABLE INTEREST RATE LOAN

LOAN NO. 1344469-0

(Box 29)

14/11/91

This Mortgage, made this 15th day of JULY, 1991, between  
ANTHONY KAPLUNOV AND LADA KAPLUNOV, HUSBAND AND WIFE

herein called BORROWER, whose address is 9332 NORTH OZARK AVENUE  
(number and street)

MORTON GROVE IL 60053  
(city) (state) (zip code)

and

and HOME SAVINGS OF AMERICA, F.A. 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 141 IN GLEN GROVE TERRACE, BEING A SUBDIVISION OF PART OF THE EAST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 9332 NORTH OZARK AVENUE, MORTON GROVE, IL. 60053

PTN: 09-13-106-025-0000

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DEPT-01 RECORDING \$15.00  
TR2027 TRON 4051 07/15/91 15:07:00  
#8517 # \* -21-350810  
COOK COUNTY RECORDER

Together with all interests which Borrower now has or may hereinafter acquire in or to said property, and in and to all easements and rights of way appurtenant thereto, and (b) 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-cooling and conditioning, heat, gas, water, light, power, refrigeration, ventilation, laundry, drying, dishwashing, garbage disposal or other service, 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 conclusively deemed to be affixed to, and to be part of the real property that is conveyed hereby, and (c) 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 \$ 130,500.00 with interest thereon, according to the terms of a promissory note of even date herewith and having a final maturity date of JULY 15, 2031 made by Borrower, payable to Lender or 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 each agreement of Borrower contained herein or incorporated herein by reference or contained in any papers executed by Borrower relating to the loans secured hereby;
- (4) Performance, if the loan secured hereby or any part thereof is for the purpose of construction, improvements, on such property, of each provision of agreement of Borrower contained in any building loan agreement or other promise, obligation, contract, mortgage, Borrower and Lender relating to such property;
- (5) 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 that reflect Borrower's interest in or defining Borrower's right in respect to such property;
- (6) 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 other property of Lender and upon written request of Lender, the enforcement by Borrower of any covenant to pay maintenance or other charges, if the same have not been paid or valid legal steps taken to enforce such payment within 30 days after such written request is made;
- (7) At Lender's option, payment, with interest thereon, of any other present or future indebtedness or obligation of Borrower or of any person or 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 execution 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;
- (8) Performance of all agreements of Borrower to pay loans 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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(11) **Prepayment Charge.** The debt and other obligations secured hereby require Borrower to pay a fee in connection with the prepayment of any of the indebtedness secured hereby. To pay such fee to the extent permitted by applicable law, notwithstanding the fact that Borrower shall have defaulted in any obligation secured hereby, Lender, by receipt thereof, shall have the benefit of such fees secured hereby, immediately due and payable.

(12) **Failure of Borrower to Comply with Mortgage.** Should Borrower fail to make any payment, or fail to do any act required in this Mortgage, or fail to perform any obligations secured by this Mortgage, or do any act Borrower agreed not to do, Borrower shall be in default under this Mortgage. Lender, but without obligation, so to do and without notice to or demand upon Borrower and without releasing Borrower from any obligation hereof, and without contesting the validity or amount of the same, may on pay or do the same in such manner and to such extent as it may deem necessary to protect the security hereof. Lender being authorized to enter upon such property for such purposes; (b) pay, purchase, contest or compromise any encumbrance, charge or lien which in its judgment it appears to be prior or superior hereto; and (c) in exercising any such power pay necessary expenses. Borrower agrees to repay any amount so expended on demand of Lender.

(13) **Sums Advanced to Bear Interest and To Be Added to Indebtedness.** To pay immediately upon demand any sums advanced or paid by Lender or Borrower under any clause or provision of this Mortgage. Any such sum until so repaid, shall be secured hereof and bear interest from the date it was advanced or paid at the same interest rate, as may be adjusted from time to time, as such indebtedness, and shall such sum and interest thereon be secured by this Mortgage.

(14) **Application of Funds.** Lender shall have the right at its sole discretion to direct the manner in which payments or proceeds shall be applied upon or allocated among the various items constituting Borrower's indebtedness or obligations secured hereby.

(15) **Obligation of Borrower Joint and Several.** If more than one person is named as Borrower, each obligation of Borrower shall be the joint and several obligation of each such person.

(16) **Acceleration Clause. Right of Lender to Declare All Sums Due on any Transfer, Etc.** Lender shall have the right, at its option to declare any indebtedness and obligations secured hereby to be due and payable if the maturity date specified in any note or agreement evidencing the same due and payable within 30 days after such declaration if: (a) Borrower or any surety or in interest to Borrower of such property sells, enters into a contract of sale, conveys or alienates such property or any part thereof, or suffers his title or any interest therein to be divested, whether voluntarily or involuntarily or leaves such property or any part thereof for a term of more than 3 years, or changes, or permits to be changed, the character or use of such property or drills or extracts or enters into a lease for the drilling for or extracting oil, gas or other hydrocarbon minerals from any mineral oil, coal or charcoal on such property; or (b) Borrower is a partnership and the interest of a general partner is sold, transferred or assigned, or if Borrower is a corporation and more than 25% of the corporate stock thereof is sold, transferred or assigned during a 12 month period, or if Borrower is a trust and there is a change of beneficial interest with respect to more than 25% of such property; or (c) Borrower has made any material misrepresentation or failed to disclose any material fact in those certain financial and other written representations and disclosures made by Borrower in order to induce Lender to enter into the transaction evidenced by the promissory note or notes or agreements which this Mortgage secures.

(17) **No Waivers by Lender.** No waiver by Lender of any right under this Mortgage shall be effective unless, in writing. Waiver by Lender of any right granted to Lender under this Mortgage or of any provision of this Mortgage as to any transaction or occurrence shall not be deemed a waiver as to any future transaction or occurrence. By accepting payment of any sum secured hereby after its due date or by making any payment or performing any act on behalf of Borrower that Borrower was obligated hereunder, but failed to make or perform, or by adding any payment so made by Lender to the indebtedness secured hereby, Lender does not waive its right to require prompt payment when due of all other sums so secured or to require prompt performance of all other acts required hereunder, or to declare a default for failure so to pay such other sums or to perform such other acts.

(18) **Modification in Writing.** This Mortgage cannot be changed or modified except as otherwise provided in this Mortgage or by agreement in writing signed by Borrower or any successor in interest to Borrower, and Lender.

(19) **Right to Collect and Receive Rents and Profits.** Notwithstanding any other provisions hereof, Lender hereby grants permission to Borrower to collect and receive all the rents, income, issues and profits of such property as they become due and payable, but Lender reserves the right to revoke such permission at any time with or without notice by notice in writing to Borrower, mailed to Borrower at his last known address. In any event, such permission to Borrower, in writing, shall be revoked upon default by Borrower in payment of any indebtedness secured hereby, or in the performance of any agreement hereunder. On any such default, Lender may at any time without notice, either in person, by agent, or by receiver to be appointed by the court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of such property, or any part thereof, make, cancel, enforce or modify leases, obtain and accept tenants, set or modify rents, in its own name sue for or otherwise recover thereon, in one, issue and profits thereof, including those past due and unpaid, and apply the same to its costs and expenses, litigation and other lien, upon any indebtedness secured hereby and in such order as Lender may, determine, and except for such application, Lender shall not be liable to any person for the collection or non-collection of any rents, income, issues or profits, nor the failure to assert or enforce any of the foregoing rights. The entering upon and taking possession of such property, the collection of such rents, income, issues, or profits, the doing of other acts herein authorized, and the application thereof, shall not constitute a default or notice of default hereunder or invalidate any act done pursuant to such notice.

(20) **Remedies.** No remedy herein provided shall be exclusive of any other remedy herein or now or hereafter existing by law, but shall be cumulative. Every power or remedy hereby given to Borrower or to Lender or to some either of them may be otherwise entitled, may be exercised from time to time and as often as may be deemed expedient by them, and either of them may pursue or insist on remedies. If Lender holds any additional security for any obligation secured hereby, it may enforce the same thereof at its option, either before, contemporaneously with, or after any Mortgagee's sale is made hereunder, and on any default of Borrower, Lender may, at its option, offset against any indebtedness owing by the Borrower, the whole or any part of the indebtedness secured hereby. The Lender is hereby authorized and empowered at its option, without any obligation so to do, and without affecting the obligations hereof, to apply toward the payment of any indebtedness secured hereby any and all sums of money or credits of or belonging to Borrower and which the Lender may have in its possession or under its control, including among other things, any impounds held by Lender under paragraph (6) hereof.

In order to waive the indebtedness and liability of the rights and obligations herein provided, Borrower waives any and all rights of offset which Borrower now or hereafter may have against Lender of all sums and in offset made by Lender shall relieve Borrower from paying installments on the obligations secured hereby as they become due.

(21) **Foreclosure of Mortgage.** When the indebtedness hereby secured shall become due whether by acceleration or otherwise, the Lender shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree of sale all expenditures and expenses, which may be paid or incurred by or on behalf of Lender for attorneys' fees, appraisers' fees, costs of advertising and expert evidence, stenographer's charges, title insurance cost and costs of procuring abstracts of title or commitment, for title insurance. Such fees, charges and costs may be estimated as to items to be expended after entry of the decree of sale for that, down reasonably necessary, either to purchase the such suit or to evidence the bidders, if any sale which may be had pursuant to the decree of sale, the true condition of the title to the value of the Property. All expenditures and expenses of the nature of the foregoing mentioned shall be deemed as additional indebtedness secured hereby and shall be immediately due and payable with a term thereof of the rate specified in the Note. Such expenditures and expenses shall include expenditures made in connection with the filing of a suit to foreclose the lien hereof. Lender shall be a party, either as plaintiff, defendant, by reason of the Mortgage or any indebtedness hereby secured, and the separation for the termination of any suit to foreclose the lien hereof, after a trial of such right to foreclose whether or not actually or merely in preparation for the defense of any threatened suit or proceeding which might affect the Property or the security hereof, whether or not a final judgment or any efforts for collection of any past due indebtedness secured hereby. The proceeds of any sale or decree of the Property shall be distributed and applied in the following order of priority: first, on account of all costs and expenses incurred in the foreclosure proceedings, including all such items as are mentioned in this paragraph hereof, second, to the holder of the lien hereof for the same, third, to the holder of any other indebtedness secured by this Mortgage, third, any surplus to Borrower, but subject to payment of any superior liens which may apply. These rights may apply.

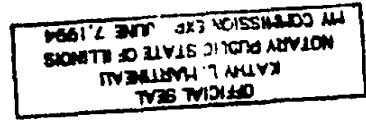
(22) **Appointment of Receiver.** The court at any time after the filing of a complaint to foreclose this Mortgage, the court in which such complaint is filed may, and it may in its discretion, appoint Lender as receiver of the property, and the appointment may be made either before or after entry of a decree of sale, and the receiver shall, at the time of application of the decree of sale, take possession of the property and shall be empowered to pay or to receive the payment of the indebtedness secured hereby and without regard to the true value of the property whether the same is to be sold or otherwise, and to sell such real or personal property in possession, shall have power to collect the rent, issues and profits of the property during the pendency of such foreclosure suit, as well as during any further time, when Borrower has succeeded in his assignment, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or convenient in such case. For the proper and possession, control, management and operation of the property during the whole said period, the court from time to time may authorize the receiver or Mortgagee in possession to apply the net income held by either of them in payment or whole or in part of the indebtedness and other sums secured hereby, or in payment of any tax, special assessment or other lien which may be or become superior to the lien hereof or superior to a decree of sale hereof, provided such application is made prior to foreclosure sale. In case of a judicial sale, the property, or so much thereof as may then be affected by this Mortgage, may be sold in one parcel.

(23) **Waiver of Statute of Limitations.** Time is of the essence as to all of Borrower's obligations hereunder, and to the extent permitted by law, Borrower waives all present or future statutes of limitation with respect to any debt, demand or obligation secured hereby in any action or proceeding for the purpose of enforcing this Mortgage or any rights or remedies hereunder.

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# UNOFFICIAL COPY

LOAN NO. 1344469-0



My commission expires \_\_\_\_\_

Given under my hand and official seal, this 15<sup>th</sup> day of \_\_\_\_\_ 1991

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

ANTHONY KAPLUNOV AND LADA KAPLUNOV, HUSBAND AND WIFE

a notary public in and for said county and state, do hereby certify that

State of Illinois County ss: Cook

Signature of Borrower

ANTHONY KAPLUNOV LADA KAPLUNOV

Borrower requests that a copy of any notice of default and/or any notice of sale hereunder be mailed to borrower at the address hereinabove set forth.

(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

147,900.00

(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 will be in form and content prepared according to the generally accepted accounting principles and practices, which statements 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.

(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.

(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, whether liquidated or unliquidated, which Borrower now or hereafter may have or may claim to have against Lender, and in respect to the indebtedness now or hereafter secured hereby. Borrower waives, to the fullest extent permitted by law, any and all rights of offset which Borrower now or hereafter may have or claim to have in respect to all or part of the indebtedness secured hereby, and further waives the benefits of any applicable law, regulation or procedure which provides or substantially provides that, where cross-demands for money have existed between persons at any point in time when neither demand was barred by the applicable statute of limitations, and an action is thereafter commenced by one such person, the other person may assert in his answer the defense of payment in that the demands are compensated so far as they equal each other, notwithstanding that an independent action asserting his claim would affect the time of filing his answer by the applicable statute of limitations.

(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 of 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.

(29) Waiver of Homestead. Borrower hereby waives all right of homestead exemption in such property.

(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 first class postage prepaid, addressed to the Borrower at the address of the Borrower as it appears in Lenders records pertaining to the loan evidenced by the note at the time notice is given.

(31) General Provisions. (a) This Mortgage applies to, inures to the benefit of, and binds, all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. (b) The term "Lender" shall mean the owner and holder (including a pledgee) of any note secured hereby, whether originally 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.

(32) Adjustable Rate Mortgage Program. The Note which this Mortgage secures is an adjustable mortgage loan on which the 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. From time to time the monthly installment payment, due under said Note may not be sufficient to pay all interest due in which case unpaid interest will be added to principal. In no case shall the unpaid interest added to the principal exceed 50% of the original principal indebtedness.

Borrower requests that a copy of any notice of default and/or any notice of sale hereunder be mailed to borrower at the address hereinabove set forth.

Signature of Borrower

ANTHONY KAPLUNOV LADA KAPLUNOV

State of Illinois County ss: Cook

Given under my hand and official seal, this 15<sup>th</sup> day of \_\_\_\_\_ 1991

My commission expires \_\_\_\_\_

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

ANTHONY KAPLUNOV AND LADA KAPLUNOV, HUSBAND AND WIFE

a notary public in and for said county and state, do hereby certify that

State of Illinois County ss: Cook

Signature of Borrower

ANTHONY KAPLUNOV LADA KAPLUNOV

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ANTHONY KAPLUNOV LADA KAPLUNOV

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Property of Cook County Illinois