

# UNOFFICIAL COPY

DR. LOAN NO. 01-30554-11

This instrument was prepared by:  
Helena Durbak  
Hoyne Savings and Loan Association  
4786 N. Milwaukee Avenue  
Chicago, IL 60630

*Maif*  
*76*

Box 297

*N.O. 73 62968J*

*2700*  
*279*

## MORTGAGE

This Mortgage ("Security Instrument") is given on April 25, 1992 The mortgagor is DIMITRIOS KALASOUNTAS and KIM KALASOUNTAS, his wife

..... ("Borrower"). This Security Instrument is given to Hoyne Savings and Loan Association, which is organized and existing under the laws of The State of Illinois, and whose address is 4786 N. Milwaukee Ave., Chicago IL 60630 ("Lender")

Borrower owes lender the principal sum of FIFTY NINE THOUSAND AND NO/100ths Dollars (U.S. \$ 59,000.00). 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 May 1, 2004. 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:

Lot 2 in Block 51 in Second Addition to Walter G. McIntosh's Metropolitan Elevated Subdivision, being a resubdivision of Blocks 16, 17, 47, 48, 49, 50, 51 and 52 in subdivision of Section 19, Township 39 North, Range 13 East of the Third Principal Meridian (except the South 300 acres thereof) in Cook County, Illinois.

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REAL ESTATE TAX INDEX NO. 16-19-126-014

which has the address of 1504 Wenonah Avenue Berwyn  
[Street] [City]  
Illinois 60402 ("Property Address");  
[Zip Code]

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 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 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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# HOYNE SAVINGS and Loan Association



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**"OFFICIAL SEAL"**  
THEODORE G. WIGMANN  
Notary Public, State of Illinois  
My Commission Expires 10/1/93

SAFE SINCE 1887  
Member, Federal Savings and Loan Insurance Corporation  
Federal Home Loan Bank Board

Notary Public

GIVEN under my hand and Notarial Seal, this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1992, the said instrument as \_\_\_\_\_ their \_\_\_\_\_ free and voluntary act, for the uses and purposes herein set forth, personally known to me to be the same person, whose name \_\_\_\_\_ they are \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that \_\_\_\_\_ they \_\_\_\_\_ signed, sealed and delivered.

DO HEREBY CERTIFY that \_\_\_\_\_ a Notary Public in and for said County, in the State aforesaid, \_\_\_\_\_

STATE OF ILLINOIS  
COUNTY OF COOK  
SS \_\_\_\_\_

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

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

Adjustable Rate Rider  
 Condominium Rider  
 2-4 Family Rider  
 Graduated Payment Rider  
 Planned Unit Development Rider  
 Other(s) [specify] \_\_\_\_\_

21. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument.

20. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property and at any time prior to the expiration of any period of redemption following judicial sale, Lender (in person, by agent or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. Any rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Security Instrument.

19. 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 paragraphs 13 and 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; and (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) 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 sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the 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 19, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

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UNIFORM COVENANTS Borrower and Lender covenant and agree as follows:

**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") equal to one-twelfth of: (a) yearly taxes and assessments which may attain priority over this Security Instrument; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard insurance premiums; and (d) yearly mortgage insurance premiums, if any. These items are called "escrow items." Lender may estimate the Funds due on the basis of current data and reasonable estimate of future escrow items.

The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay the escrow items. Lender may not charge for holding and applying the Funds, analyzing the account or verifying the escrow items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. 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. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Security Instrument.

If the amount of the Funds held by Lender, together with the future monthly payments of Funds payable prior to the due dates 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 Funds held by Lender is not sufficient to pay the escrow items when due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as required by Lender.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 19 the Property is sold or acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this 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 late charges due under the Note; second, to prepayment charges due under the Note; third, to amounts payable under paragraph 2; fourth, to interest due; and last, to principal due.

**4. Charges; Liens.** Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or 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 payment.

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 prevent the enforcement of the lien or forfeiture of any part of the Property; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, 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.

**5. Hazard Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards 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.

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 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 Instrument immediately prior to the acquisition.

**6. Preservation and Maintenance of Property; Leaseholds.** 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, Borrower shall comply with the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and fee title shall not merge unless Lender agrees to the merger in writing.

**7. Protection of Lender's Rights in the Property; Mortgage Insurance.** If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

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

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acceleration under paragraph 7. If no acceleration had occurred, the right to restate shall not apply in the case of ac-

fully effective as if no acceleration had occurred. Upon reinstatement by Borrower, this Security Instrument shall continue un-  
in the Property and Borrower to pay the sums secured by this Security Instrument and the obligations secured hereby shall remain  
changed. Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights  
such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights  
incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes  
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  
actions are that Borrower: (a) pays Lender all sums which would be due under this Security Instrument and the  
contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those condi-  
period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale  
enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other  
18. Borrower's Right to Reinstatement. If Borrower meets certain conditions, Borrower shall have the right to have  
Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.  
sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period,  
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  
due is prohibited by federal law as of the date of this Security Instrument.

in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exer-  
interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred) and Borrower is not  
17. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any in-  
16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.  
Instrument and the Note are declared to be severable.  
or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security  
jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument  
15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the  
Lender when given as provided in this paragraph.

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

of paragraph 17.  
permitted by paragraph 19. If Lender exercises this option, Lender shall take the steps specified in the second paragraph  
may require immediate payment in full of all sums secured by this Security Instrument and may invoke any remedies  
ing any provision of the Note or this Security Instrument unenforceable according to its terms. Lender, at its option,  
13. Legislation Affecting Lender's Rights. If enactment or expiration of applicable laws has the effect of render-  
will be treated as a partial prepayment without any prepayment charge under the Note.  
ceded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the prin-  
necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which ex-  
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 limit; then: (a) any such loan charge shall be reduced by the amount  
12. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan  
of this Security Instrument or the Note without Borrower's consent.

any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms  
(b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and  
mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument;  
co-signs this Security Instrument; does not execute the Note; (a) is co-signing this Security Instrument only to  
provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who  
this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the  
11. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of  
right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any  
payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand  
of Borrower shall not be required to release the liability of the original Borrower or Borrower's successors in interest.  
10. Borrower Not Released; Forbearance by Lender Not a Waiver. Extension of the time for payment or modifica-  
tion 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.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers  
taking. Any balance shall be paid to Borrower.  
secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the  
be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums  
property, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall  
Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Pro-  
In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security  
signed and shall be paid to Lender.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with  
any condemnation or other taking part of the Property, or for conveyance in lieu of condemnation, are hereby as-  
signed and shall be paid to Lender.  
Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Pro-  
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 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 part of the Property, or for conveyance in lieu of condemnation, are hereby as-  
signed and shall be paid to Lender.  
Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Pro-  
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.