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MORTGAGE

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DEPT-01 RECORDING 101.00
7950363 TRAN 5558 05/09/92 13:45:00
\$4109 = 4E-92-350363
COOK COUNTY RECORDER

THIS MORTGAGE ("Security Instrument") is given on APRIL 08, 1992 . The mortgagor is
RAYMOND K BRUNO JR AND MARY L BRUNO, HUSBAND AND WIFE

("Borrower"). This Security Instrument is given to PRINCIPAL MUTUAL LIFE INSURANCE COMPANY

which is organized and existing under the laws of THE STATE OF IOWA . and whose
address is 711 HIGH STREET, DES MOINES, IOWA 50392 ("Lender"). Borrower owes Lender the principal sum of
SIXTY EIGHT THOUSAND AND 00/100 Dollars (U.S. \$ 68,000.00).

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 01, 2007 . This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (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 10 IN BLOCK 6 IN BRIDGEVIEW MANOR, A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

R-25-410-018

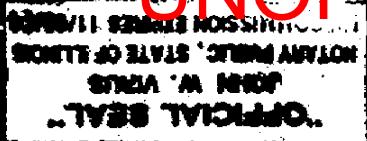
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which has the address of 7654 S THOMAS AVENUE, BRIDGEVIEW
Illinois ("Property Address").
(Zip Code) 60455

[Street, City,

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Form 3014-9/80



PRINCIPAL MORTGAGE COMPANY
ASSOCIATE COUSSEL
STEPHEN B. GALLAHER
This instrument was prepared by:
John W. Vales
NOTARY PUBLIC, STATE OF ILLINOIS
Commission Expires 11/1980
Date 6-6-86

M. Commission Expiration

Given under my hand and official seal, this 6 day of April, 1992.
In view and delivered die said instrument as THE EIGHTY-THREE AND FORTY SEVEN MILLION DOLLARS, for the uses and purposes herein set forth.
Subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that the personalty known to me to be the same person(s) whose name(s)

that RAYMOND K. BRUNO JR. AND MARTI L. BRUNO, HUSBAND AND WIFE
1. THE UNDERSIGNED,
, a Notary Public in and for said County and State do hereby certify

Cook County ss:

Borrower
(Seal)

Borrower
(Seal)

Hormer
(Seal)

Hormer
(Seal)

337-54-7884

Borrower
(Seal)

Borrower
(Seal)

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

- Check applicable box(es).
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 this Security Instrument as if the rider(s) were a part of this Security Instrument.
25. 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 box(es).
- V.A. Rider
Balloon Rider
Graduated Payment Rider
Planned Unit Development Rider
Biweekly Payment Rider
Family Rider
Contourum Rider
Adjustable Rate Rider
Grand Unified Rider
Biweekly Payment Rider
Second Home Rider
Other(s) [Specify]

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

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

18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby will 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 entity (known as the "Loan Servicer") that collects monthly payments due under the Note and this Security Instrument. There also 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 change in accordance with paragraph 14 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. The notice will 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 do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 20, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

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

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 that not prior to acceleration under paragraph 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (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 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 title evidence.

22. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

23. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.

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Form 3014 9/90

make of the actions set forth above within 10 days of the giving of notice.

This Security Instrument, Lender may give Borrower a notice terminating the lien. Borrower shall satisfy the lien or take one of this Security Instrument, if Lender determines that any part of the Property is subject to a lien which may affect another's interest or defers from the holder of the lien an agreement satisfactory to Lender's opinion operate to prevent the enforcement of the lien, or (c) secures from the holder of the lien, legal proceedings which in the Lender's opinion are by, or defers against enforcement of the lien in, a manner acceptable to Lender; (b) contains in good faith the lien writing to the payee of the obligation secured by the lien in a manner acceptable to Lender; (a) agrees in

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in

to Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

to the person owed payment, Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph.

these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay him on time directly which may return property over this Security Instrument, and leasehold payments of ground rents, if any, Borrower shall pay

which may return items, assessments, charges, taxes and impositions due to the Property

†. Charges: Lien, Borrower shall pay all taxes, assessments, charges, taxes and impositions due under the Note.

third, to interest due; fourth, to principal due; and last, to any late charges due under the Note.

1 and 2 shall be applied: first, to any prepayment charges due under the Note; second, to amounts payable under paragraph 2;

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs

this Security Instrument.

Funds held by Lender, if Lender acquires or sells the Property, Lender, prior to the acquisition or sale

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any

overdue monies, at Lender's sole discretion.

shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than

time is not sufficient to pay the Escrow items when due, Lender may so notify Borrower in writing, and, in such case Borrower

for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender is used by Lender to pay a note, debts, or other obligations to pay the note, debts, or other obligations to pay the note, debts, or

deficit to the Funds was made. The Funds are pledged as additional security for all sums secured by this Security Instrument.

without charge, an annual accounting of the Funds, showing credits and debits to the Funds and the purpose for which each

Borrower and Lender may agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower,

applicable law requires borrower to be paid, Lender shall be required to pay Borrower any interest or earnings on the Funds

used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or

a charge, however, Lender may require Borrower to pay a reasonable charge for an independent law reporting service

Escrow items, Lender may not charge Borrower for holding and applying the Funds, usually and during the escrow account, or

including Lender, if Lender is such an institution or in any Federal Home Loan Bank, Lender shall apply the Funds to pay the

Funds shall be held in an institution whose deposits are insured by a federal agency, insurability, or equally

Escrow items or otherwise in accordance with applicable law.

Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future

sets a lesser amount, if so, Lender may collect and hold Funds in an amount not to exceed the lesser amount,

1974 is intended to be may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of

related mortgage loan may exceed the maximum a leader for a federal

Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a leader for a federal

the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow items,"

it may: (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with

or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums,

and assessments which may occur this Security Instrument as a lien on the Property; (b) yearly leasehold payments

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

2. Funds for Taxes and Insurance. Subject to application of property taxes, Lender shall pay to

principals of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

1. Payment of Principal and Interest: Prepayment and Late Charges. Borrower shall promptly pay when due the

UNIFORM COVENANTS, Borrower and Lender covenant and agree as follows:

THIS SECURITY INSTRUMENT combines uniform convenants for mutual use and non-uniform covenants with limited

variations by jurisdiction to constitute a uniform security instrument covering real property.

THIS SECURITY INSTRUMENT grants all liens and demands, subject to any encumbrances of record.

and will defend generally the title to the Property against all claims and demands, Borrower waives

grant and convey the Property is unencumbered, except for encumbrances of record. Borrower waives

any or heretofore is referred to in this Security Instrument as the "Property".

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 improvements and additions shall also be covered by this Security

Instrument, All of the foregoing is referred to in this Security Instrument as the "Property".

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8. Minimum liability: If the Leader fails to pay the premium, or fails to do the minimum insurance as a condition of making the loan secured by this Security instrument, Borrower will succeed, sue and retain the proceeds from the sale of the asset or damage to the asset, or sue for the amount paid by Borrower when the insurance coverage failed or ceased to exist, whichever of the two is less, to the extent of the insurance premium paid by Borrower when the insurance coverage failed or ceased to exist.

Any measures adopted by leader under this paragraph shall become additional debt of Borrower secured by this Security instrument. Unless Borrower and leader agree to otherwise in terms of this instrument, these amounts shall bear interest from the date of disbursement at the rate fixed and shall be payable with interest, upon demand from leader to Borrower requesting

6. Occupancy, Preservation, Stipendiation and Protection of the Property; Borrower's Loan Application; Leaseholders. 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 do so in writing, which contains shall not be unreasonably withheld, or unless the date of occupancy, unless Lender obtains otherwise for at least one year after the date of occupancy, unless circumstances exist which are beyond Borrower's control, Borrower shall be in default if any portion of the Property, all or otherwise materially, impairs the lien created by this Security instrument or Lender's security interest. Borrower may proceed with such a default and conclusively impact the lien created by this Security instrument or Lender's security interest. Borrower may impede or otherwise materially impair the lien created by this Security instrument or Lender's security interest. Borrower may proceed in paragraph 18 by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, provides for the return of 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 with any material information in connection with the loan application process. If this Security instrument is on a leasehold and the fee title shall not merge unless Lender agrees to do the merger in writing.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to participate shall not exceed or 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.

Lender may waive payment of loss in whole or in part provided that Lender's security is not lessened. If the restoration of property damaged, if the restoration of repair is accomplished reasonably feasible and Lender's security is not lessened, if the restoration of property may be applied to restoration of repair of damage to Lender's security and Lender's security would be lessened, the insurance proceeds shall be applied to the sums received by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower withdraws 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 cause the insurance proceeds to repeat or repair the instrument, whether or not then due. The 30-day period will begin when the notice is given.

paid premiums and renewal notice in the event of loss. Borrower shall give prompt notice to the insurance carrier and lender.

All insurance policies and renewals shall be acceptable to Landor and shall include a standard nonnegage clause. Landor shall have the right to hold the policies and renewals. If Landor renews, Borrower shall promptly give to Landor all receipts of premiums received.

3. Hazard or Property Insurance: Benefits shall keep the improvements now existing or hereafter erected on the property 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 specified above. Benefits shall keep the insurance coverage in accordance with Schedule 2.

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payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the amount and for the period that Lender requires) 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 unless 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 if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

11. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

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: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

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: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

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

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

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