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9-20-74-13

92372039

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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on **MAY 09**
19 92. The mortgagor is **CATHERINE CASEY, DIVORCED AND NOT SINCE REMARRIED**
("Borrower"). This Security Instrument is given to
COLE TAYLOR BANK, which is organized and existing
under the laws of **THE STATE OF ILLINOIS** and whose address is
CHICAGO, ILLINOIS ("Lender").
Borrower owes Lender the principal sum of **THIRTY EIGHT THOUSAND FOUR HUNDRED THIRTY SEVEN AND**
97/100 Dollars U.S. \$.38,437.97. 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 06, 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 prop-
erty located in **COOK** County, Illinois.

UNIT #N2 IN THREE OAKS APARTMENTS CONDOMINIUM AS DELINEATED ON A SURVEY
OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 9 TO 18 INCLUSIVE IN BLOCK
30 IN FREDERICK H. BARTLETT'S CHICAGO HIGHLANDS IN THE NORTHWEST 1/4 OF
THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 13, EAST OF
THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, IL, WHICH SURVEY IS
ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS
DOCUMENT 25417151, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN
COMMON ELEMENTS. PIN 19 19 208 050 1034

DEFINING RECORDING 101,50
. 143333 IRAN 6089 05/28/92 14:15:10
. 45891 4-92-372039
. COOK COUNTY RECORDER
CHICAGO, IL

which has the address of **6759 W. 64TH ST., 2N**
(Street)

Illinois 60638 ("Property Address").

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 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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CCS 232323

1. Payment of Premium and Interest: Borrower and Lender covenant and agree as follows:
2. Funds for Taxes and Insurance: Subject to applicable law or to a written waiver by Lender, Borrower shall pay monthly payments, which may add an amount to the principal of the Note under the principal of and interest on the debt evidencing by the Note and any promissory note and late charges when the Note is paid to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for (a) yearly taxes and assessments which may add an amount payable by Lender over this Security instrument as a loan or the Note; (b) yearly leasehold damages payable by Borrower; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender in accordance with the provisions of paragraph 8, in lieu of the payment of mortgagage insurance premiums. These items are called "Escrow Items". Lender may collect and hold Funds in an amount not to exceed the maximum Escrow Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. § 2601 et seq., ("RESPA").
3. Reasonable costs of expenditures of future Escrow items or otherwise in accordance with applicable law.
- The Note: Lender is such an institution or in any Federal Home Loan Bank; Lender shall apply the Funds to Escrow Items, unless Lender pays Borrower interest on the Funds and applying the escrow account to the escrow account, or verifying the Escrow Items, unless Lender may not charge Borrower for holding and applying the escrow account, the Escrow Items, Lender may not charge Borrower for holding and applying the escrow account and applying the escrow items used by Lender to make such a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate appraiser used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made of applicable law requires Lender to make up the difference in the amount of the Funds held by Lender at any time is not sufficient to pay the Escrow Item, within due, Lender may so notify Borrower in writing, and, in such case for the excess Funds in accordance with the requirements of applicable law, if the amount of the Funds held by Lender is no more than twelve months, at Lender's sole discretion.
- Lender shall promptly refund to Borrower all payments received by Lender under paragraph 1 and 2 shall be applied first, to any prepayment charges due and due to the Note; second, to amounts payable under paragraphs 1 and 2 shall be applied; third, to principal due; and last, to any late charges due under the Note.
4. Application of Payments: Unless applicable law provides, otherwise, all payments received by Lender under paragraph 2 shall be applied first, to interest due; fourth, to principal due; and last, to any late charges due under the Note.
5. Hazard or Property Insurance: Borrower shall keep the insurance coverage of Lender covered on the property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance by Borrower subject to Lender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 7.
6. Security Instrument: For which Lender requires insurance, Lender may give Borrower a notice terminating the coverage the Lender determines that any part of the Property is subject to a loss which may affect the Lender's priority over this Security instrument. Lender may give Borrower a notice terminating the coverage the Lender determines that any part of the Property is subject to a loss which may affect the Lender's priority over this Security instrument. If Lender determines that any part of the Property is subject to a loss which affects the Lender's security interest in the Property to Lender's satisfaction to Lender's standards, Lender may take one of the actions set forth above within 10 days of the giving of notice.
7. Assignment of Property: Lender shall pay all time charges under this paragraph, if Borrower makes these payments directly to the person or entity holding title to the Property at the time of assignment or to the person or entity holding title to the Property at the time of assignment.

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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 1 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

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

7. Protection of Lender's Rights in the Property. If Borrower fails to perform the covenants and agreements contained in 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 forfeiture 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 attorney's 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.

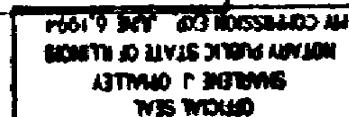
Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

8. Mortgage Insurance. 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 mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender lapses or ceases to be in effect, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the mortgage insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the mortgage insurance previously in effect, from an alternate mortgage insurer approved by Lender. If substantially equivalent mortgage insurance coverage is not available, Borrower shall pay to Lender each month a sum equal to one-twelfth of the yearly mortgage insurance premium being paid by Borrower when the insurance coverage lapsed or ceased to be in effect. Lender will accept, use and retain these payments as a loss reserve in lieu of mortgage insurance. Loss reserve payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the amount and for the period that Lender 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.

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NAME	PREPARED BY - COLE TAYLOR BANK		STREET	MAIL TO - COLE TAYLOR BANK	
				P.O. BOX 909743 CHICAGO, IL 60690-9743	
					
MAIL TO NEAREST STREET ADDRESS OF AGENT FOR DELIVERIES IN CASE OF LOSS AND FOR PURCHASES MADE IN BUSINESS					



By Commissioner expires July 26, 1994

Given under my hand and official seal this

day of July 1994 at the place

at which

signed and delivered the said instrument to

subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that I do

personally know to me to be the true person whose name is

do hereby certify that

C. A. KEESEK C. A. KEESEK C. A. KEESEK

I, C. A. KEESEK, do herby make the following declaration:

Convey as Convey as Convey as

STATE OF ILLINOIS

Please sign this line for acknowledgment

Social Security Number - Borrower

(Sign)

Social Security Number 359-28-0895

CATHERINE CASEY - Borrower

X Catherine Casey

XXXXXX

BY SIGNING BELOW, Borrower accepts and agrees to the terms and conditions contained in this Security Instrument and in any riders executed by Borrower and recorded with it.

- Adjustable Rate Rider Condominium Rider I-A Family Rider Other(s) (specify) _____
- Graduated Payment Rider Planned Unit Development Rider Second Home Rider Balloon Rider
- Biweekly Premium Rider Biweekly Premium Rider Rate Improvement Rider Rate Improvement Rider

Check applicable box(es))
 and supplement the coverages and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument with this Security Instrument, the coverages and agreements of each such rider shall be incorporated into and shall amend and supplement the coverages and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.

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

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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.

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

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23. Whichever of Homestead, Borrower makes all right of homesteaded exemption in the Property.

Instrument without charge to Borrower. Borrower shall pay any recording costs.

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

Instrument paragraph 21, including, but not limited to, reasonable attorney's fees and costs of title trustee.

by judicial proceeding, Lender shall be entitled to collect all expenses incurred and may foreclose this Security

of all sums secured by this Security Instrument without further demand and may require immediate payment in full

is not cured on or before the date specified in the note, Lender at his option may require immediate payment in full

closing the non-existent or any other default of Borrower to accelerate and foreclose. If the default

shall further impair Borrower of the right to remanage after acceleration and the right to assert in the foreclosure pro-

of the sums secured by this Security Instrument, foreclose by judicial proceeding and sale of the Property. The notice

be given to Lender to cause the default on or before the date specified in the note may result in acceleration

be cured; and (d) a date, not less than 30 days from the date the note is given to Borrower, by which the default must

default; (e) a date, not less than 30 days prior to acceleration; (f) the date required to cure the

breach of any covenant or agreement in this Security Instrument (but not prior to acceleration); (g) under paragraph 17

unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the manner

of any acceleration or cancellation of the note; (c) the date of acceleration; (d) the date of acceleration; (e)

As used in this paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazardous substances

Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

regulations authority; that any removal or other remediation of any Hazardous Substance affecting the Property is necessary.

Environmental Law of which Borrower has actual knowledge, or is noticed by any government or

any governmental or regulatory agency or private party, involving the Property and any Hazardous Substance or

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by

to normal residential uses and to maintenance of the Property.

use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate

the Property that is in violation of any Environmental Law; or The proceeding two subsections shall not apply to the proceeds.

of any Hazardous Substances on or in the Property; Borrower shall not cause or permit the proceeds to be applied to

20. Hazardous Substances. Borrower shall not cause or permit the proceeds, use, disposal, storage, or release

The notice will also contain any other information required by applicable law.

The notice will state the name and address of the new Loan Servicer and the address to which payments should be made.

Service; Borrower will be given notice of the change in accordance with paragraph 14 above and applicable law.

also may be one of more changes of the loan Servicer unrelated to a sale of the Note. If there is a change of the loan

known as the "loan Servicer," then collectors monthly payments due under the Note and this Security Instrument. There

instrument may be sold at a more times without prior notice to Borrower. A sale may result in a change in the entity

19. Sale of Note; Change of loan Servicer. The Note or a partial interest in the Note (together with this Security

right to receive such, no apply) in the case of acceleration under paragraph 17.

summarized hereby shall remain fully effective as if no acceleration had occurred. However, this

sums secured by this Security Instrument shall continue unchanged. Upon retransfer by Borrower, this Security In-

strument to assure that the loan of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay

instrument, including, but not limited to, reasonable attorney's fees; and (d) takes such action as Lender may reasonably

ocurred; (b) causes any default of any other covenants or agreements; (c) pays all expenses incurred in collecting this Security

(a) pays; Lender of sums which due would be due under this Security Instrument and the Note as if no acceleration had

Securities; (c) (d) entry of a judgment enjoining this Security Instrument. Those conditions are that Borrower

as applicable law may specify for reinstatement before sale of the Property pursuant to any power of sale under period

encroachment of this Security Instrument disclosed to any time prior to the earlier of: (a) 5 days (or such other period

and) commences, permitted by this Security Instrument without notice or demand of Borrower.

by this Security Instrument. If the notice is delivered or mailed within which Borrower must pay all sums secured

of not less than 30 days prior to the expiration of this period, Lender may invoke

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period

secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal

person without Lender's prior written consent. Lender may, at its option, require immediate payment in full of all sums

law as of the date of this Security Instrument.