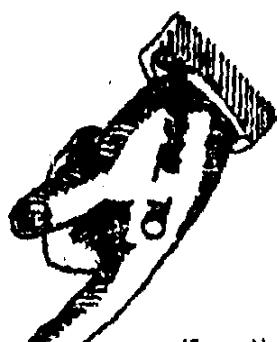


# UNOFFICIAL COPY

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93337562

143  
S1349109 PSC  
This instrument prepared by

(Space Above This Line For Recording Data)

JENNIFER FORTMAN  
MIDWEST MORTGAGE SERVICES, INC.  
1901 SOUTH MEYERS ROAD, SUITE 300  
OAKBROOK TERRACE, IL 60181

## MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on

APRIL 28, 1993.

The mortgagor is

\*FIRST ILLINOIS BANK OF EVANSTON, N.A.,

DEPT-91 RECORDINGS

\$33.50

AS TRUSTEE, U/T/A, DATED 4/18/86, A/K/A TRUST # R-3286

TH#999 TRAIN 6106 46/08/93 14:59:00

\*1st. NB. BANK ONE, CHICAGO, IL

#187 # 44-733-33378462

("Borrower"). This Security Instrument is given to

THE FIRST NATIONAL BANK OF CHICAGO

COOK COUNTY RECORDER

which is organized and existing under the laws of  
address is

THE UNITED STATES OF AMERICA  
ONE FIRST NATIONAL PLAZA, CHICAGO, ILLINOIS 60670

, and whose

(Lender). Borrower owes Lender the principal sum of  
TWO HUNDRED THREE THOUSAND ONE HUNDRED FIFTY & 00/100

Dollars (U.S. \$ 203,150.00 ).

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 JUNE 1, 2008. 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:

SEE ATTACHED RIDER FOR LEGAL DESCRIPTION

REAL ESTATE TAX I.D. # 1 04 24 309 058

3350

which has the address of  
Illinois

140 TRACKERAY LANE, NORTHFIELD  
60093 ("Property Address");  
(Zip Code)

(Street, City),

ILLINOIS - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

REC-8R(IL) (8106)

VMP MORTGAGE FORMS • (313)293-8100 • (800)821-7261

Page 1 of 8

Form 3014 8/80  
Amended 8/81  
Institute.....

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of the Securities Act for 90 days after giving notice of more than 10 days of the giving of notice.

**d. Charges:** Likewise, Borrower shall pay all taxes, assessments, charges, taxes and impositions alike liable to the Proprietary which may sustain priority over this Security Instrument, and leases held by quietus or ground rents, if any, Borrower shall pay those obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them 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 the payments directly, Borrower shall furnish to Lender records evidencing the payments.

1 and 2 shall be applied; first, to any prepayment charges due under the Note; second, to amounts payable under paragraph 2; third, to interest due; fourth, to principal due; and last, to any late charges due under the Note.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender under Paragraph 21, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against the sums secured by this Security Instrument.

If the Funds held by Lender exceed the accounts permitted to be held by applicable law, Lender shall account to Borrower for the excess held by Lender in accordance with the terms of applicable law, including the amount necessary to pay the deficiency. Borrower shall make up the deficiency in no more than twelve to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than twelve months following the date of the deficiency.

The Funds shall be held in an escrow account whose depositors are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is such an institution), or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow charges, Lender may not charge Borrows for holding and applying the Funds, unusually delaying the escrow account, or verbally threatening Lender, unless, under pay Borrows to Lender on the Funds and applicable law permits Lender to make a charge. However, Lender may require Borrows to pay a one-time charge for an independent recall casting the reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or applicable law requires Lender to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender may agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accountings of the Funds, showing credits and debits to it; Funds and the purpose for which each debt to the Funds was made. The Funds are pledged as additional security for all sums secured by this security instrument.

achieve success in accordance with the law.

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Landor, Borrower shall pay to Landor 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 liability accrue this Security instrument as a lien on the Property; (b) yearly leasehold payments or ground rents on the Property, if any; (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 Landor, in accordance with the provisions of Paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items." Landor may, at any time, collect and hold Funds in an amount not to exceed the maximum amount listed for a federally related mortgage loan as set forth in Regulation S, Section 2601 et seq., ("RESPA"), unless another law than applies to the Funds sets a lesser amount. If so, Landor may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Landor may amend funds from time to time under the Federal Reserve Board's Escrow Account; unless Regulation S permits otherwise, the amount of Funds which can be held by Landor under the RESPA shall not exceed the amount of Funds which can be held by Landor under the RESPA.

UNIFORM CONTRACTS. Rotowire and Zweigle Co., Inc. are the agents.

THIS SECURITY INSTRUMENT combines uniform coverage for national use and non-uniform coverages with limited valuations by jurisdiction to constitute a uniform security instrument covering real property.

**BORROWER COVENANTS** shall Borrower, is lawfully entitled to the stated credit conveniently conveyable and has the right to manage it, will decline generally the use of the Property against all claims and demands, subject to any circumstances of record.

**TOGETHER WITH** all the improvements now or hereafter erected or the property, and all easements, appurtenances, fixtures now or hereafter a part of the property. All improvements and additions shall also be covered by this Security Instrument.

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**5. Hazard or Property 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, 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 shall be chosen 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.

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 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 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 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.

**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

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15. GOVERNING LAW; SEVERABILITY. This Security Instrument shall be governed by federal law and the law of the state in which the Property is located. In the event that any provision or clause of this Security Instrument is invalidated or declared unenforceable, the remaining provisions of this Security Instrument shall remain in full force and effect.

14. Noticer. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it under the route.

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 Landor 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 mortgagee, general and convey title instrument under this Security instrument or the Note; and (b) agrees that Landor and any other Borrower may agree to execute this Security instrument without his/her signature.

11. Borrower Not Releasfed; Releasee, and By Lender Note a Waiver. Extension of the sum for payment 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's successor in interest. Lender shall not be required to release to any successor of the original Borrower's successor in interest for payment of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower if such successor does not become a waiver of or preclude the exercise of any right or remedy which Lender may have to recoupment made by the original Borrower's successor in interest.

is authorized to collect and apply the proceeds, at his option, either to restoration or repayment of the sums secured by this Security Instrument, whether or not then due.

If the Property is gained and held by Borrower, or if, after notice by Lender to Borrower that the condominium offers to make an award of sole claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender

10. **Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any taking or other part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and condemned in full to the City.

9. Inspection. Under or its agents may make reasonable entries upon and inspections of the property. Under shall give

payments may no longer be required, at the option of Lender, if mortgagee insurance coverage (in the amount and for the period  
that Lender requires) provided by an insurer approved by Lender against losses becomes available and is obtained. Borrower shall pay the  
premiums required to maintain mortgage insurance in effect, or to provide a loss service, until the requirement for mortgage  
insurance ends in accordance with any written agreement between Borrower and Lender of applicable law.

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**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 (provided 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 shall 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 (but 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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My Commission Expires

My Commission Expires

• Personnally known to me to be auto perform(s) who(s) name(s) are  
subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he  
signed and delivered the said instrument to the free and voluntary act, for his uses and purposes therein set forth.  
Given under my hand and official seal, this 28<sup>th</sup> day of April 1993

MARILYN L. ROSE AND CLAUDIA GLONZ, ADMINISTRATIVE ASSISTANTS

a Nutrily Public in and for solid country and state to hereby certify that

L'underestimé

COOK COUNTY

Power  
(S)

•Hornower  
(Scl)

ADMINISTRATIVE ASSISTANT  
HORNWATER  
(SCL)

2

BY SIGNING BELOW, Borrower accepts the terms and conditions contained in this Security Instrument and is  
any holder(s) executed by Borrower and recorded with it.  
Witness: FIRST ILLINOIS BANK OF EVANSTON, N.A.  
AS TRUSTEE, U/I/A, DATED 4/18/86  
A/K/A TRUST # R-3286 NATIONAL BANK OF CHICAGO, N.A.  
EX-1  
(SIC)

24. Riders to this Security Instrument. One or more riders are executed by Borrower and recorded together with this instrument.		Security Instrument, the coverings and agreements of each such rider shall be incorporated into and shall amend and supplement the coverings and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.	
(Check applicable box(es))		The coverings and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.	
<input type="checkbox"/> Adjustable Rate Rider	<input type="checkbox"/> Condominium Rider	<input type="checkbox"/> 1A Family Rider	<input type="checkbox"/> 1A Family Rider
<input type="checkbox"/> Grandparent Rider	<input type="checkbox"/> Planned Unit Development Rider	<input type="checkbox"/> Biweekly Payment Rider	<input type="checkbox"/> Biweekly Payment Rider
<input type="checkbox"/> Balloon Rider	<input type="checkbox"/> Rate Improvement Rider	<input type="checkbox"/> Second Home Rider	<input type="checkbox"/> Second Home Rider
<input type="checkbox"/> V.A. Rider	<input type="checkbox"/> Other(s) [specify]		

**BANK ONE CHICAGO, N.A.** TRUSTEES and not beneficiaries  
TRUSTS and not beneficiaries

IN THE EVENT THE BANK FAILS, WILL BE HELD THE OWNER AND HOLDER OF THE MORTGAGE INVOLVED, REQUEST INFORMATION IN WRITING AS TO WHO IS THE OWNER OR OWNERS OF THE BENEFAICIAL INTEREST UNDER THE LAND TRUST INVOLVED OR ANY OTHER INFORMATION PERTAINING TO SAID LAND TRUST, SAID INFORMATION WILL BE DISCLOSED TO THE BANK BY THE TRUSTEE UPON WRITTEN DEMAND THEREFOR.

# UNOFFICIAL COPY



Mail Suite 2100  
One First National Plaza  
Chicago, Illinois 60670  
Telephone: (312) 732-4000

LOAN # 0000832744  
140 THACKERAY LANE  
NORTHFIELD, IL 60093

## LEGAL DESCRIPTION RIDER

LOT 5 IN EDWARD'S SUBDIVISION, A SUBDIVISION OF THE NORTH 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24,  
TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO  
THE PLAT THEREOF RECORDED DECEMBER 20, 1963 AS DOCUMENT NUMBER 19687977, IN  
COOK COUNTY, ILLINOIS.

REAL ESTATE TAX I.D. #: 04 24 309 058

935-57262