

# UNOFFICIAL COPY

94600257

DEPT-G1 RECORDING \$31.50  
T#0012 TRAN 6084 07/11/94 13:17:00  
48840 5K #94-600257  
COOK COUNTY RECORDER

[Space Above This Line For Recording Data]

This instrument was prepared by:

**BRIAN MARTELLO**  
(Name)  
7549 W. 63RD ST., SUMMIT, IL 60501  
(Address)

## MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on JUNE 13, 1994. The mortgagor is LASALLE NATIONAL TRUST N.A., SUCCESSOR TRUSTEE TO LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED 7/15/85 AND KNOWN AS TRUST #110018.

("Borrower"). This Security Instrument is given to HARRIS BANK ARGO, which is organized and existing under the laws of THE STATE OF ILLINOIS, and whose address is 7549 WEST 63RD STREET, SUMMIT, IL 60501.

("Lender"). Borrower owes Lender the principal sum of SEVENTEEN THOUSAND AND NO/100\*\*\*\*\* Dollars (U.S. \$ 17,000.00). 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 AUGUST 13, 1994. 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 4 IN BLOCK 3 IN ARTHUR T. MCINTOSH AND COMPANY'S MARKHAM ESTATES UNIT NO. 2 SUBDIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF THE SOUTHEAST FRACTIONAL 1/4, SOUTH OF THE INDIAN BOUNDARY LINE, (EXCEPT THE NORTH WESTERLY 100 FEET OF SAID NORTHWEST FRACTIONAL 1/4 DEDICATED FOR INDIAN BOUNDARY LINE ROAD, ALSO, EXCEPT THE EAST 299.56 FEET (EXCEPT THE EAST 33 FEET THEREOF) OF THE SOUTH 631.74 FEET (EXCEPT THE SOUTH 33 FEET THEREOF) (OF THE NORTHWEST FRACTIONAL 1/4 OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE SOUTHEAST FRACTIONAL 1/4 (EXCEPT THE NORTH 1327 FEET THEREOF) OF SAID SECTION 14, NORTH OF THE INDIAN BOUNDARY LINE (EXCEPT THE SOUTHEASTERLY 100 FEET) DEDICATED FOR INDIAN BOUNDARY LINE ROAD IN COOK COUNTY, ILLINOIS.

PERMANENT TAX I.D. #28-14-402-005

which has the address of 15540 CLIFTON PARK MARKHAM  
[Street] [City]  
Illinois 60426 ("Property Address");  
[Zip Code]

ILLINOIS—Single Family—Fannie Mae/Freddie Mac UNIFORM INSTRUMENT Form 3014 9/90 (page 1 of 6)

3150 JP

# UNOFFICIAL COPY

...the lien or take one or more of the actions set forth above within 10 days of the giving of notice. ... may obtain priority over this Security Instrument. Lender may give Borrower a notice identifying the lien, Borrower shall ... subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which ... prevent the enforcement of the lien, or (c) secures from the holder of the lien an agreement satisfactory to Lender ... with the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to ... agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests, in good ... Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower; (a)

the payments. ... this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing ... shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on ... Property which may claim priority over this Security Instrument, and leasehold payments or ground rents, if any, Borrower ... 4. Charges: Taxes, Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the ... paragraph 2; third, to interest due; fourth, to any late charges due under the Note.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under ... paragraph 1 and 2 shall be applied: first, to any prepayment charges due under the Note; second, to amounts payable under ... secured by this Security Instrument. ... sale of the Property, shall apply any funds held by Lender at the time of acquisition or sale as a credit against the sums ... Funds held by Lender; if, under paragraph 2, Lender shall acquire or sell the Property, Lender, prior to the acquisition or ... Lender shall promptly refund to Borrower any ... Lender shall promptly refund to Borrower any ... deficiency in no more than twelve monthly payments, at Lender's sole discretion ... each case Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the ... Lender at any time is not sufficient to pay the escrow items when due, Lender may so notify Borrower in writing, and, in ... Borrower for the excess funds in accordance with the requirements of applicable law. If the amount of the funds held by ... If the funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to ... this Security Instrument.

purpose for which each debt to the funds was made. The funds are pledged as additional security for all sums secured by ... shall give to Borrower, without charge, an annual accounting of the funds, showing credits and debits to the funds and the ... earnings on the funds. Borrower and Lender may agree, in writing, however, that interest shall be paid on the funds. Lender ... estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an ... Lender to make such a charge, however, Lender may require Borrower to pay a one-time charge for an independent real ... account, or verifying the escrow items, unless Lender pays Borrower interest on the funds and applicable law permits ... the escrow items. Lender may not charge Borrower for holding and applying the funds, annually amortizing the escrow ... including Lender, if Lender is such an institution or in any Federal Home Loan Bank. Lender shall apply the funds to pay ... reasonable estimates of expenditures of future escrow items or otherwise in accordance with applicable law.

amount not to exceed the lesser amount. Lender may estimate the amount of funds due on the basis of current data and ... another law that applies to the funds set a lesser amount. If so, Lender may, at any time, collect and hold funds in an ... State Settlement Policies, Act of 1974 as amended from time to time, 12 U.S.C. § 2601 et seq. ("RESPA"), unless ... amount a lender for a credit-related mortgage loan may require for Borrower's escrow account under the federal Real ... items are called "escrow items." Lender may, at any time, collect and hold funds in an amount not to exceed the maximum ... Lender in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These ... insurance premiums, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood ... payments or ground rents on the Property, if any; (e) yearly hazard or property insurance premiums; (d) yearly flood ... taxes and assessments which may claim priority over this Security Instrument as a lien on the Property; (b) yearly leasehold ... 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 ... 2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay ... the principal 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 ... Lender's COVENANTS. Borrower and Lender covenant and agree as follows:

This Security Instrument combines uniform covenants for national use and non-uniform covenants with limited ... and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record. ... grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants ... Borrower (COVENANTS) that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, ... instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

452003346

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.

**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.

94500257

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 "excluded coverage" and any other hazards, including 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.

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 pay 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 notices are given.

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 related to paragraphs 1 and 2 or change the amount of the payments. If from damage to the Property, prior to the acquisition of the sum secured by this Security Instrument, the acquisition of the sum secured by this Security Instrument, Borrower shall promptly give to Lender the amount of the sum secured by this Security Instrument.

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 for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld or unreasonably extended. Circumstances exist which are beyond Borrower's control, Borrower shall not be liable for damage to or impairment of the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any portion of the Property or other improvements, whether created or uncreated, is being used in a manner which is not in accordance with the intended use of the Property or other improvements, or if the Property is being used in a manner which is not in accordance with the intended use of the Property or other improvements, or if the Property is being used in a manner which is not in accordance with the intended use of the Property or other improvements, or if the Property is being used in a manner which is not in accordance with the intended use of the Property or other improvements.

7. Protection of Lender's Rights in the Property. If Borrower fails to perform the covenants and agreements contained in the 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 of or in enforcement of 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 payment of sums secured by a lien which has priority over the 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, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of the 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 requires 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 disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

9. Lender's Right to Foreclose. If Borrower fails to perform the covenants and agreements contained in the 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 of or in enforcement of 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 payment of sums secured by a lien which has priority over the 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, Lender does not have to do so.

10. Lender's Right to Accelerate. If Borrower fails to perform the covenants and agreements contained in the 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 of or in enforcement of 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 payment of sums secured by a lien which has priority over the 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, Lender does not have to do so.

453003956

RIDER ATTACHED TO AND MADE A PART OF THE TRUST DEED OR MORTGAGE  
DATED July 1, 1971 UNDER TRUST NO. 110018

This Mortgage or Trust Deed in the nature of a mortgage is executed by LA SALLE NATIONAL TRUST, N.A., not personally, but as Trustee under Trust No. 110018 in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said LA SALLE NATIONAL TRUST, N.A. hereby warrants that it possesses full power and authority to execute the Instrument) and it is expressly understood and agreed that nothing contained herein or in the note, or in any other instrument given to evidence the indebtedness secured hereby shall be construed as creating any liability on the part of said mortgagor or grantor, or on said LA SALLE NATIONAL TRUST, N.A. personally to pay said note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant, either express or implied, herein contained, all such liability, if any, being hereby expressly waived by the mortgagee or Trustee under said Trust Deed, the legal owners or holders of the note, and by every person now or hereafter claiming any right or security hereunder; and that so far as the mortgagor or grantor and said LA SALLE NATIONAL TRUST, N.A. personally are concerned, the legal holders of the note and the owner or owners of any indebtedness accruing hereunder shall look solely to the premises hereby mortgaged or conveyed for the payment thereof by the enforcement of the lien created in the manner herein and in said note provided or by action to enforce the personal liability of the guarantor or guarantors, if any. Trustee does not warrant, indemnify, defend title nor is it responsible for any environmental damage.

Form XX0133

END MADE A PART HEREIN

RECORDED

UNOFFICIAL COPY

Property of Cook County Clerk's Office

**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 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 (allowing 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.

# UNOFFICIAL COPY

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 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)]

- Adjustable Rate Rider
- Graduated Payment Rider
- Balloon Rider
- Other(s) [specify]
- Condominium Rider
- Planned Unit Development Rider
- Rate Improvement Rider
- 1-4 Family Rider
- Biweekly Payment Rider
- Second Home Rider

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.

LASALLE NATIONAL TRUST N.A., SUCCESSOR TRUSTEE TO LASALLE NATIONAL BANK AS TRUSTEE  
U/T/A DATED 7/15/85 A/K/A TRUST #110018, AND NOT Social Security Number PERSONALLY

BY: Nancy A. Stack SR. VICE PRESIDENT  
ATTEST: Nancy A. Stack Assistant Secretary

Social Security Number

[Space Below This Line For Acknowledgment]

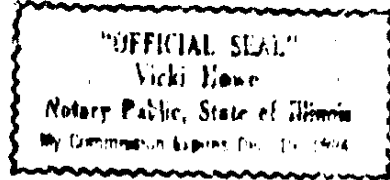
STATE OF ILLINOIS, COOK County ss:

I, VICKI HOWE  
a Notary Public in and for said county and state, certify that JOSEPH W. ARGO - SR. VICE PRESIDENT  
NANCY A. STACK - ASSISTANT SECRETARY  
personally known to me to be the same person(s) whose name(s) I subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed and delivered the instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20<sup>th</sup> day of Jan 1994

My Commission expires: 10/15/94

Vicki Howe  
Notary Public



MAIL TO:  
HARRIS BANK ARGO  
7549 WEST 63RD STREET  
SUMMIT, IL 60501

94009257

