

UNOFFICIAL COPY

CALUMET FEDERAL SAVINGS AND LOAN ASSOCIATION
1350 EAST SIBLEY BOULEVARD
DOLTON, ILLINOIS 60419

BOX 44

94830052



[Space Above This Line For Recording Data]

30 YEARS
MORTGAGE

APPL# 002-40613005
HL# 0410047562

THIS MORTGAGE ("Security Instrument") is given on **SEPTEMBER 8, 1994** The mortgagor is
JASNA BULATOVIC, DIVORCED AND NOT SINCE REMARRIED

DEPT-01 RECORDING 631.00
T#0004 TRAM 7262 09/23/94 11:30:00
1915 LF *-94-830052
COOK COUNTY RECORDER

("Borrower"). This Security Instrument is given to
CALUMET FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO

which is organized and existing under the laws of **THE UNITED STATES OF AMERICA** and whose
address is **1350 EAST SIBLEY BOULEVARD, DOLTON, ILLINOIS 60419**

FIFTY SIX THOUSAND AND NO/100

("Lender"). Borrower owes Lender the principal sum of

Dollars (U.S. \$ **56,000.00**)

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 **OCTOBER 1, 2024**

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 611 (EXCEPT THE NORTH 20 FEET THEREOF) AND THE NORTH 25 FEET OF
LOT 612 IN F. J. LEWIS SOUTHEASTERN DEVELOPMENT, BEING A SUBDIVISION
IN THE WEST 1/2 AND IN THE NORTHEAST 1/4 OF SECTION 17, AND IN THE
SOUTHEAST 1/4 OF SECTION 18, ALL IN TOWNSHIP 37 NORTH, RANGE 15, EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

P.I.N. 26-17-322-057-0000

which has the address of **11327 SOUTH AVENUE G, CHICAGO** (Street, City),
Illinois **60617** ("Property Address")

(Zip Code)

ILLINOIS Single Family FNMA/FHLMC UNIFORM INSTRUMENT

6-8R(ILL) 0212

Form 3014 9/90

Amended 5/91

MP MORTGAGE FORMS 800-521-7291

Page 1 of 3

Printed on Recycled Paper



Handwritten signature or initials, possibly "31/10/94".

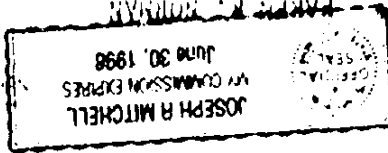
BOX 44

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Form 1014 9-90

1100 EAST LIBERTY AVENUE, BOITOM, IL 60419

[Handwritten Signature]



This instrument is a true and correct copy of the original as filed in the office of the County Clerk of Cook County, Illinois.

My Commission Expires

On this day of the month of 1998, I, the undersigned, a Notary Public in and for said county and state do hereby certify that the following instrument, which is a true and correct copy of the original as filed in the office of the County Clerk of Cook County, Illinois, was duly executed and acknowledged before me by the person or persons named therein and acknowledged that the same is a true and correct copy of the original as filed in the office of the County Clerk of Cook County, Illinois.

IS Personally known to me to be the same persons whose names are set forth in the foregoing instrument, and I do hereby certify that the same is a true and correct copy of the original as filed in the office of the County Clerk of Cook County, Illinois.

Seal

Seal

Seal

[Handwritten Signature]

[Handwritten Signature]

Witnesses

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any riders attached thereto, and agrees to pay the principal and interest thereon as provided herein.

1 Family Rider	Conditional Rider	Assignment Rider	Assignment Rider
Borrower Payment Rider	Partial Loan Development Rider	Partial Loan Development Rider	Partial Loan Development Rider
Second Home Rider	Risk Improvement Rider	Risk Improvement Rider	Risk Improvement Rider
	(if any) (Specify)		

24. Riders to this Security Instrument, if any, are attached to this instrument and recorded to go with this instrument. The Borrower hereby agrees to pay the principal and interest thereon as provided herein and to pay the principal and interest thereon as provided herein and to pay the principal and interest thereon as provided herein.

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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 the 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.

Form 3014 9/90

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TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter attached to or heretofore attached to the property, shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property".

BORROWER COVEYS 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 shall inure to the benefit of the lender and its assigns, successors, heirs, assigns, and non-uniform successors with limited exceptions to the extent provided herein.

SECTION 1.1. BORROWER COVEYS 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.

SECTION 1.2. BORROWER COVEYS 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.

4. Application of Payments

Payments made by Borrower shall be applied to the following items in the order listed below:

1. Payment of Principal and Interest, Prepayment and Late Charges; Borrower shall promptly pay when due the principal amount of the loan and the interest thereon, together with any prepayment penalties and late charges, as follows:

1. Payment of Principal and Interest, Prepayment and Late Charges; Borrower shall promptly pay when due the principal amount of the loan and the interest thereon, together with any prepayment penalties and late charges, as follows:

2. Funds for Taxes and Insurance; Borrower shall promptly pay when due the taxes and insurance charges, as follows:

3. Funds for Maintenance and Repairs; Borrower shall promptly pay when due the maintenance and repair charges, as follows:

4. Funds for Other Expenses; Borrower shall promptly pay when due the other expenses, as follows:

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7. Funds for Other Expenses; Borrower shall promptly pay when due the other expenses, as follows:

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9. Funds for Other Expenses; Borrower shall promptly pay when due the other expenses, as follows:

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12. Funds for Other Expenses; Borrower shall promptly pay when due the other expenses, as follows:

13. Funds for Other Expenses; Borrower shall promptly pay when due the other expenses, as follows:

14. Funds for Other Expenses; Borrower shall promptly pay when due the other expenses, as follows:

15. Funds for Other Expenses; Borrower shall promptly pay when due the other expenses, as follows:

16. Funds for Other Expenses; Borrower shall promptly pay when due the other expenses, as follows:

17. Funds for Other Expenses; Borrower shall promptly pay when due the other expenses, as follows:

18. Funds for Other Expenses; Borrower shall promptly pay when due the other expenses, as follows:

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21. Funds for Other Expenses; Borrower shall promptly pay when due the other expenses, as follows:

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24. Funds for Other Expenses; Borrower shall promptly pay when due the other expenses, as follows:

25. Funds for Other Expenses; Borrower shall promptly pay when due the other expenses, as follows:

26. Funds for Other Expenses; Borrower shall promptly pay when due the other expenses, as follows:

27. Funds for Other Expenses; Borrower shall promptly pay when due the other expenses, as follows:

28. Funds for Other Expenses; Borrower shall promptly pay when due the other expenses, as follows:

29. Funds for Other Expenses; Borrower shall promptly pay when due the other expenses, as follows:

30. Funds for Other Expenses; Borrower shall promptly pay when due the other expenses, as follows:

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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 condemner 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 payment 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 or 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.

