

# UNOFFICIAL COPY

DR. LOAN NO. 01-46108-21

This instrument was prepared by:

Mary Wilhelm  
Hoyne Savings Bank  
4786 N. Milwaukee Avenue  
Chicago, IL 60630

93721851

mail to:

COOK COUNTY ILLINOIS  
SEP -9 PH 2:33



DEPT-11 RECORD T \$27.00  
T27777 TRAN 1149 11/16/93 13:52:00  
90924 \* -93-928814  
COOK COUNTY RECORDER

94007190

## MORTGAGE

93928814  
DEPT-01 RECORDINGS \$27.00  
T67777 TRAN 4037 01/04/94 11:27:00  
44150 \* -94-007190  
COOK COUNTY RECORDER

This Mortgage ("Security Instrument") is given on July twenty-seventh  
19.93. The mortgagor is ANTHONY N. STEPHANIE and REBECCA L. STEPHANIE, his wife

..... ("Borrower"). This Security Instrument is given to  
Hoyne Savings Bank which is organized and existing  
under the laws of The State of Illinois and whose address is 4786 N. Milwaukee Ave.,  
Chicago, ILL 60630 ("Lender")

Borrower owes lender the principal sum of ONE HUNDRED EIGHTY EIGHT THOUSAND AND NO/100ths--  
188,000.00 Dollars (U.S. \$ 188,000.00). 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 September 1, 2023. This Security Instrument  
secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions  
and modifications; (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:

PARCEL 1:  
LOT 82 IN H. ROY BERRY CO'S DEVON AVENUE HIGHLANDS, BEING A SUBDIVISION  
OF LOT 1 IN JOHN BATTCHER ESTATE DIVISION OF NORTH FRACTIONAL 1/2 OF NORTHWEST  
1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL  
MERIDIAN.

PARCEL 2:  
THE SOUTH HALF OF THE VACATED EAST AND WEST ALLEY LYING NORTH OF AND ADJACENT  
TO LOT 82 IN H. ROY BERRY COMPANY'S DEVON AVENUE HIGHLANDS, BEING A SUBDIVISION  
OF LOT 1, IN JOHN BATTCHER ESTATE DIVISION OF THE NORTH FRACTIONAL 1/2 OF  
THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This mortgage is being re-recorded to deregister from Torrens.  
This mortgage is being re-re-recorded to add PARCEL 2 to legal description.

REAL ESTATE TAX INDEX NO. 12-02-100-005  
which has the address of 1212 S. Western Park Ridge  
Illinois 60068 ("Property Address");  
(Zip Code) (City)

TOGETHER WITH all the improvements, now or hereafter erected on the property, and all easements, rights, ap-  
purtenances, rents, royalties, mineral, oil and gas rights and profits, water rights, and stock and all 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 mor-  
tgage, 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.

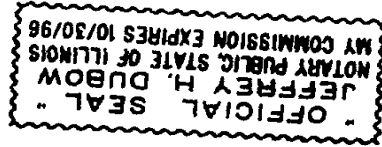
THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with  
limited variations by jurisdiction to constitute a uniform security instrument covering real property.

93072160 SR 0918288

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UNOFFICIAL COPY



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STATE OF ILLINOIS  
 COUNTY OF COOK  
 SS  
 JEFFREY H. DUBOW  
 a Notary Public, and for said County, in the State aforesaid,  
 DO HEREBY CERTIFY that ANTHONY N. STEPHANIE and REBECCA T. STEPHANIE, his wife,  
 personally known to me to be the same person, whose name, B, are  
 subscribed to the foregoing instrument,  
 appeared before me this day in person, and acknowledged that they  
 the said instrument as their, free and voluntary act, for the uses and purposes therein set forth.  
 GIVEN under my hand and Notarial Seal, this 3rd day of August, A.D. 1993  
 Notary Public

(Seal) *Rebecca T. Stephanie*  
 Borrower

(Seal) *Anthony N. Stephanie*  
 Borrower

ment and in any rider(s) executed by Borrower and recorded with it.  
 By Signing Below, Borrower accepts and agrees to the terms and covenants contained in this Security Instru-  
 Adjustable Rate Rider  
 Condominium Rider  
 2-4 Family Rider  
 Graduated Payment Rider  
 Other(s) [specify]  
 and in any rider(s) executed by Borrower and recorded with it.

19. 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 paragraphs 13 and 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 Property. 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 19, including, but not limited to, reasonable attorneys' fees and costs of title evidence.  
 20. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property and at any time prior to the expiration of any period of redemption following judicial sale, Lender (in person, by agent or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. Any rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Security Instrument.  
 21. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument, from owner shall pay recordation costs. Together with a release fee.  
 22. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.  
 23. Riders. 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 part of this Security Instrument. [Check applicable box(es)]  
 Adjustable Rate Rider  
 Condominium Rider  
 2-4 Family Rider  
 Graduated Payment Rider  
 Other(s) [specify]

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# UNOFFICIAL COPY

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.

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.

TOGETHER WITH all the improvements, now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights, and stock and all 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."

REAL ESTATE TAX INDEX NO. 12-02-100-005  
 which has the address of 1272 S. Westpark  
 (Street)  
 60068  
 (Post Office Address)  
 Illinois

This mortgage is being re-recorded to deregister from Torrens  
 This mortgage is being re-recorded to add PARAGRAPH 2 to legal description.

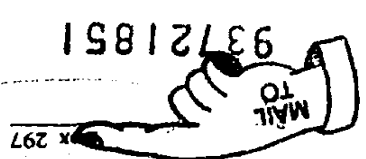
COOK COUNTY, ILLINOIS  
 FILED FOR RECORD  
 09 SEP -9 PM 2:33  
 93721851  
 93928814

Hoyle Savings Bank ("Borrower"). This Security Instrument is given to \_\_\_\_\_ and whose address is \_\_\_\_\_, Chicago, IL 60630. Borrower owes lender the principal sum of ONE HUNDRED EIGHTY EIGHT THOUSAND AND NO/100ths Dollars (\$ 188,000.00). 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 September 1, 2023. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (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 instrument and the Note.

This mortgage ("Security Instrument") is given on JULY TWENTY-SEVENTH ANTHONY N. STEPHANIE and REBECCA L. STEPHANIE, his wife 19 93. The mortgagor is

DEPT-11 RECORD 1  
 T47777 TRAN 1149 11/16/93 13:52:00  
 \$27.00  
 COOK COUNTY RECORDER  
 \*93-928814

DEPT-01 RECORDING  
 T47777 TRAN 4037 01/04/94 11:27:00  
 \$27.00  
 COOK COUNTY RECORDER  
 \*94-007190  
 93928814



This instrument was prepared by:  
 Mary Wilhelm  
 Hoyle Savings Bank  
 4786 N. Milwaukee Avenue  
 Chicago, IL 60630

DR. LOAN NO. 01-46108-21  
 93721851  
 COOK COUNTY ILLINOIS  
 FILED FOR RECORD  
 09 SEP -9 PM 2:33  
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 N.O. 7465043 J  
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NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

19. 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 paragraphs 13 and 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: e. 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 19, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

20. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property and at any time prior to the expiration of any period of redemption following judicial sale, Lender (in person, by agent or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. Any rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Security Instrument.

21. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security instrument. Borrower shall pay recordation costs. Together with a release fee.

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

23. 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 part of this Security Instrument. [Check applicable box(es)]

- Adjustable Rate Rider
- Condominium Rider
- 2-4 Family Rider
- Graduated Payment Rider
- Planned Unit Development Rider
- Other(s) (specify)

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.

*Anthony N. Stephanie* ..... (Seal)  
---Borrower

*Rebecca L. Stephanie* ..... (Seal)  
---Borrower

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STATE OF ILLINOIS SS  
COUNTY OF COOK

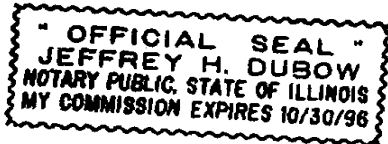
I, JEFFREY H. DUBOW

....., a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANTHONY N. STEPHANIE and REBECCA L. STEPHANIE, his wife

..... personally known to me to be the same person as whose name they are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 3rd day of August, A.D. 1993

*Jeffrey H. Dubow*  
Notary Public



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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 insurance in effect until such time as the requirement for the insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

**8. 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.

**9. Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking 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, 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.

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.

**10. 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.

**11. 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 the Borrower's consent.

**12. 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.

**13. Legislation Affecting Lender's Rights.** If enactment or expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument unenforceable according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall take the steps specified in the second paragraph of paragraph 17.

**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 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 had no acceleration 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 paragraphs 13 or 17.

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