

94038397

AFTER RECORDING MAIL TO:

LaSalle Bank Lake View
3201 N. Ashland Avenue
Chicago, IL 60657

UNOFFICIAL COPY

MAY 18 PM 3:22

93374772

BOX 333

Handwritten initials

FILE AUDIT
DELORES McNAMARA 93374882

Handwritten signature

LOAN NO. 336559-0

[Space Above This Line For Recording Date]

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on May 11, 1993. The mortgagor is Robert E. Grammer, Her Husband and Joanne Grammer, His Wife

Handwritten initials

Handwritten initials

("Borrower")

This Security Instrument is given to LaSalle Bank Lake View, an Illinois State Banking Association which is organized and existing under the laws of the State of Illinois, and whose address is 3201 N. Ashland Avenue, Chicago, IL 60657 ("Lender"). Borrower owes Lender the principal sum of Eighty Thousand Dollars and no/100 Dollars (U.S. \$ 80,000.00).

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 June 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 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 1 IN PEARLMAN'S RESUBDIVISION OF THE NORTH 1/2 OF LOT 7 IN GLENVIEW HIGHLANDS BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF APPROVED OCTOBER 6, 1987 AS DOCUMENT 87542709 IN COOK COUNTY, ILLINOIS.

COOK COUNTY, ILLINOIS
FILED FOR RECORD

25 Bank

93374772 1772

25 EK

COOK COUNTY, ILLINOIS
FILED FOR RECORD

When Recorded Mail To:
MAY 18 PM 3:12
LaSalle Bank Lake View

93374772

RECEIVED
AUG 05 1993

3201 N. Ashland Avenue
Chicago, IL 60657

94038396

FILE AUDIT
MARY PANNOZZO

LOAN NO. 336597-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CORPORATE ASSIGNMENT OF REAL ESTATE MORTGAGE

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to LaSalle Talman Bank, FSB, a Corporation of the United States of America all the rights, title and interest of undersigned in and to that certain Real Estate Mortgage dated May 10, 1993, executed by Burgess C. Wilson, A Bachelor

25 Bank

to LaSalle Bank Lake View, an Illinois State Banking Association and whose address is 3201 N. Ashland Avenue, Chicago, IL 60657

recorded on 93374771 in Book/Volume No. _____, page(s) _____ as Document No. _____ Cook County Records, State of Illinois, on real estate legally described as follows:

SEE ATTACHED RIDER FOR LEGAL DESCRIPTION

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1994 JAN 12 PM 12:36

94038396

93374772

17-03-106-028-1041(17B)
14-03-106-028-1090(UGP16)

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Real Estate Mortgage.

#ASSIGNMENT OF REAL ESTATE MORTGAGE
ISC/CASM**//0592-L 3/11/93

PAGE 1 OF 2

BOX 333

421616 / 93017011 NA

29

RECORD DUE TO COLLECTION OF ARM RIVER (RATE) GT 7421148 RAH Fd

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LOAN NO. 336559-0

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

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attain priority over 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 Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items." Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. §2601 et seq. ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an Institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is such an institution) or by any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items. Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or applicable law requires interest 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 accounting of the Funds, showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for all sums secured by this Security Instrument.

If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender at any time is not sufficient to pay the Escrow Items when due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than twelve monthly payments, at Lender's sole discretion.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If, 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.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs 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.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time 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 these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

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

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.

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UNOFFICIAL COPY

BOX 323

RECORDS DUE TO
CORRECTION OF ARM RIDER (PATE)
E-7421148 RALH FA

ISC/CASMA...//0592-L 3/11/93

ASSIGNMENT OF REAL ESTATE MORTGAGE

PAGE 1 OF 2

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Real Estate Mortgage.

17-03-106-028-1041(178)
14-03-106-028-1090(UGP16)

93374772

Property of Cook County Clerk's Office

1994 JAN 12 PM 12:36 94038396

COOK COUNTY, ILLINOIS
FILED FOR RECORD

SEE ATTACHED RIDER FOR LEGAL DESCRIPTION
County Records, State of Illinois
on real estate legally described as follows:
recorded on 93374771 in Book/Volume No. page(s)

and whose address is 3201 N. Ashland Avenue, Chicago, IL 60657

to LaSalle Bank Lake View, an Illinois State Banking Association

May 10, 1993, executed by Burgess C. Wilson, A Bachelor

all the rights, title and interest of undersigned in and to that certain Real Estate Mortgage dated

LaSalle National Bank, FSB, a Corporation of the United States of America

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to

CORPORATE ASSIGNMENT OF REAL ESTATE MORTGAGE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LOAN NO. 336597-2

Chicago, IL 60657

3201 N. Ashland Avenue

LaSalle Bank Lake View

When Recorded Mail To: MAY 18 PM 3:12

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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FILE ADDT
MARY PANNIZZO

AUG 05 1993

RECEIVED

93374772

Handwritten initials/signature

Handwritten number 219

UNOFFICIAL COPY

DATED: May 10, 1993

LaSalle Bank Lake View

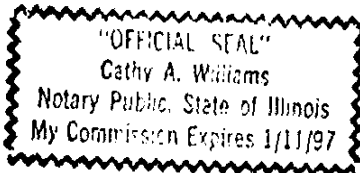
Paulette K. Pohlmann - Assistant Vice President

David I. Dresdner - Assistant Vice President

94038396

STATE OF ILLINOIS)
COUNTY OF Cook) ss.

On May 10, 1993 before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Paulette K. Pohlmann and David I. Dresdner to me personally known, who, being duly sworn by me, did say that he/she/they is/are the Assistant Vice President and Assistant Vice President of the corporation named herein which executed the within instrument, that the seal affixed to said instrument is the corporate seal of said corporation; that said instrument was signed and sealed on behalf of said corporation pursuant to its by-laws or a resolution of its Board of Directors and that he/she acknowledges said instrument to be the free act and deed of said corporation.


Notary Public for the state of Illinois
My commission expires: 1-11-97

93374772

(Official Seal)

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94039596

Property of Cook County

UNIT NUMBERS 17"B" AND UGP-16 IN ASTOR TOWER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 7.07 FEET OF LOT 3, ALL OF LOTS 4, 5 AND 6 AND THAT PART OF LOT 7 LYING EAST OF A LINE DRAWN 21 FEET EAST OF ABD P. W. THE WEST LINE OF SAID LOT 7 IN SUBDIVISION OF LOTS 9 TO 11 IN BLOCK 4 IN STONE'S RESUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF THE GOETHE STREET AND NORTH ASTOR STRDAP: BEGINNING AT A POINT IN THE NORTH LINE OF E. GOETHE STREET WHICH IS 23.5 FEET EAST OF THE SOUTHWEST CORNER OF LOT 7 AFORESAID; THENCE SOUTH AT RIGHT ANGLES TO THE NORTH LINE OF EAST GOETHE STREET A DISTANCE OF 17.5 FEET THENCE EAST ALONG A LINE WHICH IS 17.5 FEET SOUTH OF AND P. W. THE NORTH LINE OF E. GOETHE STREET A DISTANCE OF 102 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 12.5 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 17.83 FEET TO A LINE WHICH IS 17.25 FEET EASTERLY OF, MEASURED AT RIGHT ANGLES TO AND P. W. THE WESTERLY LINE OF NORTH ASTOR STREET; THENCE NORTHERLY ON SAID PARALLEL LINE A DISTANCE OF 83 FEET MORE OR LESS TO A POINT IN A LINE WHICH IS 0.42 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH 7.07 FEET ASTOR STREET; THENCE SOUTHERLY ALONG THE WESTERLY LNO NORTH ASTOR STREET TO THE NORTH LINE OF EAST GOETHE STREET; THENCE WEST ALONG THE NORTH LINE OF EAST GOETHE STREET TO THE POINT OF BEGINNING, WITH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25146808 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS