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CLIFF COUNTY RECORDER

THIS MORTGAGE "Security Instrument" is given on JANUARY 12, 1994
The mortgagor is JEFFREY S. TAYLOR AND PATRICIA L. TAYLOR HIS WIFE, FORMERLY KNOWN AS
PATRICIA L. CALVERT
to DEERFIELD FEDERAL SAVINGS AND LOAN ASSN
which is began to and existing under the laws of THE UNITED STATES OF AMERICA, and whose address is
745 DEERFIELD ROAD, DEERFIELD, IL 60015

2. I, Lender, the Taximum principal sum of SEVEN HUNDRED AND NINETY Dollars, "\$790.00", or the aggregate unpaid amount of all loans made by Lender pursuant to that certain First Adjustable Rate Agreement ("Agreement") of even date herewith, whichever is less. This debt is evidenced by the Agreement ("Note"), executed by Borrower, for "Note" dated the same date as this Security Instrument, which Agreement provides for regular monthly payments, with the full debt, if not paid earlier, due and payable on FEBRUARY 1, 1999. The Agreement provides that loans are to be made from time to time not to exceed the above stated Taximum amount outstanding at any one time. This Mortgage secures payment of any existing indebtedness and future advances made pursuant to the Agreement to the same extent as if such future advances were made on the date of the execution of this Mortgage, without regard as to whether or not there is any indebtedness outstanding at the time and advance is made.

THE NOTE ("AGREEMENT") PROVISIONS ALLOWING FOR CHANGES IN THE INTEREST RATE AND THE MONTHLY PAYMENT. THE NOTE DOES NOT LIMIT THE AMOUNT THE BORROWER'S INTEREST RATE CAN CHANGE AT ANY ONE TIME. THE NOTE LIMITS THE MAXIMUM RATE THE BORROWER MUST PAY.

INTEREST RATE AND MONTHLY PAYMENT CHANGES

The Note ("Agreement") provides for an initial interest rate of 7.4%. The Note provides for changes in the interest rate and the monthly payments, as follows:

(A) Change Dates

The interest rate I will pay may change on the first day of September, 1997, and on that day every year thereafter. Each date on which my interest rate could change is called a "Change Date".

(8) The Index

Beginning with the first Change Date, my interest rate will be based on an Index. The index is the greater Prime Rate as appears in the "Money" section of the Wall Street Journal, Midwest Edition, on the 25th day of July each year. If the Prime Rate does not appear in said Wall Street Journal, or if the Wall Street Journal is not published on the 25th day of July, the most recent Wall Street Journal prior to the 25th day of July in which the Prime Rate appears will be used. If the index ceases to exist, the Corporate Borrowing Rate of the First National Bank of Chicago existing on the 25th day of July of each year will be used. The most recent index figure available as of July 25th (or otherwise, as herein above set forth) before each change date is called the "Current Index".

(C) Calculation of Changes

Before each Change Date, the Lender will calculate my new interest rate by adding four and four-tenths percentage point (4.40%) to the Current Index. Subject to the limits stated in Section (D) below, this amount will be my new interest rate until the next Change Date. Any change in my interest rate will change the amount of the regular payment due under the "Minimum Payment" provisions of the Agreement.

(D) Limits on Interest Rate Changes

My interest rate will never be greater than 99% per annum.

(E) Effective Date of Changes

My new interest rate will become effective on each Change Date. I will pay the amount of my new monthly payment beginning on the first monthly payment date after the Change Date until the amount of my monthly payment changes again.

(F) Notice of Changes

The Lender will notify me of any changes in my interest rate and the amount of my monthly payment on the periodic statement.

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note ("Agreement"), with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 2 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:

ALL OF LOT TWENTY SIX (26), LOT TWENTY SEVEN (27) (EXCEPT THE NORTHEASTERLY 11 FEET THEREOF), IN BLOCK TWENTY THREE (23) IN EDISON PARK, BEING A SUBDIVISION OF ALL THE TOWN OF ROSENEATH, IN SECTION 36, TOWN 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING BLOCK 22, THEREOF ALSO LOTS 2 TO 7 BOTH INCLUSIVE IN BLOCK 10, ALL IN BLOCK 11, THE SOUTH HALF (1/2) OF BLOCK 20, ALL OF LOTS 21, 22, 23, AND 24 IN BLOCK 12, AND LOTS 1 TO 12, BOTH INCLUSIVE OF BLOCK 13, IN THE ORIGINAL TOWN OF CARFIELD, IN SECTION 36, TOWN 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN. (w/ Cook Conn. Co.)

P.I.N. # 09-36-410-024-0000

which has the address of
60631

6683 North Olympia

Chicago

("Property Address")

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 not encumbered except by an obligation of record. Borrower warrants and will defend generally the title to the property against all claims and demands, subject to any encumbrances of record.

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

3. **Charges; Liens.** Borrower shall pay all taxes, assessments, charges, interest and other amounts attributable to the property which may attach priority over this security interest, including all payments or arrearages, if any. Borrower shall pay them when due to the proper authorities. Borrower shall promptly furnish to lender all notices of amounts to be paid under this paragraph. Borrower shall make these payments directly, and Borrower shall promptly furnish to lender receipts evidencing the payments.

4. **Hazard or Property Insurance.** Borrower shall keep the improvements now and hereafter erected on the Property insured against loss by fire, marine, inland water, theft, extended coverage and any other hazards, including floods or flooding, for which extended coverage 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 lender and not at lender's approval, which shall not be unreasonably withheld. If borrower fails to maintain coverage as required, lender may, at lender's option, obtain coverage to protect lender's interest in the property in accordance with paragraph 6.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged. If the restoration or repair is not financially feasible and Lender's security is not lessened. If the restoration or repair is not financially feasible and Lender's security would be lessened, the insurance proceeds shall be applied to the payment of the debt under his 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 that Lender that the insurance carrier has offered to settle a claim, then Lender may elect the insurance proceeds to be used may be he proceeds to repair or restore the Property or to pay the debt secured by this security instrument, whether or not then due. The 30-day period will begin when the notice is given.

5. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan

6. **Protection of Lender's Right in the Property.** If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in which a party seeks a declaration of forfeiture or to enforce laws or regulations), then Lender may, in its sole discretion, take such action as necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property any trade repairs, though Lender may take action under this paragraph 6, Lender does not have to do so.

7. **Inspection.** Lender or its agent may make reasonable entries upon and inspection of the property. Lender shall give Borrower notice at the time of or prior to an inspection specifying ascertainable cause for the inspection.

In the event of a total taking of the Property, the proceeds shall be applied to the debt 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

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flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 18, "Environmental Law" means federal laws and laws of the jurisdiction where the property is located that relate to health, safety or environmental protection.

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 paragraph 15 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 19, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

20. Waiver of Homestead. Borrower waives all right of homestead exemption in the property.

21. Legislation Affecting Lender's Rights. If enactment or expiration of applicable law has the effect of rendering any provision of the Agreement 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 19.

22. Default. In the event of any default under the terms of this Agreement or the Agreement "Noted", Lender shall notify Borrower, in writing, pursuant to Paragraphs 19, 20 and 21 of acceleration, no future advances under the Agreement "Noted" will be permitted. If Borrower cures the default to Lender's satisfaction, future advances under the Agreement may be made.

23. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Upon payment by Borrower of a reasonable fee for the preparation and delivery of a release deed, Borrower shall pay any recording costs.

24. Prior Mortgage. The Borrowers affirm that they are the holders under a note secured by a mortgage, in the original sum of \$_____, dated _____, and recorded on _____ in the Recorder's Office of _____ County, California, as Instrument No. _____ and hereby specifically agree that when and if they permit said note or mortgage to become in default under any of their 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 19. (b) Borrower further covenants and agrees to maintain their above described first mortgage account and all payments due and owing thereon fully current until fully comply with all the terms, provisions and covenants of their first mortgage and note. In the event that the Borrower hereunder fails to keep said first mortgage account fully current, the Lender hereunder may pay to the first mortgage to the principal indebtedness due and owing hereunder, to Lender, with the consent of the first mortgage, may pay the first mortgage or take an assignment thereof and add the full face amount of the first mortgage to this second mortgage debt. (d) Borrower covenants that as they default in the making of their payments due and owing to the first mortgage, the lender may declare an acceleration of this second mortgage indebtedness and foreclose this mortgage. (e) Borrower covenants that the surplus proceeds of any foreclosure sale over and above the amount needed to pay the first mortgage debt, are hereby assigned to the lender under this mortgage. (f) Borrower covenants that they will deliver to the lender any notices received by them from the first mortgage or from any public body, and Borrower covenants that a foreclosure of the first mortgage will not extinguish personal liability of the Borrower on the Agreement secured by this junior mortgage. (Strike if inapplicable)

25. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenant 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))

- | | |
|--|---|
| ☐ Condominium Rider | ☐ Planned Unit Development Rider |
| ☐ 1-4 Family Rider | ☐ Second Note Rider |
| ☒ Other | GOLD ADVANTAGE LINE MORTGAGE RIDER |

* See Gold Advantage Line Mortgage Rider attached hereto and made a part hereof which modifies and amends A and B of this document.

As used in this paragraph 18, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other

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BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any riders) executed by Borrower and recorded with it.

Jeffrey S. Taylor (Seal) (Borrower) _____ (Seal) (Borrower)
JEFFREY S. TAYLOR

Patricia L. Taylor F/K/A Patricia L. Calicchio (Seal) (Borrower) _____ (Seal) (Borrower)
PATRICIA L. TAYLOR F/K/A
PATRICIA L. CALICCHIO

STATE OF ILLINOIS,

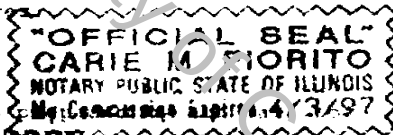
Cook

County ss:

I, THE UNDERSIGNED, a Notary Public in and for said county and state, do certify that JEFFREY S. TAYLOR AND PATRICIA L. TAYLOR HIS WIFE, FORMERLY KNOWN AS PATRICIA L. CALICCHIO, personally known to me to be the same persons whose name(s) ARE subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that THEY signed and delivered the said instrument as THEIR free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th day of JANUARY 1994

My Commission expires



Carie M. Fiorito
Notary Public

This instrument was witnessed by

ELIZABETH F. ABBINOTT

(Name)

(Address)

WORWOD FEDERAL SAVINGS BANK
Div. of Drexfield Federal Savings
5815 N. MILWAUKEE AVE.
CHICAGO, ILLINOIS 60646

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Property of Cook County Clerk's Office

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GOLD ADVANTAGE LINE MORTGAGE RIDER

THIS GOLD ADVANTAGE LINE RIDER is effective from 12/11/94 by of JANUARY 1996 and is incorporated into and shall be deemed to read and supplement the Mortgage deed of Trust or Security deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to:

DEERFIELD FEDERAL SAVINGS AND LOAN ASSOCIATION

(the "Lender")
of the same date and covering the Property described in the Security Instrument and located at:

6683 NORTH OLYMPIA, CHICAGO, IL 60631

(Property address)

THE GOLD ADVANTAGE LINE MORTGAGE is modified as follows:

A. Change Date

The interest rate will pay may change on January 1, 1995. The interest rate may change again on the first day of September, 1995, and on that day every year thereafter (the "Change Date").

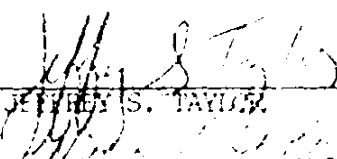
B. The Index

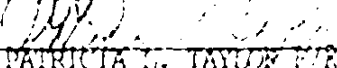
Beginning with the first Change Date, my interest rate will be based on an index. For the first Change Date, the index is the greatest Prime Rate as appears in the "Money" section of the Wall Street Journal, Midwest Edition on November 15, 1994. If the Prime Rate does not appear in said Wall Street Journal, or if the Wall Street Journal is not published on November 15, 1994, the most recent Wall Street Journal prior to November 25, 1994, in which the Prime Rate appears will be used. If the index ceases to exist, the Corporate Borrowing Rate of the First National Bank of Chicago existing on November 25, 1994 will be used.

After the first Change Date, beginning with the September 1, 1995, Change Date, the index is the greatest Prime Rate as appears in the "Money" section of the Wall Street Journal, Midwest Edition, on the 15th day of July of each year. If the Prime Rate does not appear in said Wall Street Journal, or if the Wall Street Journal is not published on the 15th day of July, the most recent Wall Street Journal prior to the 15th day of July in which the Prime Rate appears will be used. If the index ceases to exist, the Corporate Borrowing Rate of the First National Bank of Chicago existing on the 15th day of July of each year will be used. The most recent index figure available as of July 25th, or otherwise, as hereinabove set forth, before each change date is called the "Current Index".

The initial Annual Percentage Rate is not based on the variable rate adjustments. The initial Annual Percentage Rate of 7.44 is in effect through December 31, 1994. Rate information will be provided on or with each periodic statement.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and conditions in this GOLD ADVANTAGE LINE MORTGAGE RIDER.


JEFFREY S. TAYLOR


PATRICIA L. TAYLOR F/R/A

PATRICIA L. CALICCHIO

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Borrower

Seal
Borrower

Seal
Borrower

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Borrower