## (I) FIRST CHICAGO UNOFFICIAL COPY

## **Home Equity Loan**

AMERICAN NATIONAL BARK AND TRUST COMPANY OF CHICAGO, AS SUCCESSOR TO COMERICA BANK—FLLINOIS

95485668

Mortgage

\$27.50 2:00 **468** 

\$24.00

THIS MORTGAGE ("Security In	nstrument") is given on	JULY 11	, 1995	The mortgagor
				("Borrower")
This Security Instrument is given	lo The First Nationa	1 Bank of Chi	cago	
which is a <u>National Bank</u> or whose address is <u>One First</u> t Lender the principal sum of <u>FIG</u>	National Plaza, Chic	ago , Illinois <u>6</u>	0670 ("Lender").	Borrower owes
Dollars (U.S. \$ 18,500.00 Security Instrument ("Note"), which payable on 07/20/05 debt evidenced by the Note, with	<ol> <li>This debt is evidence the provides for monthly pay This Security Instruction</li> </ol>	ed by Borrower's yments, with the fo ument secures to	note dated the sa ill debt, if not paid Lender: (a) the re	earlier, due and payment of the
other sums, with interest, advance (c) the performance of Borrower's this purpos 1, Borrower does her located inCOOKCour	ced under paragraph 7 to person to the covenants and agreement of the covenants and cover the covenant and cover the covenant and cover the cover	protect the securi its under this Seci	ty of this Security l urity Instrument and	Instrument; and dithe Note. For
Judated III COOK COOK	ky, miloss.			
LOT 9 IN BLOCK 5 IN GREEI 1/4 OF SECTION 23, TOWNSHIRD PRINCIPAL METIDIAN,	LEY'S ADDITION TO BE HIP 39 NORTH, RANGE , IN COOK COUNTY, IL	RWYN IN THE S 13, EAST OF T LINOIS	OUTHWEST HE	
9				
C	)K			
	Coop	. T	EPT-01 RECORDING #0001 TRAN 900 #9918 # CG * COOK COUNTY RI EPT-10 PENALTY	8 07/26/95 09: -95-485
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Permanent Tax No.: 16-29- which has the address of282 ("Property Address"):	-316-031, , , 22 CUYLER AVE BETWY	N- IL 6040227	14 - 959115	S SE
TOGETHER WITH all the imp appurtenances, rents, royalties, r now or hereafter a part of the pro Instrument. All of the foregoing is	mineral, oil and gas rights operty. All replacements a	and profits watering additions shall	r rights and stock I also be covered I	and all fixtures
BORROWER COVENANTS the to mortgage, grant and convey the of record. Borrower warrants and subject to any encumbrances of r	ne Property and that the Pr I will defend generally the t ecord. There is a prior mo	operty is unencur title to the Propert rtgage from Borro	nbered, except for y against all claims wer to by	encumbrances and demands,
Deeds on as docum	dated and ent number	recorded with th	eCour tgage").	ity Recorder of
THIS SECURITY INSTRUMES with limited variations by jurisdicti				orm covenants
UNIFORM COVENANTS. Bot 1. Payment of Principal and due the principal of and interest of under the Note.	Interest; Prepayment and	Late Charges.	Borrower shall pror	nptly pay when te charges due
2. Application of Payments under paragraph 1 shall be applibilled insurance: fourth to past oprincipal due; and last, to accrued	ed; first, to accrued interestue due principal; fifth, to curr dibut unbilled Insurance.	st; second, to pas ent billed princip	t due insurance; that al; sixth, to charge	nird, to current es; seventh, to
3. Charges; Liens. Borrower to the Property which may attain rents, if any. Borrower shall pay Borrower shall promptly furnish to	n priority over this Securit them on time directly to the to Lender all notices of ar	ly Instrument, and ne person owed p mounts to be paid	i leasehold payme ayment. Upon Lei	ents or ground ander's request,
promptly furnish to Lender receipt Borrower shall promptly disc Prior Mortgage unless Borrower:	harge any lien which has p	oriority over this S		

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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 forfeiture of any part of the Property; 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 except for the Prior Mortgage, Lender may give

Borrower a notice identifying the Ilen. Borrower shall satisfy the lien or take one or more of the actions set forth above with 10 days of the giving of notice

4. Hazard 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 falls to mail tain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 6.

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.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Poperty 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 20 rower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle 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 notice is given.

Unless Lender and Borrov er 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 paragraph 1 or change the amount of the payments. If under paragraph 20 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

- 5. Preservation and Maintenance of Property; Borrower's Application; Leaseholds. Borrower shall not destroy, damage or substantially change the Property, allow the Property to deteriorate or commit waste. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Forcever may cure such a default and reinstate, as provided in paragraph 16, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or ineccurate information or statements to Lender (or falled to provide Lender with any material information) in connection with the loans evidenced by the Agreement. If this Security Instrument is on leasehold, Borrower shall comply with the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and fee title shall not merge unless Lender agrees to the merger in writing.
- 6. Protection of Lender's Rights 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 proceeding in bankruptcy, probate, for condemnation of to enforce laws or 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 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 to make repairs. Although Lender may take action under this paragraph 6, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 6 shall become additional debt of 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.

- 7. Inspection. Lender or its agent may make reasonable entries upon and inspections (i) he Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.
- 8. 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, 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 paragraph 1 or change the amount of such payments.

9. 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

## **UNOFFICIAL COPY**

Mortgage

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.

- 10. 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 15. 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) agroes 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.
- 11. 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 Burry wer 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.
- 12. 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 naragraph 20. If Lender exercises this option, Lender shall take the steps specified in the second paragraph of paragraph 16.
- 13. Notices. Any notice to Borrow'r provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless a spicable 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 prinder'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.
- 14. Governing Law; Severability. This Security Instrument shall be governed by lederal 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.
- 15. Borrower's Copy. Borrower shall be given one conio med copy of the Note and of this Security Instrument.
- 16. Transfer of the Property or a Beneficial Interest in Borrower. It all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is acid 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.

- 17. 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) E 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 Is no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraphs 12 or 16.
- 18. 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 18, "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 18, "Environmental Law" means federal laws

19. No Defaults. The Borrower shall not be in default of any provision of the Prior Mortgage or any other mortgage secured by the Property

and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

- 20. 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 12 and 16 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 in occeding the non-existence of a default or any other detense 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 rist ument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 20, including, but not limited to, reasonable attorneys' fees and costs of title evidence.
- 21. Lender in Possession Upon acceleration under paragraph 20 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 by 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.
- 22. Release. Upon payment of all sums sourced by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower's lie ii pay any recordation costs.
  - 23. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.

♥Western National Bank of Cicero as Trustee Under Trust Agreement Number 9457 dated 04/07/85

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24. Riders to this Security Instrument. If one or more liders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreen ents of each such rider shall be incorporated into and shall

amend and supplement the covenants and agreements of fals Security Instrument as if the rider (s) were a part of this Security Instrument.

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and althority conferred upon and vested in it as such Trustee, it is expressly understood and agried that all the warranties, indumnities, representations, coverants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its largedly as Trustee and not personally. No personal liability of personal reconstitutions. end not personally. No personal hability of personal responsibility is assumed by or shall at any time be asserted or enforceable against the fusiee on account of any warranty, insembly, representation, count, undertaking or agreeBY SIGNING BELOW, Borrower accepts and agreement the restriction of the second of the second

Instrument and in any rider(s) executed by Borrower and recorded with the Security Instrument.

Vice President Officer хх**:Вопоих**хх Ullicer AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS SUPPLISHED TO COMERICA BANK-ILLINOIS Assistant Secretary XXXIOXIVIXIONXX MAU This Document Prepared By: Veronica Rhodes The First National Bank of Chicago
One First National Plaza Suite 0203, Chicago, IL 60670
One First National Plaza Suite 0203, Chicago, IL 60670
One First National Plaza Suite 0203, Chicago, IL 60670 STATE OF ILLINOIS, County ss: MAUREEN SALUTRIC . a Notary Public in and for said county and state, do hereby WILLIAM P TURNER VICE PRES DENIIS JOHN CARRARA TRUST OFFICER VICE PRESIDENT AHD certify that personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument. LINEY appeared before me this day in person, and acknowledged that delivered the said instrument as by the free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal, this 1711 day of AGAAAAAAAAAAA My Commission expires

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