RECORD AND RETURN TO: , PARKWAY MORTGAGE, INC. 1700 GALLOPING HILL ROAD KENILWORTH, NEW JERSEY 07033

Prepared by:
DOCU-TECH, INC./U.V. FOX FOR
PARKNAY MORTGAGE, INC.

1700 GALLOPING HILL ROAD KENILHORTH, N. 1 07033

DEPT-01 RECORDING

\$31.50

7\$0001 TRAN 0848 11/14/95 13:39:00

\$6089 + JM \*-95-786871

COOK COUNTY RECORDER

MORTGAGE

LOAN # 1953355

THIS MORTGAGE is underthis 30th day of October . 1995 , between the Mongagor JOHN H. HALVORSEN AND MARGARET A. HALVORSEN, HIS WIFE, AS JOINT TENANTS

(herein "Borrower"), and the Mortgagee,

PARKWAY MORTGAGE, INC.

existing under the laws of THE STATE OF NEW JERSEY 1700 GALLOPING HILL ROAD, KENILWORTH, NEW JERSEY 07033

, a corporation organized and , whose address is

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 32,500.00 , which indebtedness is evidenced by Borrower's note dated October 30, 1995 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sconer paid, due and payable on November 3, 2010

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of

State of Illinois:

LOT 49 IN THE FIRST ADDITION TO BREMENSHIRE ESTATES, BEING A SUDDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANCE 13, NORTH OF THE INDIAN BOUNDARY LINE (EXCEPT THEREFROM THE SOUTH 40 ACRES OF THE NORTH 60 ACRES ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SALE SECTION 14, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

418909340 cita

TAX ID # 28-14-101-025

which has the address of 3804 WEST 153RD STREET

MIDLOTHIAN [City]

[Street]

Illinois

60445

[ZIF Code] (herein "Property Address");

ILLINOIS - SECOND MORTGAGE - 1/80 - FINAL FILMC UNIFORM INSTRUMENT

76IIL) 1940#

VMP MORTUAGE FORMS - (800)521-7281

MUNICACE FORMS - (800)521-7281 -1

Paul 1 of 8

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TOOK TER with all the improvements now or hereafter exected on the property, and all easements, rights, appuntenances and rems will of which shall be deemed to be and remain a part of the property covered by this Morigage; and all of the foregoing, Together with said property (or the leasehold estate if this Morigage is on a leasehold) are hereinafter referred to as

Borrower covenants that florrower 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 covenants that Borrower warrants and will defend generally the fifth to the Property against all claims and demands, subject to encumbrances of

UNIFORM COVENANTS. Borrower and Lender coverant and agree as follows: 1. Psyment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness recuid.

2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to evidenced by the Note and fate charges as provided in the Note. Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") cora to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments if any) which may attain priority over this Mortgage and ground tents on the Property, if any, plus one-twelfth of yearly previous installments for hazard insurance, plus one-twelfth of yearly premium installments for morigage insurance, if any, all as reason, bly estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof, t'or ower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender.

If Borrower pays Funds to Lunder, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance programs and ground rents, Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and hills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Fonds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid. Leader shall not be required to pay Borrower any interest or earnings 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 nade. The Funds are pledged as additional security for the sums

If the amount of the Funds held by Lender, together with the fature monthly installments of Funds payable prior to the due dutes of taxes, assessments, insurance premiums and ground rear, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rems as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds, if the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Botrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by this Morigage, Lender shall poulptly refund to Borrower any Funds held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Punds held by Lender at the time of

3. Application of Payments. Unless applicable law provides otherwise, all payments (ecc) sed by Londer under the Note application as a credit against the sums secured by this Mortgage. and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under

paragraph 2 hereof, then to interest payable on the Note, and then to the principal of the Note.

4. Prior Morigages and Deeds of Trust; Charges; Liens. Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Berrower shall pay or cause to be pold all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground

5. 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 such other hazards as Lender may require and in

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such amounts and for such periods as Lender may require. such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Londer and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any moregage, deed of trust or other security agreement with a lien which has priority over this Mortgage,

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TOGE TIER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, Together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property."

Borrower covenants that Borrower is lawfully selsed of the estate hereby conveyed and has the right to morigage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

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

- 1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Nove and late charges as provided in the Nove.
- 2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender. Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates there. C. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments style bolder of a prior mortgage or deed of trust if such holder is an institutional lender.

If Borrower pays Funds to cerder, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state a gracy (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, in 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 the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the figure monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground reate, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due. Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise accounted by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

- 3. Application of Payments. Unless applicable law provides otherwise, all payments received hy Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, and then to the principal of the Note.
- 4. Prior Mortgages and Deeds of Trust; Charges; Liens, Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.
- 5. 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 such other hazards as Lender may require and in such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

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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.

If the Property is abandoned by Berrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits. Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planued Unit Developments. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and or a planued unit development. Borrower shall perform all of Horrower's obligations under the declaration or covenants creating or governing the condominium or planued unit development, the by-laws and regulations of the condominium or planued unit development, and constituent documents.

7. Protection of Lender's Security. If Bostower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option and notice to Bostower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest. If Lender required mortgage insurance as a condition of making the loan secured by this Mortgage, Bostower shall pay the premiums required to maintain such insurance in effect until applicable law.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the Note rate, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, shall be payable upon notice from Lender to Borrower requesting payment thereof. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

ff. Inspection. Lender may make or caule to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to my such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in fieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any mortgage, deed of trust or other security agreement with a fien which has priority over this Mortgage.

16. Borrower Not Released; Forbearance by Lender Not a Walver. Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by teason of any demand mad, by the original Borrower and Borrower's successors in interest. Any forbeatance by Lender in exercising any right or remerly hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

11. Successors and Assigns Bound; Joint and Several Liability; Ca-signers. The povenants and agreements hereing contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage only to mortgage, grant the Note or under this Mortgage, and (c) agrees that Lender under the terms of this Mortgage. (b) is not exsonally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without that Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Dorrower's interest in the Property.

12. Notice, Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

13. Governing Law; Severability. The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and po

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this end the provisions of this Mortgage and the Note are declared to be severable. As used herein, "costs," "expenses" and "attorneys' fees" include all soms to the extent not prohibited by applicable law or limited herein.

- 14. Borrower's Copy. Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.
- 15. Rehabilitation Loan Agreement. Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan agreement which Borrower enters into with Lender. Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.
- 16. 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 Mortgage. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Mortgage.

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 Mortgage. If Borrower folls to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Mortgage without further notice or demand on Borrower.

NON-UNIFORM COVENANTS, Borrower and Lender further covenant and agree as follows:

- 17. Acceleration; Remedies, Except as provided in paragraph 16 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Martgage, including the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall give natice to Borrower as provided in paragraph 12 hereof specifying; (1) the breach; (2) the action required to core such breach (3) a date, not less than 10 days from the date the notice is mailed to Borrower, by which such breach must be even; and (4) that failure to core such breach on or before the date specified in the notice may result in acceleration of the sum; secured by this Mortgage, 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 nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the nate specified in the notice, Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be honeallately due and payable without further demand and may foreclosure, including, but not limited to, reasonable attorneys' feet and costs of documentary evidence, abstracts and title reports.
- 18. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums secured by this Mortgage due to Borrower's breach. Borrower shall have the right to have any proceedings became by Lender to enforce this Mortgage discontinued at any time prior to entry of a judgment enforcing this Mortgage if; (a) Borrower pays Lender all sums which would be then due under this Mortgage and the Note had no acceleration occurred; (b) Lorrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all remonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in enforcing Lender's remedies as provided in paragraph 17 hereof, including, but not limited to, reasonable attorneys' fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in he I roperty and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and mare by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had accurred.
- 19. Assignment of Rents; Appointment of Receiver. As additional security hereunder, Borrower fareby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof or abandonment of the Property, have the right to collect and retain such cents as they become due and payable.

Upon acceleration under paragraph 17 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by 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 Mortgage. The receiver shall be liable to account only for those rents actually received.

- 20. Release. Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any,
  - 21. Waiver of Homestead. Borrower hereby waives all right of homestead exemption in the Property.

78(IL) (9408)

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REQUEST FOR NOTICE OF DEFAULT AND FORECLOSURE UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

		MARGADET A. HALVORSEN (Scal)
		(Seal) -Borrower
•		(Seal)
	Ox	-hornwer
JOHN H. HALVORSE	said county and state do herely certing AND MARGARET A. HALL/ORS instrument, appeared before me this light instrument as THEIR	EN, HIS WIFE, AS JOINT TENANTS  personally known to me to be the same person(s) whose name(s) day in person, and acknowledged that  The Y  ree and voluntary act, for the uses and purposes therein set forth.
My Commission Expires:	"OFFICIAL SEAL" LYNDA S. BUMSTEAD Notary Public, State of Illinois	Nulsky Public
	My Commission Expires 11/14/95	S C
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#### BALLOON PAYMENT RIDER TO SECURITY INSTRUMENT

THIS BYLLOON NAMENT RIDER	
October ,1995	and amends a Note in the amount of \$ 32,500.00
(the "Note") made by the person(s) w	ho sign below ("Borrower") to PARKWAY MORTGAGE.
INC	("Lender") and the Morigage, Deed of Trust
or Security Deed (the "Security Instrusecure repayment of the Note.	ument") dated the same date and given by Borrower to
In addition to the agreements and provi Borrower and Lender further agree as	isions made in the Note and the Security Instrument, both follows;
IF NOT PAID EARLIER, TH	IIS LOAN IS PAYABLE IN FULL ON
Navernes: 3	,2010 (THE "MATURITY DATE").
BORROWER AUST REPAY T	THE ENTIRE UNPAID PRINCIPAL BALANCE
OF THE LOAN AND INTE	EREST THEN DUE. THIS IS CALLED A
"BALLOON PAYMENT". TH	IE LENDER IS UNDER NO OBLIGATION TO
REFINANCE THE LOAN AT	THAT TIME.
Lender must send Borrower a notice (	the hundred twenty (120) days prior to the Maturity Date, which states the Maturity Date and the amount of the
"balloon payment" which will be due o	on the Maturity Date (assuming all scheduled payments
"balloon payment" which will be due o	on the Maturity Date (assuming all scheduled payments
"balloon payment" which will be due o	on the Maturity Date (assuming all scheduled payments the Maturity Date are made on time.)
"halloon payment" which will be due of the notice and	on the Maturity Date (assuming all scheduled payments the Maturity Date are made on time.)  (Seal)
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"halloon payment" which will be due of the notice and due between the date of the notice and witness	on the Maturity Date (assuming all scheduled payments the Maturity Date are made on time.)  (Seal)  Borrower JOHN R. MALODSBY (Seal)
"halloon payment" which will be due of the notice and due between the date of the notice and witness	on the Maturity Date (assuming all scheduled payments the Maturity Date are made on time.)  (Seal)  Borrower JOHN H. HALVONS BY J. (Seal)
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"balloon payment" which will be due of the notice and due between the date of the notice and Witness  Witness	on the Maturity Date (assuming all scheduled payments the Maturity Date are made on time.)  (Seal)  Borrower John H. HALVORSEN (Seal)  Borrower MARGARET A. HALVORSEN  (Seal)
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