

# UNOFFICIAL COPY

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DEPT-01 RECORDING \$33.50  
T40010 TRAN 5920 08/26/96 15:17:00  
46069 ÷ CJ \*-96-653474  
COOK COUNTY RECORDER

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## MORTGAGE

960726477

THIS MORTGAGE ("Security Instrument") is given on AUGUST 19TH, 1996  
DONALD CHASE, AND FRANCINE CHASE, HUSBAND AND WIFE  
("Borrower"). This Security Instrument is given to MIDAMERICA FEDERAL SAVINGS BANK

which is organized and existing under the laws of UNITED STATES OF AMERICA , and whose  
address is 1001 S. WASHINGTON ST, HAWTHORNE IL 60540  
("Lender"). Borrower owes Lender the principal sum of  
ONE HUNDRED EIGHTY TWO THOUSAND AND NO/100

Dollars (U.S. \$ 182,000.00 ).

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, 2026 .  
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 7 IN BLOCK 14 IN LAGRANGE, A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST  
QUARTER AND PART OF THE NORTHWEST QUARTER LIVING SOUTH OF THE CHICAGO BURLINGTON AND  
QUINCY RAILROAD, IN SECTION 4, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD  
PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

330  
330

1st AMERICAN TITLE order # CHG98116

*1 afd*

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P.I.N.#: 18-04-305-015

which has the address of 124 SOUTH MADISON AVENUE  
[Street]  
Illinois 60525  
[Zip Code] ("Property Address");

LAGRANGE  
[City]

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**TOGETHER WITH** all the improvements now or hereafter erected on the property, and all easements, appurtenances, and 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 mortgage, grant, and convey the Property and that 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 variances by jurisdiction to constitute a uniform security instrument covering real property.  
**UNIFORM COVENANTS**: Borrower and Lender coveneat and agree as follows:  
1. Payment of Principal and Interest, Prepayment and Late Charges. Borrower shall promptly pay when due the principal, 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 Security instrument as a lien on the Property; (b) (c) yearly leasehold payments on ground rents on the Property, if any; (d) yearly mortgagage insurance premiums, if any; and (e) any sums payable to Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgagage insurance premiums. These items are "Escrow Items". Lender may, at any time, collect and hold Funds in an account not to exceed the maximum amount, a lender for federally related mortgage loans 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. Section 2601 et seq. ("RESPA"), unless, otherwise law that applies to the Funds sets a lesser amount. Lender may, at any time, collect and hold Funds for amounts 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 deposit is insured by a federal agency, instrumentality, or entity including Lender, if Lender is such an institution) or in 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, notwithstanding the Escrow account, or verifying the charge. However, Lender may require to pay a one-time charge for an Escrow Item, unless Lender to make such a charge. Escrow Items, unless Lender may require to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable laws provide otherwise. Unless an agreement is made or applicable law requires, Lender shall not be required to pay Escrow Items, unless Lender has agreed to pay the Escrow Items, 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 is debited. To the Funds was made. The Funds are pledged as additional security for all sums secured by this Security instrument.  
Borrower for the excess Funds in accordance with the requirements of applicable law. If, as a result of the Funds held by Lender at any time is not sufficient to pay the Escrow Items, when due, Lender may so notify Borrower that it is necessary to sell the Property, Lender shall promptly refund to Borrower the full of all sums secured by this Security instrument. Upon payment in full of all sums secured by this Security instrument, Lender shall promptly refund to Borrower the amount of the Funds held by Lender. It, under Paragraph 21, Lender shall acquire or sell the Property, Lender 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 the paragraphs 1 and 2 shall be applied, first, to interest due, forth, to principal due, and last, to any late charges due under the Note.

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**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 floors or flooding, for which the 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.

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 Property 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 Borrower. 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 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 the payments. If under paragraph 21 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damages 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.

**6. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds.** Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgement could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower may cure such a default and reinstate, as provided in paragraph 18, 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 inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to,

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modifications of amortization of the Property as a principal residence. If this Security instrument is on a leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

7. Protection of Lenders' 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 or forfeiture or to enforce laws or regulations), 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 attorney fees and entering on the Property. Although Lender may take action under this paragraph, Lender does not have to do so.

8. Mortgage instrument. Unless Borrower and Lender agree to other terms of payment, these amounts disbursed by Lender under this paragraph shall become additional debt of Borrower secured by this Security instrument. Interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

9. Insurance. The Lender may make reasements 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.

10. 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 convenience in lieu of condemnation, are hereby assigned and shall be paid to the lender.

11. Borrower Not Released, Foreclosure by Lender Not A Waiver. Extension of the time for payment of principal and interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest or to the heirs, executors, administrators, or assigns of Borrower or to any other person holding title to the Property.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower, that the condominium offers to make an award of settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date of 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 extend the period of time for which the sums secured by this Security instrument, whether or not then due,

the sum secured by this Security instrument whether or not the sums are then due.

Agree in writing or unless otherwise provides, the proceeds shall be applied to the sums secured by less than the amount of the Property before the taking, unless Borrower and Lender otherwise

ever of a partial taking of the Property in which the fair market value of the Property is less than the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower. In the event of the fair market value of the Property immediately before the taking, the proceeds shall be applied by the following ratios: (a) the total amount of the sums secured immediately before the taking, divided by the fair market value of the Property immediately before the taking; (b) the amount of the proceeds agreed in writing, the sums secured by this Security instrument before the taking, the amount of the proceeds

which the fair market value of the Property immediately before the taking, is equal to the amount of the proceeds

which the fair market value of the Property immediately before the taking, divided by the amount of the proceeds

which the fair market value of the Property immediately before the taking, is less than the amount of the proceeds

In the event of a total taking of the Property, the proceeds shall be applied in the amount of the security instrument, whether or not then due, with any excess paid to Borrower. If the event is a partial taking of the Property

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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.

**12. 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 that Borrower's consent.

**13. 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.

**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 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.

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**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 judgement 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 as if no acceleration had 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) take such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and

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24. **Riders to this Security Instrument.** If one or more undersigned 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 a part of this Security Instrument.

22. Releasee. Upon payment of all sums secured by this Security Instrument, Lender shall release instrument without charge to Borrower. Borrower shall pay any recordation costs.

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

21. **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 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 sum secured by this Security instrument to preclude suit by Lender after acceleration and sale of the Property. The notice shall further inform Borrower that failure to accelerate the default will not affect the rights of Lender under this Agreement. Lender shall be entitled to collect all expenses incurred in pursuing its rights under this Security instrument, including attorney's fees and costs of title evidence.

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

governments or regulatory authority that any removal or other remediation of any Hazardous Substances affecting the property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the presence of storage on the Property of small quantities of Hazardous Substances that are generally recognized to be injurious, or residual uses and to maintenance of the Property.

Borrower shall comply with all notices of any investigation, claim, demand, lawsuit or other action by any government agency or private party involving the Property and any Hazardous Substance or environmental law, which the Borrower has actual knowledge. If Borrower fails to do so, Borrower shall promptly take all necessary remedial actions in accordance with the requirements of any regulatory authority that any removal or other remediation of any Hazardous Substance affecting the environment is necessary. Borrower shall promptly take all necessary remedial actions in accordance with the requirements of any regulatory authority that any removal or other remediation of any Hazardous Substance affecting the environment is necessary.

19. Sale of Note; Change of Loan Servicer. The Note or partial interest in the Note (together with this Security instrument) may be sold one or more times without prior notice to Borrower. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Note and this instrument. There also may be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change in the Loan Servicer, Borrower will be given written notice of the new Loan Servicer and address to which payments applicable law. The notice will state the name and address of the new Loan Servicer and address to which payments should be made. The notice will also contain any other information required by applicable law.

Securities obligation to pay the sums secured by this Security instrument shall continue unchanged until payment in full of all amounts due under this instrument and the obligations hereby created. However, this right to reinstate shall not apply in the case of acceleration under paragraph 17.

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[Check applicable box(es)]

- Adjustable Rate Rider
- Graduated Payment Rider
- Balloon Rider
- VA Rider

- Condominium Rider
- Planned Unit Development Rider
- Rate Improvement Rider
- Other(s) [specify]

- 1-4 Family Rider
- Biweekly Payment Rider
- Second Home Rider

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.

Witnesses:

*Donald Chase* \_\_\_\_\_ (Seal)  
DONALD CHASE \_\_\_\_\_ -Borrower

(Seal)  
-Borrower

*Francine Chase* \_\_\_\_\_ (Seal)  
FRANCINE CHASE \_\_\_\_\_ -Borrower

(Seal)  
-Borrower

\_\_\_\_\_ (Seal)  
-Borrower

(Seal)  
-Borrower

STATE OF ILLINOIS,

I, *The undersigned*, a Notary Public in and for said county and state do hereby certify that DONALD CHASE AND FRANCINE CHASE, HUSBAND AND WIFE

Cook County ss:

, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that *The* 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

19<sup>th</sup>

day of

December, 1992.

My Commission Expires: "OFFICIAL SEAL"

DEBORAH A. KARL  
Notary Public, State of Illinois  
My Commission Expires 7/30/2000

Notary Public

THIS INSTRUMENT WAS PREPARED BY:  
KENNETH KORANDA  
1001 S. WASHINGTON ST.  
NAPERVILLE, IL 60540

WHEN RECORDED RETURN TO:  
MIDAMERICA FEDERAL SAVINGS BANK  
1112 S. WASHINGTON ST., SUITE 212  
NAPERVILLE, IL 60540-7959

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Property of Cook County Clerk's Office