

(Name) John P. Best  
(Address) 1201 Davis Street  
Evanston, Illinois 60201

**MORTGAGE**

REC # 99911

THIS MORTGAGE is made this 12th day of April 1996, between the Mortgagor, Michael V. Foreman, married to Jocelyn Foreman, and Ruth M. Foreman, married to Vincent G. Foreman (herein "Borrower"), and the Mortgagee.

The Board of Pensions of The United Methodist Church, Incorporated in Illinois, a corporation organized and existing under the laws of Illinois whose address is 1201 Davis Street, Evanston, Illinois 60201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 19,000.00, \$9,000.00 of which indebtedness is evidenced by Borrower's note dated April 12, 1996 and extensions and renewals thereof (herein "Note") providing for <sup>semi-</sup>monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on April 15, 2006; and \$10,000.00 of which indebtedness is evidenced by Borrower's note of ~~the~~ date which provides for forgiveness of principal on certain terms (together, the "Note").

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 Cook State of Illinois:

LOTS 88 AND 89 IN EUGENE L. SWENSON'S EVANSTON MANOR SUBDIVISION IN THE NORTH 1/2 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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DEPT-01 RECORDING \$79.00  
TRAN 1826 04/16/96 12:04:00  
49445 RH \* - 96 - 282662  
COOK COUNTY RECORDER  
DEPT-10 FEATLY \$26.00

BOX 169

351 TITLE # 79911 3053

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which has the address of 9328 Ewing Skokie  
(Street) (City)  
Illinois 60203 (herein "Property Address");  
(Zip Code)

TOGETHER 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 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 title to the Property against all claims and demands, subject to encumbrances of record.

1. Payment of Principal and Interest. Borrower and Lender covenant and agree as follows:

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 as payable under the Note, until the Note is paid in full, a sum therein "Funds" equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may accrue over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, 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 thereof. Borrower 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 Lender, 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 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, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debt 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 future monthly installments of Funds payable prior to the due date of taxes, assessments, insurance premiums and ground rents, 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 1 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 Funds held by Lender. If under paragraph 1 hereof the Property is sold or the Property is otherwise acquired by Lender, the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender under the Note and 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 with due, Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may accrue 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.

6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments; Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

7. Protection of Lender's Security. If Borrower 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, upon notice to Borrower, may make such appearance, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest. If Lender requires mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or 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, such amounts 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.

8. Inspection. Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any 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 lieu 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 lien which has priority over this Mortgage.

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10. **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 Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender 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 reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy 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; Co-signers.** The covenants and agreements herein 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 Borrower who co-signs this Mortgage, but does not execute the Note, (a) is co-signing this Mortgage only to mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally 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 Borrower'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 to 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 sums 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 fails 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 Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall give notice to Borrower as provided in paragraph 12 hereof specifying: (1) the breach; (2) the action required to cure 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 cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums 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 date specified in the notice, Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorneys' fees 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 begun 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) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable 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 the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

19. **Assignment of Rents; Appointment of Receiver.** As additional security hereunder, Borrower hereby 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 rents 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

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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.  
22. Rider. The terms and conditions of the Mortgage Rider of even date and recorded herewith are incorporated herein as though set forth here in full.

## 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.

(Seal) Michael V. Foreman  
Michael V. Foreman  
Borrower

(Seal) Ruth M. Foreman  
Ruth M. Foreman  
Borrower

(Seal) Jocelyn Foreman  
Jocelyn Foreman  
Borrower

(Seal) Vincent G. Foreman  
Vincent G. Foreman  
Borrower

(Seal) Vincent G. Foreman, Solely for purposes of releasing rights  
of homestead, if any.

(Seal) Vincent G. Foreman, Solely for purposes of releasing rights  
of homestead, if any.

Cook County ss:

STATE OF ILLINOIS.

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that

Michael V. Foreman, Ruth M. Foreman, Jocelyn Foreman, and Vincent G. Foreman

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, signed and delivered the said instrument as

their free voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th

1996

Notary Public  
Barbara G. Stewart  
Official Seal  
MAY COMMISSION EXPIRES 9/30/97

My Commission expires:

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## MORTGAGE RIDER

(Illinois—forgivable and AFR—multiple borrowers, one primary)

THIS RIDER is made this 12th day of April, 1996, and is incorporated into and shall be deemed to amend and supplement the mortgage (the "Security Agreement") which we give this day to THE BOARD OF PENSIONS OF THE UNITED METHODIST CHURCH, INCORPORATED IN ILLINOIS (the "Lender") regarding the property described in the Security Agreement, located at 9328 Ewing, Skokie, Illinois (the "Property"). The Security Agreement, as amended by this Rider, is given to secure our promissory notes identified therein (together, the "Note").

### 1. EMPLOYMENT CONTINGENCY

We acknowledge that an essential part of the Lender's purpose in making the loan evidenced by the Note is to assist Michael V. Foreman (the "Employee Borrower") in obtaining suitable housing while employed by the Lender. For that reason, we agree that the Lender may require immediate payment of all sums due under the Note in any one or more of the following circumstances:

- (A) An assignment, transfer or conveyance of the whole or any part of the Employee Borrower's interest in the Property, whether voluntary, by court order or otherwise. Any such occurrence shall be deemed to be a transfer of the Property for the purposes of paragraph 16 of the Security Agreement.
- (B) Subject to the terms of the Note related to forgiveness of principal, the termination of the Lender's employment of the Employee Borrower, whether voluntary or otherwise, by reason of retirement, death or any other cause. For the purposes of this paragraph, in addition to circumstances involving a separation from service, the Lender's employment of the Employee Borrower shall be deemed to be terminated in the event of:
  - (i) the Employee Borrower's personal leave of absence from the employment of the Lender for a period of six months (in which case the termination shall be retroactive to the beginning of said leave);
  - (ii) the reduction in the Employee Borrower's regular hours of employment with the Lender below the minimum number of work hours regularly required of the Lender's full-time employees; or
  - (iii) the Lender's change of the Employee Borrower's job classification to a job classification at which the Employee Borrower would not qualify for this loan under the terms of the Lender's housing policy as it exists at the time of the change in job classification, provided that the change in job classification is accompanied by a significant reduction in the level of skill, experience or education required of the Employee Borrower.
- (C) The failure of the Employee Borrower to use the Property as his or her principal residence.
- (D) The use of the Property as a multi-family dwelling containing more than three units.

### 2. CANCELLATION OF RIDER

The terms of this Rider are for the sole benefit of the Lender and may be canceled by the Lender at any time. Until canceled by the Lender in writing, they shall remain in full force and effect.

BY SIGNING BELOW we accept and agree to the terms and covenants of the Security Agreement as amended by this Rider as of the date first above written.

Michael V. Foreman (Seal)  
Michael V. Foreman, Borrower

Ruth M. Foreman (Seal)  
Ruth M. Foreman, Borrower

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