

# **UNOFFICIAL COPY**

97387387

- DEPT-01 RECORDING \$33.00  
T#0012 TRAN 5304 06/02/97 12:18:00  
\$7377 ER #-97-387387  
COOK COUNTY RECORDER

0730004661

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## MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on MAY 23RD , 1997  
LEE E ZEITLIN and VIRGINIA M ZEITLIN, 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 1823 CENTRE POINT CIRCLE, P. O. BOX 3142, NAPERVILLE, IL 60566-7142 ("Lender"). Borrower owes Lender the principal sum of FIFTEEN THOUSAND AND NO/100

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 **MAY 28, 2002**. 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 22 IN BLOCK 6 IN MARES WHITE AND CO'S ADDITION TO LAGRANCE BEING  
A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF  
SECTION 27, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL  
MERIDIAN IN COOK COUNTY, ILLINOIS.

P.I.N. 15 27 322 003  
which has the address of 1237 OSTRANDER

## LAGRANGE PARK

[Street]

Illinois 60525 [Zip Code] [Property Address]

[City]

[City]

ILLINOIS-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT Form 3014 9/90 1041 1/95 page 1 of 7

**BOX 333-CTI**

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payments under paragraph 2; third, to interest due; forth, to principal due; and last, to any late charges due under the Note.

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 any prepayment charges due under the Note; second, to amounts payable under paragraph 2; third, to interest due; forth, to principal due; and last, to any late charges due under the Note.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly return to Borrower any Funds held by Lender. If, under paragraph 21, Lender shall acquire or sell the Property, Lender, prior 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.

Borrower for the excess Funds in accordance with the requirements of applicable law. If this amount of the Funds held by Lender at any time is not sufficient to pay the Escrow items when due, Lender may, at his option, Borrower in writing, and, in such case Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than twelve monthly payments, at Lender's sole discretion.

If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Lender for the excess Funds in accordance with the requirements of applicable law.

Funds are pledged as additional security for all sums secured by this Security Instrument. The Funds, showing credits and debits to the Funds and the purpose for which each occurs, to the Funds was made. The Funds are pledged as additional security for all sums secured by this Security Instrument. The Funds, showing credits and debits to the Funds, Lender shall give to Borrower, without charge, an annual accounting of the total interest shall be paid on the Funds. Lender shall interest on the Funds. Borrower and Lender may agree in writing, however, required to pay Borrower any interest or earnings on the Funds. Borrower to be paid, Lender shall not be provided otherwise. Unless an agreement is made or applicable law requires that loan, unless applicable law independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law permits Lender to make such a charge. However, Lender may require Lender to pay a one-time charge for an escrow account, or verifying the Escrow items, unless Lender (a) Borrower's interest on the Funds and applying to pay the Escrow items, Lender may not charge Borrower to holding and applying the Funds, annually arranging including Lender, if Lender is such an institution or in any Federal Home Loan Bank. Lender shall apply the Funds (including Lender, if Lender is held in an institution whose deposit is insured by a federal agency, instrumentality, or entity The Funds shall be held in an institution which is not insured by a federal agency, instrumentality, or entity

items of otherwise in accordance with applicable law.

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender or, if they monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") to pay (a) yearly taxes and assessments which may accrue over this Security instrument as a lien on the Property; (b) yearly leasehold payments of ground rents on the Property over this Security instrument as a lien on the Property; (c) yearly leasehold payments of property taxes on the Property over this Security instrument as a lien on the Property; (d) yearly insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow items". Lender may, at any time, collect and hold Funds in an account under the federal Residential Escrow Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. Section 2601 et seq. (RESPA), unless another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds on the basis of current, fair and reasonable estimates of expenditures of future Escrow items of other

1. Payment of Principal and Interest. Prepayment and late charges. Borrower shall pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

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

THIS SECURITY INSTRUMENT combines uniform covenants for real estate and non-uniform covenants with mixed varieties by jurisdiction to constitute a uniform security instrument covering real property.

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to recollect, Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurteñances, and fixtures now or hereafter a part of the property. All improvements and additons shall also be covered by this Security instrument. All of the foregoing is referred to in this Security instrument as the "Property".

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurteñances, and fixtures now or hereafter a part of the property. All improvements and additons shall also be covered by this Security instrument. All of the foregoing is referred to in this Security instrument as the "Property".

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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 floods 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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11. Borrower and Lender; Promissory Note and Waiver. Extension of this note 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 interest.

unless lessor and borrower otherwise agree in writing, any application of proceeds to principal shall not exceed 12% per annum due date of the monthly payments referred to in paragraphs 1 and 2 or charge the amount of such payments.

The property or to the sums secured by this Security instrument, whether or not there due.

This Section 411 statement indicates whether or not the sums are then due.

(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 instrument, the fair market value of the Property instrument shall be reduced by the sums secured by this Security instrument immediately before the taking. Unless Borrower and Lender otherwise agree in writing, the sums secured by this Security instrument shall be reduced by the amount of the proceeds applied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by the total amount of the sums secured by the Property instrument; or (b) the fair market value of the Property instrument immediately before the taking. Any balance shall be paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property instrument is less than the amount of the sums secured immediately before the taking, unless Borrower and Lender otherwise agree in writing or unless otherwise provides, the proceeds shall be applied to the sums secured by the Property instrument before the taking, unless Borrower and Lender otherwise agrees than the amount of the sums secured immediately before the taking is equal to or greater than the amount of the fair market value of the Property instrument before the taking is equal to or greater than the amount of the sums secured by the Property instrument before the taking. In the event of a partial taking of the Property in which the fair market value of the Property instrument before the taking is equal to or greater than the amount of the fair market value of the Property instrument before the taking, unless Borrower and Lender otherwise agrees in writing or unless otherwise provides, the proceeds shall be applied to the sums secured by the Property instrument before the taking, unless Borrower and Lender otherwise agrees than the amount of the sums secured immediately before the taking is equal to or greater than the amount of the fair market value of the Property instrument before the taking.

10. **Condemnation.** The Purchaser of any Award of Compensation for damages, other than compensation for loss of services, shall be paid to the Lender.

9. Inspec~~tion~~<sup>ation</sup>. Lett~~er~~<sup>er</sup> or his agent may make reasonable inspections upon and inspect~~ations~~<sup>tions</sup> of the property. Lett~~er~~<sup>er</sup> shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

1. Security interest, if Lender required mortgage insurance as a condition of making the loan secured by this Security interest, Borrower shall pay the premiums required to maintain the mortgage insurance in effect, if, for any reason, the coverage required by Lender lapses or ceases to be in effect, Borrower shall pay the premiums needed to obtain coverage substantially equivalent to the mortgage insurance previously in effect, at a cost substantially, equivalent to the cost of the mortgage insurance previously in effect, from an alternative mortgage insurer, approved by Lender. If subsequently equivalent mortgage insurance is not available, Borrower shall pay to Lender each month a sum equal to one-twelfth of the yearly mortgage insurance premium being paid by Borrower, until the insurance coverage lapses or ceases to be in effect. Lender will accept premium paid by Borrower, without the insurance coverage lapsing or ceasing to be in effect.

use and retain these payments as a loss reserve in lieu of mortgage insurance. Loss reserve payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the amount and for the period that lender requires) provided by an insurer appointed by Lender again becomes available and is obtained. Borrower shall pay the premiums required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement for mortgage insurance ends in accordance with any written agreement between Borrower and Lender or applicable law.

Any amounts disbursed by Lender under this paragraph / 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 notices from Lender to demand payment therefor.

7. 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 or forfeiture or to enforce laws or regulations), the Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the property may (such as proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations). The Lender may take action under this paragraph 7, Lender does not have to do so.

Proprietary, the released hold and the fees title shall not merge unless Lender agrees to the merger in writing.

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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 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.

**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. Rides to the Security instrument, if one or more riders are excused by Borrower and recorded together with this Security instrument, the covernarts and agreements of each rider shall be incorporated into and shall amend and supplement the covernarts and agreements of this Security instrument as if the rider(s) were a part of this Security instrument.

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

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

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

As used in this paragraph 22, "hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic materials, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, petroleum products, radioactive materials. As used in paragraph 20, "Environmental Law" means federal laws and laws of the state and regulations made under them.

20. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any 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

18. **Change of trustee, changing of loan servicer.** The trustee or holder of the notes may change at any time by giving notice to Borrower. A sale may result in a change in the instrument(s) 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 Security Instrument. There also may be one or more changes of the Loan Servicer updated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change in accordance with paragraph 14 above and 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.

BOTTOWERS obligagors to pay the sums secured by this Security instrument shall commence negotiations upon repossessment by Bottowever, this Security instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. 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:**

(Seal)  
-Borrower

VIRGILIA AENEASIS

(Seal)  
-Bontower

357-56-7168

(Seal)  
-Borrower

(Seal)  
-Borrower

(Seal)  
-Borrower

(Seal)  
-Borrower

#### THE EDITION

341-58-3643

**STATE OF ILLINOIS,**

**County ss:**

, a Notary Public in and/or said county and state do hereby certify  
that LEE E ZEITLIN and VIRGINIA M ZEITLIN, HUSBAND AND WIFE.

, 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 they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23

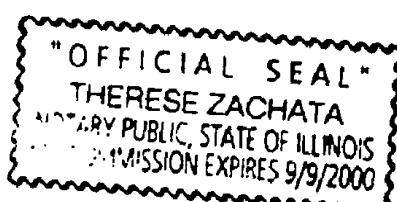
**My Commission Expires:** 9-9-2000

day of May 1997  
Donald Zgusta  
Notary Pub

Notary Public

THIS INSTRUMENT WAS PREPARED BY:  
KENNETH KORANDA  
1823 CENTRE POINT CIRCLE  
P. O. BOX 3142  
NAPERVILLE, IL 60566-7142

WHEN RECORDED RETURN TO:  
MIDAMERICA FEDERAL SAVINGS BANK  
1823 CENTRE POINT CIRCLE  
P. O. BOX 3142  
NAPERVILLE, IL 60566-7142



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