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1998-07-22 11:50:43
Cook County Recorder 33.50

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0980611369

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on JULY 14TH, 1998
KEVIN J BROOKS AND MARCA A BROOKS, HUSBAND AND WIFE

. The mortgagor is

("Borrower"). This Security Instrument's given to MID AMERICA BANK, FSB.

which is organized and existing under the laws of UNITED STATES OF AMERICA , and whose address is 1923 CENTRE POINT CINCLE, P. O. BOX 3142, NAPERVILLE, IL 60566-7142

("Lender"). Borrower owes Lender the principal sum of

ONE HUNDRED SIXTY SIX THOUSAND THREE HUNDRED FIFTY AND NO/100

Dollars (U.S. \$ 166,350.00

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, it not paid earlier, due and payable on AUGUST 1, 2028.

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 26 IN BLOCK 7 IN MARES AND WHITE'S SECOND ADDITION TO LAGRANGE PARK, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 LYING EASTERLY 10 FIFTH AVENUE OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 8, 1925 AS DOCUMENT NOT SER 8999984 IN BOOK 218 OF PLATS, PAGE 12, IN COOK COUNTY, ILLINOIS.

1st AMERICAN TITLE order # DUTE 2112

[Street]

P.I.N.#: 15283120030000

which has the address of 1135 MEADOWCREST ROAD

LA GRANGE PARK

[City]

Illinois

60526

[Zip Code] (

("Property Address");

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

7 to S aged 26/1, 1401

to any encumbrances of record. record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject mortgage, grant, and convey the Property and that the Property is unencumbered, except for encumbiances of BORROWER COVEMANTS that Borrower is lawfully seised of the estate hereby conveyed and has the high to

covered by this Security Instrument. All of the foregoing is refered to in this Security Instrument as the Property." appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be TOGETHER WITH all the improvements now or heresiter erected on the property, and all easements,

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with

limited variations by jurisdiction to constitute a uniform security instrument covering real property:

1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay, when UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under

tems or otherwise in accordance with applicable law. the amount of Funds due on the basis of currer chata and reasonable estimates of expenditures of future Escrow Lender may, at any time, collect and hold Fund. it an amount not to exceed the lesser amount. Lender may estimate U.S.C. Section 2601 et seq. ("RESPA"), unless another law that applies to the Funds sets a lesser amount. It so, escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 amount not to exceed the maximum contains a lender for federally related mortgage foan may require for Borrower's insurance premiums. These items are called "Escrow Items." Lender may, at any time, collect and hold Funds in an payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage (d) yearly flood insurance preniums, it any; (e) yearly mortgage insurance premimums, it any; and (f) any sums yearly leasehold payment or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (a) yearly taxes and contents which may attain priority over this Security Instrument as a lien on the Property; (b) pay to Lender on the Jay monthly payments are due under the Note, until the Note is paid in full, a sum (Tunds) for 2. Funds (1) Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall

Funds are pledged as additional security for all sums secured by this Security Instrumerto. Funds, showing credits and debits to the Funds and the puspose for which each do'nt to the Funds was made. The that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the required to pay Borrower any interest or earnings on the Funds. Borrower and Lander may agree in writing, however, provides otherwise. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be independent real estate tax reporting service used by Lender in cor nection with this loan, unless applicable laws law permits Lender to make such a charge. However, Lender may lequire Borrower to pay a one-time charge for an the escrow account, or verifying the Escrow Items, unless Lender as a Borrower interest on the Funds and applicable to pay the Escrow frems. Lender may not charge Borrower for helding and applying the Funds, annually analyzing (including Lender, if Lender is such an institution) or in any Cederal Home Loan Bank. Lender shall apply the Funds The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity

writing, and, in such case Borrower shall pay to Lender the amount necessary to make up the denciency. Borrower held by Lender at any time is not sufficient to pay the Escrow Items when due, Lender may 50 notify Borrower in Borrower for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds If the Funds held by Lender exceed the amounts permitted to be held by applicable law Lander shall account to

apsil make up the deficiency in no more than twelve monthly payments, at Lender's sole discretion:

egainst the sums secured by this Security Instrument. acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit any Funds held by Lender. It, under paragraph 21, Lender shall acquire or sell the Property, Lender, prior to the Upon payment in full of all sums secured by this Security instrument, Lender shall promptly retund to Borrower

payable under paragraph 2; third, to interest due; forth, to principal due; and last, to any late charges due under the paragraphs it and 2 shall be applied: first, to any prepayment charges due underthe Note; second to amounts 3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under

Mote.

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 of 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 flood; 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 by 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 upint 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 foan application process, gave materially false or inaccurate information or statements is Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to.

interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in 11. Borrower Not Released; Forbearance By Lender Not A Walver. Extension of the time for payment or

payments.

or postpone due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend

the Property or to the sums secured by this Security Instrument, whether or not then due: notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to

this Security Instrument whether or not the sums are then due.

agree in writing or unless applicable law otherwise provides, the proceeds shall be applied to the sums secured by less than the amount of the sums secured immediately before the taking, unless Borrower and and ender otherwise event of a partial taking of the Property in which the fair market value of the Property immediate, before the taking is (b) the fair market value of the Property immediately before the taking. Any balance shall be jain to Borrower, In the multiplied by the following fraction: (a) the total amount of the sums secured immediately by to a the taking, divided by agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds the sums secured by this Security Instrument immediately before the taking, unless do rower and Lendar otherwise in which the fair market value of the Property immediately before the taking is equal to or greater than the amount of Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security

hereby assigned and shall be paid to the lender. with any condemnation or other taking of any part of the Property or for conveyance in lieu of condemnation, are 10. Condemnation. The proceeds of any award or claim or damages, direct or consequential, in connection

shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection. 9. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender

applicable law.

requirement for mortgage insurance ends in acco dance with any written agreement between Borrower and Lender or shall pay the premiums required to maintain mondage insurance in effect, or to provide a loss reserve, until the Lender requires) provided by an insurer approved by Lender again becomes available and its obtained. Borrower longer be required, at the option of Lender if mortgage insurance coverage (in the amount and for the period that use and retain these payments as a lossive for lieu of mongage insurance. Loss reserve payments may no premium being paid by Borrower when the insurance coverage lapsed or ceased to be in effect. Lender will accept, available, Borrower shall pay to Lander each month a sum equal to one-twelfth of the yearly mortgage insurance. alternate mortgage insurer epproved by Lender. It substantially equivalent mortgage insurance coverage is not as a cost substantially equivalent to the cost to Borrower of the mongage insurance previously in effect from an pay the premiums required to obtain coverage substantially equivalent to the mongage insurance previously in effect, for any reason, the mortgage insurance coverage required by Lender lapses or ceases to be in effect, Borrower shall this Security Instrument, Borrower shall pay the premiums required to maintain the mongage insurance in effect. If, 8. Mortine e Insurance. If Lender required mortgage insurance as a condition of making the loan secured by

Berrower requesting payment. interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by

Although Lender may take scrion under this paragraph 7, Lender does not have to do so. instrument, appearing in court, paying reasonable attorneys' tees and entering on the Property to make repairs: Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security the Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's lights in the Property (such as proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the 7. Protection of Lender's Rights in the Property. If Borrower fails to perform the covenants and agreements

Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing. is on a leasehold, Borrower shall comply with all the provisions of the lease. It Borrower acquires fee fille to the representations concerning Borrower's occupancy of the Property as a principal residence. If this Security figurument

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 have 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 and 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 Borrow ar 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 Bo rower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated nerein 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 I istrument 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. It 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 enercised 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 Somewer 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

Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as it no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraph 17.

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 Security linstrument. There also may be one or more changes of the Loan Servicer unrelated 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 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.

20. 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, not allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be at propriate to normal residential uses and to maintenance of the Property.

Borrower shair, are morted to the Borrower has actual knowledge. If Borrower learns, or is notified by any governmental Law of which the Borrower has actual knowledge. If Borrower learns, or is notified by any Environmental Law of which the Borrower has actual knowledge. If Borrower learns, or is notified by any governmental can of which the Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory and substance affecting the

Property is necessary, Borrower i hall promptly take all necessary remedial actions in accordance with Environmental

As used in this paragraph 20, 't' vardous Substances' are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and harbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in paragraph 20, "Environmental Law" means federal laws and laws of the purisdiction where the Property is located that relate to health, safety or environmental protection.

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

Borrower's breach of any covenant or agreement in this Society instrument (but not prior to acceleration following under paragraph 17 unless applicable law provides otherwise). The notice shall specify; (a) the default; (b) a date, not less than 30 days from the date the notice is given to society action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to specified in the notice may result in acceleration of the sums secured by this Security linarument, in the notice may result in acceleration of the Property. The notice shall further inform Borrower of the Property. The notice shall further inform Borrower of the default or any other defense of Borrower to acceleration and foreclosure proceeding the non-extatence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or secured by this Security instrument without further demand and may foreclose this Security instrument by indicial proceeding. Lender shall be entitled to collect all expenses incured in primary in the remediate to collect all expenses incured in primary in the remediate in this paragraph 21, including, but not limited to, reasonable attorneys' fees, and costs of title provided in this paragraph 21, including, but not limited to, reasonable attorneys' fees, and costs of title evidence.

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.

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

24. Riders to this Security instrument. If one or more riders are executed by Borrower and recorded together with this Security instrument, the covenants and agreements of this Security instrument as if the rider(s) were a part of this Security instrument as if the rider(s) were a part of this Security instrument.

T to 3 sps9 26/1 1401

[Check applicable box(es)]	
Adjustable Rate Rider Condominium R Graduated Payment Rider Planned Unit De Balloon Rider Rate Improvement VA Rider Other(s) [specify	evelopment Rider Siweekly Payment Rider Second Home Rider
BY SIGNING ECLOW, Borrower accepts and agrees to the Instrument and in any rider(s) executed by Borrower and rec Witnesses: (Seal) -Borrower	
///////////////// (Seal)	(Seal)
HARIA & BROOKS	-Borrower
(Seal) -Borrower	(Seal) -Borrower
STATE OF ILLINOIS,	County ss:
a Notary Public in and for said county and state do hereby certify that KEVIN J BROOKS AND MARIA & BROOKS, HUSBAND AND WIFE	
personal, , personal , subscribed to the foregoing instrument, appeared before me	ly known to me to be the same person(s) whose name(s) this day in person, and acknowled ged that The
signed and delivered the said instrument as THEIR	free and voluntary act, for includes and purposes
Given under my hand and official seal, this DECORAH A. KARL	day of 179. 1
My Commission Expires 7/30/2000	
	Notary Public
THIS INSTRUMENT WAS PREPARED BY: KENNETH KORANDA 1823 CENTRE POINT CIRCLE P.O. BOX 3142 NAPERVILLE II 60566-7142	WHEN RECORDED RETURN TO: MID AMERICA BANK, FSB. 1823 CENTRE POINT CIRCLE P.O. BOX 3142 NAPERVILLE II. 60566.7142

Stopeny or Coop County Clark's Office