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7904/Q169 04 001 Page 1 of 17
1999-09-23 10:39:11
Cook County Recorder 53.00



RECORD AND RETURN TO:
FIRST CHICAGO NBD MORTGAGE COMPANY
ATTN: LOAN REVIEW
P.O. BOX 7095
TROY, MICHIGAN 48007-9869

Prepared by:
BARBARA WOODS
CHICAGO, IL 60670

NLU99012

CHICAGO TITLE LAND TRUST COMPANY
SUCCESSOR TRUSTEE TO

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on **SEPTEMBER 21, 1999**
THE CHICAGO TRUST COMPANY, A CORPORATION OF ILLINOIS
AS TRUSTEE UNDER TRUST AGREEMENT DATED **DECEMBER 6, 1994**
AND KNOWN AS TRUST NUMBER 1100590

The mortgagor is

("Borrower"). This Security Instrument is given to
BANK ONE, N.A.

which is organized and existing under the laws of **THE UNITED STATES OF AMERICA**,
address is **1 BANK ONE PLAZA**
CHICAGO, ILLINOIS 60670

, and whose

(Lender). Borrower owes Lender the principal sum of
ONE HUNDRED TWENTY FOUR THOUSAND TWO HUNDRED FIFTY AND 00/100

Dollars (U.S. \$ **124,250.00**).

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 **OCTOBER 1, 2029**

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:

**THE WEST 12 1/2 FEET OF LOT 9 AND THE EAST 15 FEET OF LOT 10 IN
WOODLAWN TERRACE, A SUBDIVISION OF THE SOUTH 325 FEET OF THE NORTH
1,815 FEET OF THAT PART LYING EAST OF THE ILLINOIS CENTRAL RAILROAD OF
THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Parcel ID #: **20-23-219-020**

which has the address of **1526 EAST 65TH PLACE, CHICAGO**
Illinois **60637**

Street, City,

ILLINOIS-Single Family-FNMA/FHLMC UNIFORM
INSTRUMENT Form 3014 9/90
Amended 8/96

VMP -6R(IL) (9608)

BOX 333-CTI

Vertical handwritten notes on the left margin: 831260, Abst, 20, 100, 100

Vertical handwritten note on the right margin: 17

Initials: _____

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 Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally 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 variations by jurisdiction to constitute a uniform security instrument covering real property.

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

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 may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood 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 amount not to exceed the maximum amount a lender for a federally related mortgage loan 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 another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount 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 deposits are 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 analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. 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 debit to the Funds was made. The Funds are pledged as additional security for all sums secured by this Security Instrument.

If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender at any time is not sufficient to pay the Escrow Items when due, Lender may so notify 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.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund 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.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under 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; fourth, to principal due; and last, to any late charges due under the Note.

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

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

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 a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then 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 attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 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 notice from Lender to Borrower requesting payment.

8. **Mortgage Insurance.** If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender lapses or ceases to be in effect, Borrower shall pay the premiums required to

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Handwritten signature or stamp

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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 prepayment charge under the Note.

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

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.

11. **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 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. 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.

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 such payments.

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. Lender or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, award or the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an

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 in which the fair market value of the Property immediately before the taking is equal to or greater than the amount of 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 multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property 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 immediately before the taking is less than the amount of the sums secured immediately before the taking, unless Borrower and Lender otherwise agree in writing or unless applicable law otherwise provides, the proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

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 conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

9. **Inspection.** Lender or its agent may make reasonable entries 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.

insurance ends in accordance with any written agreement between Borrower and Lender or applicable law. the premiums required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement for mortgage that Lender (requires) provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the amount and for the period in effect. Lender will accept, use and retain these payments as a loss reserve in lieu of mortgage insurance. Loss reserve one-twelfth of the yearly mortgage insurance premium being paid by Borrower when the insurance coverage lapsed or ceased to substantially equivalent mortgage insurance coverage is not available, Borrower shall pay to Lender each month a sum equal to cost to Borrower of the mortgage insurance previously in effect, from an alternate mortgage insurer approved by Lender. If obtain coverage substantially equivalent to the mortgage insurance previously in effect, at a cost substantially equivalent to the

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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 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 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 judgment 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) takes 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 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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19. Sale of Note; Change of Loan Servicer. The Note or a 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 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 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 the 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, 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 recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 20, "Hazardous 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 herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 20, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

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

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

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Notary Public

My Commission Expires:

Given under my hand and official seal, this signed and delivered the said instrument as subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that, personally known to me to be the same person(s) whose name(s)

that I, STATE OF ILLINOIS, COOK County ss: a Notary Public in and for said county and state do hereby certify

NUMBER 1100590 DECEMBER 5, 1994 AND KNOWN AS TRUST TRUSTEE UNDER TRUST AGREEMENT DATED OF ILLINOIS AS

THE CHICAGO TRUST COMPANY, A CORPORATION OF ILLINOIS AS

SUCCESSOR TRUSTEE TO

CHICAGO TITLE LAND TRUST COMPANY

(Seal) Borrower

Witnesses:

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.

- VA Rider
- Balloon Rider
- Graduated Payment Rider
- Adjustable Rate Rider
- Condominium Rider
- Planned Unit Development Rider
- Rate Improvement Rider
- Other(s) [specify]
- K-4 Family Rider
- Biweekly Payment Rider
- Second Home Rider

[Check applicable box(es)]

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 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.

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.

21, including, but not limited to, reasonable attorneys' fees and costs of title evidence. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender, at its option, may require immediate payment in full of all sums or before the date specified in the notice, Lender, at its option, may require immediate payment in full of all sums non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums (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 applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default;

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EXCULPATORY CLAUSE FOR THE CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE
UNDER TRUST NO. 1100590 ATTACHED TO THAT MORTGAGE
DATED 9/21/99 TO BANK ONE

It is expressly understood and agreed by and between the parties hereto, anything to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against The Chicago Trust Company, on account of this instrument or on account of any warranty, indemnity, representation, covenant or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

The Chicago Title Land Trust Company,
Under Trust No.

By:

[Signature]
Assistant Vice President



Attest:

By:

[Signature]
Assistant Secretary

State of Illinois

County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President and Assistant Secretary of **THE CHICAGO TITLE LAND TRUST CO.** personally known to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that the said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this

SEP 21 1999



[Signature]
NOTARY PUBLIC

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RIDER - LEGAL DESCRIPTION

THE WEST 12 1/2 FEET OF LOT 9 AND THE EAST 15 FEET OF LOT 10 IN
WOODLAWN TERRACE, A SUBDIVISION OF THE SOUTH 325 FEET OF THE NORTH
1,815 FEET OF THAT PART LYING EAST OF THE ILLINOIS CENTRAL RAILROAD OF
THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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20-23-219-020

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1-4 FAMILY RIDER Assignment of Rents

THIS 1-4 FAMILY RIDER is made this **21ST** day of **SEPTEMBER**, **1999**, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to **BANK ONE, N.A.**

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at:
**1526 EAST 65TH PLACE
CHICAGO, ILLINOIS 60637**

Property Address

1-4 FAMILY COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. ADDITIONAL PROPERTY SUBJECT TO THE SECURITY INSTRUMENT. In addition to the Property described in the Security Instrument, the following items are added to the Property description, and shall also constitute the Property covered by the Security Instrument: building materials, appliances and goods of every nature whatsoever now or hereafter located in, on, or used, or intended to be used in connection with the Property, including, but not limited to, those for the purposes of supplying or distributing heating, cooling, electricity, gas, water, air and light, fire prevention and extinguishing apparatus, security and access control apparatus, plumbing, bath tubs, water heaters, water closets, sinks, ranges, stoves, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods, attached mirrors, cabinets, panelling and attached floor coverings now or hereafter attached to the Property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the Property covered by the Security Instrument. All of the foregoing together with the Property described in the Security Instrument (or the leasehold estate if the Security Instrument is on a leasehold) are referred to in this 1-4 Family Rider and the Security Instrument as the "Property."

MULTISTATE 1-4 FAMILY RIDER - Fannie Mae/Freddie Mac Uniform Instrument

Page 1 of 3

VMP-57U (9801)

VMP MORTGAGE FORMS - (800)521-7291

Initials: _____

Form 3170 9/90

Amended 3/93

DPS 8483

92666866

Initials: _____

inadequacy of the Property as security. the Property and collect the Rents and profits derived from the Property without any showing as to the received; and (vi) Lender shall be entitled to have a receiver appointed to take possession of and manage Lender's agents or any judicially appointed receiver shall be liable to account for only those Rents actually other charges on the Property, and then to the sums secured by the Security Instrument; (v) Lender, premiums on receiver's bonds, repair and maintenance costs, insurance premiums, taxes, assessments and the Property and collecting the Rents, including, but not limited to, attorneys' fees, receiver's fees, collected by Lender or Lender's agents shall be applied first to the costs of taking control of and managing agents upon Lender's written demand to the tenant; (iv) unless applicable law provides otherwise, all Rents Borrower agrees that each tenant of the Property shall pay all Rents due and unpaid to Lender or Lender's Instrument; (ii) Lender shall be entitled to collect and receive all of the Rents of the Property; (iii) Borrower as trustee for the benefit of Lender only, to be applied to the sums secured by the Security Instrument; (i) all Rents received by Borrower shall be held by

If Lender gives notice of breach to Borrower: (i) all Rents received by Borrower shall be held by of Rents constitutes an absolute assignment and not an assignment for additional security only. has given notice to the tenant(s) that the Rents are to be paid to Lender or Lender's agent. This assignment has given Borrower notice of default pursuant to paragraph 21 of the Security Instrument and (ii) Lender pay the Rents to Lender or Lender's agents. However, Borrower shall receive the Rents until (i) Lender authorizes Lender or Lender's agents to collect the Rents, and agrees that each tenant of the Property shall ("Rents") of the Property, regardless of to whom the Rents of the Property are payable. Borrower Borrower absolutely and unconditionally assigns, and transfers to Lender all the rents and revenues

H. ASSIGNMENT OF RENTS; APPOINTMENT OF RECEIVER; LENDER IN POSSESSION. Borrower absolutely and unconditionally assigns, and transfers to Lender all the rents and revenues ("Rents") of the Property, regardless of to whom the Rents of the Property are payable. Borrower authorizes Lender or Lender's agents to collect the Rents, and agrees that each tenant of the Property shall pay the Rents to Lender or Lender's agents. However, Borrower shall receive the Rents until (i) Lender has given Borrower notice of default pursuant to paragraph 21 of the Security Instrument and (ii) Lender has given notice to the tenant(s) that the Rents are to be paid to Lender or Lender's agent. This assignment of Rents constitutes an absolute assignment and not an assignment for additional security only.

G. ASSIGNMENT OF LEASES. Upon Lender's request, Borrower shall assign to Lender all leases of the Property and all security deposits made in connection with leases of the Property. Upon the assignment, Lender shall have the right to modify, extend or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph G, the word "lease" shall mean "sublease" if the Security Instrument is on a leasehold.

F. BORROWER'S OCCUPANCY. Unless Lender and Borrower otherwise agree in writing, the first sentence in Uniform Covenant 6 concerning Borrower's occupancy of the Property is deleted. All remaining covenants and agreements set forth in Uniform Covenant 6 shall remain in effect.

E. "BORROWER'S RIGHT TO REINSTATE" DELETED. Uniform Covenant 18 is deleted.

D. RENT LOSS INSURANCE. Borrower shall maintain insurance against rent loss in addition to the other hazards for which insurance is required by Uniform Covenant 5.

C. SUBORDINATE LIENS. Except as permitted by federal law, Borrower shall not allow any lien inferior to the Security Instrument to be perfected against the Property without Lender's prior written permission.

B. USE OF PROPERTY; COMPLIANCE WITH LAW. Borrower shall not seek, agree to or make a change in the use of the Property or its zoning classification, unless Lender has agreed in writing to the change. Borrower shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.

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If the Rents of the Property are not sufficient to cover the costs of taking control of and managing the Property and of collecting the Rents any funds expended by Lender for such purposes shall become indebtedness of Borrower to Lender secured by the Security Instrument pursuant to Uniform Covenant 7.

Borrower represents and warrants that Borrower has not executed any prior assignment of the Rents and has not and will not perform any act that would prevent Lender from exercising its rights under this paragraph.

Lender or Lender's agents or a judicially appointed receiver, shall not be required to enter upon, take control of or maintain the Property before or after giving notice of default to Borrower. However, Lender, or Lender's agents or a judicially appointed receiver, may do so at any time when a default occurs. Any application of Rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of Rents of the Property shall terminate when all the sums secured by the Security Instrument are paid in full.

I. CROSS-DEFAULT PROVISION. Borrower's default or breach under any note or agreement in which Lender has an interest shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this 1-4 Family Rider.

CHICAGO TITLE LAND TRUST COMPANY

CALTC

SUCCESSOR TRUSTEE TO

_____ (Seal)	_____ (Seal)
THE CHICAGO TRUST COMPANY, A CORPORATION	OF ILLINOIS
AS TRUSTEE UNDER TRUST AGREEMENT DATED	-Borrower
DECEMBER 6, 1994 AND KNOWN AS TRUST	_____ (Seal)
NUMBER 1100590	-Borrower

**SEE ATTACHED EXCULPATORY
CLAUSE FOR SIGNATURE**

_____ (Seal)	_____ (Seal)
-Borrower	-Borrower
_____ (Seal)	_____ (Seal)
-Borrower	-Borrower

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EXCULPATORY CLAUSE FOR CHICAGO TITLE LAND TRUST CO., AS TRUSTEE UNDER TRUST 1100590 ATTACHED TO FAMILY RIDER DATED 9/21/99 TO BANK ONE

It is expressly understood and agreed by and between the parties hereto, anything to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against CHICAGO TITLE LAND TRUST CO., on account of this instrument or on account of any warranty, indemnity, representation, covenant or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

Date:

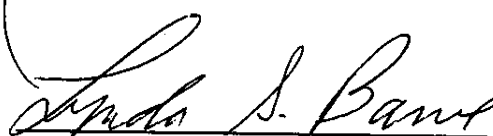
CHICAGO TITLE LAND TRUST CO. as Trustee

By:


Assistant Vice President

Attest:

By:


Assistant Secretary



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Office

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RIDER - LEGAL DESCRIPTION

THE WEST 12 1/2 FEET OF LOT 9 AND THE EAST 15 FEET OF LOT 10 IN WOODLAWN TERRACE, A SUBDIVISION OF THE SOUTH 325 FEET OF THE NORTH 1,815 FEET OF THAT PART LYING EAST OF THE ILLINOIS CENTRAL RAILROAD OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

20-23-219-020

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SEP 21 1999
This is to certify that the above and foregoing is a true and correct copy of the original now held in our files.

CHICAGO TITLE LAND TRUST COMPANY

By: 

COLLATERAL ASSIGNMENT OF BENEFICIAL INTEREST IN LAND TRUST

Chicago, Illinois
September 21, 1999

FOR VALUE RECEIVED, the undersigned Jerry Butler and Annette Butler ("Assignors") hereby jointly and severally grant, bargain, convey, assign, transfer and set over unto **Bank One, N. A.**, a national banking association, ("Bank") with its main office at Chicago, Illinois, all of Assignors' rights, titles, powers, privileges and interest in and to 100% of the beneficial interest in, to and under that certain Trust Agreement ("Trust Agreement") dated **December 6, 1994**, by and between Assignors and **The Chicago Trust Company**, a corporation of Illinois, as Trustee Under Trust Agreement Dated **December 6, 1994** and known as trust Number **1100590**, together with all rights, powers and privileges reserved to or conferred upon the beneficiaries in, under or by said Trust Agreement, including but not limited to the power of direction thereunder ("Collateral").

This Assignment is made and given to create a security interest in the Collateral in favor of Bank as security for the prompt payment when due of all amounts due under a Note of even date herewith executed by the Assignors in the principal amount of **\$124,250.00** ("Note"), and any and all other notes or indebtedness of Assignors, either before or after default, including reasonable attorneys' fees. Bank shall have full authority and power at any time after default without notice to Assignors to transfer and assign the Collateral or any part or parts thereof to its nominee, with or without indication of the collateral nature of the Bank's right thereto. The Bank shall have the right to institute, prosecute, appear in, defend, compromise and settle any action or proceeding at law or in equity, including administrative proceedings, which may, in Bank's sole discretion, be necessary to protect Bank's security interest in the Collateral or to prevent any lien, encumbrance or interest in favor of any party being asserted against or imposed upon any property held under the Trust Agreement, and all of the costs and expenses incurred by Bank in connection therewith shall constitute additional indebtedness secured hereby.

In connection with this Assignment and to induce Bank to loan money to Assignor, Assignors jointly and severally warrant, represent and agree as follows:

1. Assignors are the sole owners of the Collateral free from any liens, security interests or encumbrances, have the right and power to grant to Bank the security interest created hereunder, and will at their own expense defend against any and all claims or demands made at any time against the Collateral.
2. Assignors shall not use the Collateral nor any property held under the Trust Agreement, and shall not permit any use of the same, in derogation or violation of any law, ordinance or governmental regulation.
3. Assignors shall not sell, encumber or grant any security interest (except to Bank hereunder) in the Collateral.
4. The aforesaid Trustee under the Trust Agreement is (except for the liens, encumbrances, leasehold estates and other interest or rights of third parties specifically disclosed in writing to Bank) the absolute owner of all of the property described in **Exhibit A** hereto.
5. Assignors shall keep the Collateral, any property held under the Trust Agreement and improvements thereon, insured by responsible insurers in amounts and scope of coverage approved by Bank from time to time, shall cause Bank to be named as additional party insured under all such policies, shall pay all premiums when due and shall provide Bank with evidence of the maintenance of all such insurance and the payment of the premiums therefor.
6. Assignors shall pay when due all taxes, charges and indebtedness which may be secured by or which, if unpaid, could ripen into a lien or encumbrance upon the Collateral or any property held under the Trust Agreement, and upon the Bank's request, Debtor shall maintain a reserve or escrow account with Bank or with a title insurer approved by Bank in an amount sufficient to pay any such taxes, charges and indebtedness as they become due.

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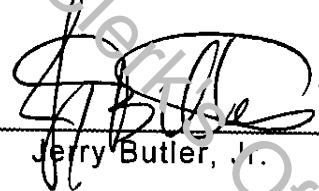
7. Assignors shall promptly pay when due all charges due to the Trustee under the Trust Agreement and shall not, without the written consent of Bank, modify or terminate, or agree to modify or terminate, the Trust Agreement.
8. Bank shall have the right, but not the duty or obligation, to make any payment to any person which Bank reasonably believes Assignors are required to make hereunder and the amount of any such payment shall constitute additional indebtedness secured hereby and shall be immediately due and payable.

Notwithstanding any provision hereunder to the contrary, so long as the Assignors are not in default in any payments under the Note or any promissory note due to Bank or demand has not been made on the Note, and Assignors are not in default in any term or provision hereunder, then Assignors shall be entitled to all of the rents, issues and profits in respect of the property held under the Trust Agreement. In no event shall the Bank, its successors or assigns, have any responsibility, obligation or liability for any agreements of Assignors under the Trust Agreement, any agreements of Assignors in connection with the management of any property held under the Trust Agreement, or for payment of taxes, assessment and other charges or encumbrances on any such property.

The Assignors jointly and severally agree that if demand is made on the Note or upon default in payment of any amount due under the Note or any promissory note secured hereby or in any term or provision hereunder or upon Bank reasonable feeling insecure as to the collection of any indebtedness by Assignor to Bank, the Bank or its successor or assignee may, in addition to exercising any other rights or remedies available at law, thereupon, or at any time thereafter, sell the Collateral or any part or parts thereof, at a public or private sale, after commercially reasonable notice, and with or without demand or advertisement in accordance with the provisions of the Illinois Uniform Commercial Code. The Bank, its successor or assignee of the holder of the Note or any promissory note of Debtor may purchase the Collateral or the part or parts being sold at such sale if prior notice has been given to the Assignors at least five days in advance of such sale. The costs and expenses of any such sale and the costs and expenses of securing possession of the Collateral and the property held under the Trust Agreement shall be subtracted from the sale price received by Bank at such sale in determining the net payment received by Bank in respect of Assignor's indebtedness hereunder.

Assignors jointly and severally represent and warrant that they have full power and authority to execute this instrument and that it is binding, valid and effective.

ASSIGNORS:

By: 
Jerry Butler, Jr.

By: 
Annette Butler

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Subscribed and Sworn to before me this _____ day of _____, 19____

By _____
Notary Public

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ACCEPTANCE

Bank One, N.A., a national banking association, being the assignee above mentioned, hereby accepts the foregoing Assignment subject to the provisions of the said Trust Agreement.

Bank One, N.A.

By: 

Calvin Bruce

Title: Assistant Vice President

TRUSTEE'S RECEIPT

The Chicago Trust Company, a corporation of Illinois, Trustee as aforesaid, hereby acknowledges receipt of this Collateral Assignment of Interest in Land Trust and acknowledges that until further direction, Bank One, National Association has sole power of direction under said Trust Agreement.

CHICAGO TITLE LAND TRUST COMPANY
SUCCESSOR TRUSTEE TO 

The Chicago Trust Company
a corporation of Illinois,
as Trustee as aforesaid

By: 

Title: ASST TR

Date: SEP 2 / 1994

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EXHIBIT A

Attached to and made a part of COLLATERAL ASSIGNMENT OF BENEFICIAL INTEREST IN LAND TRUST, dated September 21, 1999.

Legal Description of real estate commonly known as: 1526 East 65th Place, Chicago, Illinois

THE WEST 12 1/2 FEET OF LOT 9 AND THE EAST 15 FEET OF LOT 10 IN WOODLAWN TERRACE, A SUBDIVISION OF THE SOUTH 325 FEET OF THE NORTH 1,815 FEET OF THAT PART LYING EAST OF THE ILLINOIS CENTRAL RAILROAD OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 20--23--219--020--0000

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