This instrument prepared by: Sally Oswald. Gilldorn Mortgage Midwest Corporation 1501 Woodfield Road, 4N Schaumburg, IL. 60173 Schaumburg, IL. 60173

क्षेत्र संस्कृति कुलाना है । इस विकास के प्राप्त के जिल्हा इस्तर अन्य के स्वरंग है कि विकास के अपने के अपने के

3594046

## MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on FEBRUARY	47,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
1987. The mort regor is CHARLES. H. JESSIE. AND THERESA M. JESSIE. HIS. MIFE.	***************************************
("Borrower"). This Security Inst	trument is given to <del></del>
GITTIYAN MERICAS MITWEST CITACINATION	which is organized and existing
GILLYRY MRUST MIWEST CHRUSTUS under the laws ofTISTATE OF DELAWARE, and whose add	iress is150.1. MCKIDETELD. ROAH. 4N.
SCHALDBURGIL 5/11/3/4982	
Rorrower owes Lender the rincipal sum ofTHERTYTHOUSAND. AND	***************************************
Dollars (U.S. \$30,,000,00-0).1	This debt is evidenced by Borrower's note
dated the same date as this Security Instrument ("Note"), which provides for mo	nthly payments, with the full debt, if not
secures to Lender: (a) the repayment of the debt evidenced by the Note, with it modifications; (b) the payment of all other sums, with interest, advanced under payment of all other sums, with interest, advanced under payment of all other sums.	nterest, and all renewals, extensions and aragraph 7 to protect the security of this
Security Instrument; and (c) the performence of Borrower's covenants and agreen	nents under this Security Instrument and
the Note. For this purpose, Borrower doe, hereby mortgage, grant and convey to	Lender the following described property
ocated in	County, Illinois:

THE SOUTH 1/3 OF LOT 15 AND LOT 16 (EXCEPT THE SOUTH 5 FEET THEREOF) IN BLOCK 2 IN ... DILLIEDALE SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4
OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14 E/ST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

PI# 25-04-302-C75 LILLIEDALE SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4

HPO PI# 25-04-402-075 T

Harry Start which has the address of 9138 SOUTH LAFAYETTE CHICAGO
[Street] [City]

[Street] Address");
[Zip Code]

appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all 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 seised 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

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. The second of th

ILLINOIS Single Family FNMA/FHLMC UNIFORM INSTRUMENT

A A 'S Borr wer and Lender in the reovenant and agree as follows: Non-Uniform Coy 19. 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 paragraphs 13 and 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including, but not limited to, reasonable attorneys' fees and costs of title evidence. 20. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property and at any time prior to the expiration of any period of redemption following judicial sale, Lender (in person, by agent or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. Any rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Security Instrument. 21. 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. 22, Wal: er of Homestead. Borrower waives all right of homestead exemption in the Property. 23. 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. [Check ar plicable box(es)] 2-4 Family Rider Adjustable Rate Rider Condominium Rider Graduated Payment Rider Planned Unit Development Rider Other(s) [specify] By Signing Below, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Purinwer and recorded County ss: a Notary Public in and for sold county and state, ...., personally known to me to be the same person(s) whose name(s) scribed to the foregoing instrument, appeared before me this day in person, and acknowledged that . I he free and voluntary act, for the uses and purposes signed and delivered the said instrument as: therein set forth. Given under my hand and official seal, this. My Commission expires 5 **Deliver** certi Delivor Address Address Deed to

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The second of th 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 insurance in effect until such time as the requirement for the insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

8. 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.

9. 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.

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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, 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.

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

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Unless Lander and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or

postpone the due (at of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

10. Borrowe: Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amorrization 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 a nortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Extrower'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.

11. Successors and Assigns of and; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and begin the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants at d agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note, (8) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under too terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; int (3) 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.

12. 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 crows 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.

If enactment or expiration of applicable laws has the effect of 13. Legislation Affecting Lender's Rights. rendering any provision of the Note or this Security Instrument unenforce tole according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall take in steps specified in the second paragraph of

paragraph 17.

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 to ice 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 I ender 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 in rument 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.

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

ramedies permitted by this Security Instrument without further notice or demand on Borrower.

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18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a 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 had no acceleration 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 ocurred. However, this right to reinstate shall not apply in the case of acceleration under paragraphs 13 or 17.

## **UNOFFICIAL COPY**

requesting payment.

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

Lender may take action under this paragraph 7, Lender does not have to do so. 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's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation 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

covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Protection of Lender's Rights in the Property; Mortgage Insurance. If Borrower fails to perform the fee title shall not merge unless Lender agrees to the merger in writing.

Borrower shall comply with the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and change the Propeny, allow the Propeny to deteriorate or commit waste. If this Security Instrument is on a leasehold,

6. Preservation and Maintenance of Property; Leaseholds. Borrower shall not destroy, damage or substantially

Instrument immediately prior to the acquisition. from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security postpone the due date of the monthly payments referred to in paragraphs I and 2 or change the amour: of the payments. If under paragraph 19 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or

when the notice is given. Borrower abandons the Property, or does not answer within 30 days a notice from Lenue, that the incurance carrier has offered to settle a claim, then Lender may oollect the insurance proceeds. Lender may use the property or to pay sums secured by this Security Instrument, whether or not then due. The in-day period will begin the Property or to pay sums secured by this Security Instrument, whether or not then due. The in-day period will begin applied to the sums secured by this Security Instrument, whether or not then due, w. n r.nv excess paid to Borrower. If all receipts of paid premiums and renewal notices. In the event of loss, But ower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not mapulable promptly by But was a 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 lessended. If the restoration or repair is conomically feasible or Lender's security would be lessered the insurance proceeds shall be restoration or repair is not economically feasible or Lender's security would be lessered the insurance proceeds shall be restoration or repair is not economically feasible or Lender's security would be lessered the insurance proceeds shall be restoration or repair is not economically feasible or Lender's security would be lessered the insurance proceeds shall be restoration or repair is not economically feasible or Lender's security would be lessered the insurance proceeds shall be

Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promplly give to Lender

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause.

unreasonably withheld. requires insurance. This insurance shall be maintained in the a nounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Bor ouer subject to Lender's approval which shall not be

5. Hazard Insurance. Borrower shall keep the mprovenents now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extraded coverage" and any other hazards for which Lender of the giving of notice.

agreement satisfactory to Lender subordinating the tien 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, and priority over this Security Instrument, Lender may give Borrower, notice identifying the lien. Borrower shall satisfy the lien of take one or more of the actions set forth above within 10 days notice identifying the lien. 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 forfeiture of any part of the Property; or (c) secures from the holder of the lien and prevent the enforcement of the lien of the lien and prevent the enforcement of the lien or forfeiture. 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 agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good

to be paid under this paragraph. If Do rower makes these payments directly, Borrower shall promptly furnish to Lender pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall

Note; third, to amounts pay tele under paragraph 2; fourth, to interest due; and last, to principal due.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain provity over this Security Instrument, and leasthold payments or ground rents, if any.

Property which may attain provity over this Security Instrument, and leasthold payments or ground rents, if any.

uniount necessary to make up the nemeroney in one or more payments as required by Lender shall promptly refund to Borrower any Funds held by Lender shall promptly refund to Borrower any Funds held by Lender shall apply, no later than immediately prior to the sale of the Property to its acquisition by Lender, Lender shall apply, no later application as a cook against the sums secured by this Security Instrument.

3. Application of Payments. Unless applicable has provides otherwise, all payments received by Lender under paragraphs I and 2. that see applied: first, to late charges due under the Mote; second, to prepayment charges due under the Mote; third, to amounts now we can agree and sast, to principal due.

amount nerestary to make up the deficiency in one or more payments as required by Lender.

the due dates of the escrow items, shall exceed the amount required to pay the escrow items when due, the excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly payments of Funds. If the amount of the Funds held by Lender is not sufficient to pay the escrow items when due, Borrower shall pay to Lender any

If the amount of the Funds held by Lender, together with the future monthly payments of Funds payable prior to

this Security Instrument.

requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds and the shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the shall give to Borrower, without charge, an annual accounting of the Funds are pledged as additional security for the sums secured by purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay the escrow items. Lender may not charge for holding and applying the Funds analyzing the account or verifying the escrow items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing that interest shall be paid on the Funds. Unless an agreement is made or applicable law Lender may agree in writing that interest shall be paid on the Funds. Unless an agreement is made or applicable law

basis of current data and reasonable estimates of future escrow items.

The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or

one-twelfth of: (a) yearly taxes and assessments which may attain priority over this Security Instrument; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard insurance premiums; and (d) yearly mortgage insurance premiums, if any. These items are called "escrow items." Lender may estimate the Funds due on the mortgage insurance premiums, or ground any or future account items. 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") equal to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to Lender the Note is paid in full, a sum ("Funds") equal to Lender the Note is paid in full the Note is paid

I. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall prompily pay when due

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