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04-1635081747 4

THIS INSTRUMENT WAS PREPARED BY: TABBIE DOOMAN
1 NORTH DEARBORN STREET
CHICAGO, ILLINOIS 60602

MORTGAGE

MAIL TO:
CITICORP SAVINGS

Corporate Office
One South Dearborn Street
Chicago, Illinois 60603
Telephone (312) 977-6000

ACCOUNT NUMBER 000000BB4015

THIS MORTGAGE ("Security Instrument") is given on **APRIL 15TH,**
1987. The mortgagor is **PAUL DENNIS VERSLYPE AND**
LINDA MARIE VERSLYPE HIS WIFE

("Borrower"). This Security instrument is given to **Citicorp Savings of Illinois, a Federal Savings and Loan Association**, which is organized and existing under the laws of The United States, and whose address is One South Dearborn Street, Chicago, Illinois 60603, ("Lender"). Borrower owes Lender the principal sum of **ONE HUNDRED SEVENTY-ONE THOUSAND NINE HUNDRED AND 00/100 Dollars (U.S. \$ 171,900.00)**. 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 **MAY 01 2017**.

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (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 the County of **COOK**, State of Illinois.

LOT 6 IN CITY HOMES RESUBDIVISION NO. 1, OF
LOTS 1 THROUGH 6 AND LOTS 21 THROUGH 24 IN BLOCK 11 IN
RAVENSWOOD SUBDIVISION IN PART OF SECTIONS 17 AND 18 IN
TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL
MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED
AND FILED JULY 21, 1986 AS DOCUMENT NO.'S 86-205991 AND
LR-3532601 IN COOK COUNTY, ILLINOIS.

B&O
I.D. #14-18-216-002 *π*

which has the address of **4543 N HERMITAGE**

CHICAGO

Illinois **60640**
(Street)
(Zip Code)

(Property Address)

(City)

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights 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 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.

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7. **Protection of landlords' rights in the tenancy relationship.** If the tenant fails to perform the obligations and agreements contained in the Security instrument, or there is a legal proceeding that may significantly affect landlord's rights in the tenancy relationship, the landlord may take action under the partnership? 7. Landlord does not have to do anything except by a loan which has priority over the Partnership and Landlord's rights in security instruments, appearing in court, paying reasonable attorney fees and expenses to make repairs. Although Landlord may take action under the partnership? 7, Landlord does not have to do anything necessary to protect his share of the Partnership and Landlord's rights in the Partnership, Landlord may do and pay for what ever is necessary to enforce laws or regulations when Landlord may do and pay for what ever is necessary to proceed in bankruptcy, probate, for condemnation or to enforce laws or regulations in the Partnership (which is a proceeding in bankruptcy, probate, for condemnation or to enforce laws or regulations in the Partnership property (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or regulations in the Partnership) and the Security instrument, or there is a legal proceeding that may significantly affect Landlord's rights in the tenancy relationship, the landlord may take action under the partnership? 7.

6. **Preservation and Maintenance of Property; Leaseholds.** Lessor will not destroy, damage or substantially change the property, allow the property to deteriorate or commit waste, if this Security instrument is on a leasehold, lessor will not merge

Guidelines for under and overwater alternative usage in writing, any application of proceeds to principal shall not exceed one-half of the amount of principal.

10. It does not answer within 30 days a notice from the transferor that it has obtained or is entitled to receive the property or to pay sums demanded by this Bill of Sale.

Further, it is important to note that the proposed changes do not affect the right of the individual to receive information in writing, but rather affect the manner in which that information is provided. The proposed changes would not affect the right of the individual to receive information in writing, but rather affect the manner in which that information is provided.

any make good if loss is made good by her owner.

An uncooperative partner and rewards can be especially effective in reducing negative reactions to punishment. If a leader rewards their subordinates for good performance and punishes them for bad performance, the subordinates will be more likely to work hard to meet the leader's expectations. This is because the leader's rewards and punishments provide clear feedback about what is expected of them and how well they are meeting those expectations.

agreement rates by type, hazards included within the term, "extinguished coverage," and any other hindrances for which underwriters are unable to underwrite risks due to lack of information or knowledge.

or make one or more of the actions set forth above within 10 days of the giving of a notice.

Borrower shall promptly discharge any lien which has priority over this Security instrument unless Borrower fails to pay the principal amount of the Note or the interest thereon when due, or fails to pay any other sum required by the Note or this instrument, or fails to comply with any provision of the Note or this instrument.

person makes these pyramids furnish to us all notices of amonuts to be paid under this paragraph, it is for-
merly agreed between them, that the said pyramids, which are to be paid under this paragraph, shall be paid by the
soverign makes these pyramids furnish to us all notices of amonuts to be paid under this paragraph, it is for-
merly agreed between them, that the said pyramids, which are to be paid under this paragraph, shall be paid by the

and nonresidential buildings, including residential buildings, to whom, in addition to the property tax, there is imposed a tax on the value of the property.

3. Application for Payment. Other applicants will be required to file a written application with the Noteholder to initiate the process of payment.

held by Lender. If under paragraph 12 or 13, Property is sold or repossessed by Lender, Lender shall apply, no later than immediately prior to the sale of the Property by Lender, any funds held by Lender at the time of application as a credit against the amounts secured by this Security Interest.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any funds deposited in one or more accounts as required by Lender.

In the situation of one country, which has a large number of inhabitants, it is necessary to have a large amount of money to pay the expenses of the state.

of the Funds, showed credits and debits to the Funds and entries of earnings or interest on the Funds, under which shall give to the Borrower, without charge, an annual accounting required to pay him over any interest or earnings on the Funds, under which shall give to the Borrower, without charge, an annual accounting of the Funds, showing credits and debits to the Funds and entries of earnings or interest on the Funds, under which shall give to the Borrower, without charge, an annual accounting.

centes on the Project over its Secular Instruments; (b) yearly leases of permanent or ground rents in exchange for payment of the Project's debts; (c) yearly leases of permanent or ground rents in exchange for payment of the Project's debts; (d) yearly leases of permanent or ground rents in exchange for payment of the Project's debts.

2. Funds for Taxes and monthly payments due under the Note, until the Note is paid in full, a sum (\$1,000), equal to one-twelfth

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18. **Security Information**. It is forevermore agreed that the parties shall have the right to have their respective
Security Information maintained in strict confidence and not to disclose the same to any third party
without the prior written consent of the other party.

If under exercise of 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 within which Borrower must pay all sums required by this Secured instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by law.

16. **Borrower's Copy.** Borrower shall be given one copy of the Note and of this Security Instrument.

17. **Property of the Borrower.** If all or any part of the property in it is

ment shall be deemed to have been given to the owner of land or building when given in writing and the party to whom it is addressed in this paragraph.

exercises this authority, transfer such title to the trustee in accordance with the terms of the trust agreement.

11. **Excavations and Analysis** Units should be set up to facilitate the successive and sequential transfer and storage of samples, adapted to the provisions of paragraph 17, recorded to the terms of the Note without their "power's consent".

the due date of the monthly payments referred to in paragraphs 1 and 2 or changing the amount of such payments.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower to cure such noncompliance within 30 days after the notice, Borrower fails to respond to Lender's request to repair or remove the condition, Lender is authorized to settle a claim for amounts less than the amount of the noncompliance, either to repair or remove the condition, or to make an award of attorney's fees.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security instrument, paid to the creditor.

If Lender receives 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 realignment for the insurance terminates in accordance with Borrower's, Lender's, and insurer's written agreement or applicable law.

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

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 non-existence 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. **Waiver 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 applicable box(es)]

Adjustable Rate Rider

Condominium Rider

2-4 Family Rider

Graduated Payment Rider

Planned Unit Development Rider

Others (specify)

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Paul Dennis Verslype
PAUL DENNIS VERSLYPE
- Borrower

Linda Marie Verslype
LINDA MARIE VERSLYPE
- Borrower

- Borrower

- Borrower

STATE OF ILLINOIS,

Cook

County ss:

I, THE UNDERSIGNED, a Notary Public in Illinois for said county and state, do hereby certify that PAUL DENNIS VERSLYPE AND LINDA MARIE VERSLYPE HIS WIFE

, personally known to me to be the same Person(s) whose name(s) ARE subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that THEY signed and delivered the said instrument as THEIR free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of April, 1987.
My Commission expires: 11-21-89

Laur L. DeJarny
Notary Public

2/14/1987
2/14/1987

Please Sign Below This Line Reserved For Lender and Recorder

BOX #485 332

STATE BANK & TRUST
111 N. Wacker Drive
Chicago, IL 60601

3608174

3608174

Tenor