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PREPARED BY: DOROTHY MEACHAM
LYONS MORTGAGE CORP
2 CROSSROADS OF COMMERCE, #550
ROLLING MEADOWS, IL 60008

RETURN TO: SECONDARY MARKETING
LYONS MORTGAGE CORP
2 CROSSROADS OF COMMERCE, #600
ROLLING MEADOWS, IL 60008

[Space Above This Line For Recording Data]

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on **MAY 8**
19 87 The mortgagor is **THOMAS A. PICTOR AND MARY ELLEN PICTOR, HUSBAND AND WIFE**

("Borrower"). This Security Instrument is given to **LYONS MORTGAGE CORP, AN ILLINOIS CORPORATION**
which is organized and existing under the laws of **THE STATE OF ILLINOIS**, and whose address is
2 CROSSROADS OF COMMERCE, #600, ROLLING MEADOWS, IL 60008
("Lender").

Borrower owes Lender the principal sum of **SEVENTY FOUR THOUSAND & 00/100**

Dollars (U.S. \$ **74,000.00**). 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 **JUNE 1, 2002**. This Security Instrument
secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and
modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this
Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and
the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property

located in **COOK**

County, Illinois:

LOT 286 IN HASBROOK SUBDIVISION UNIT NO. 4, OF PART OF THE NORTHEAST QUARTER OF
SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF
COOK COUNTY, ILLINOIS, ON OCTOBER 19, 1959, AS DOCUMENT NUMBER 1891839, IN COOK
COUNTY, ILLINOIS.

PERMANENT INDEX NO: 03-19-215-006. *ACD*
VOLUME NO: 232.

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which has the address of **1819 NORTH KASPER AVENUE**
(Street)
sap
1/26

ARLINGTON HEIGHTS
(City)

Illinois 60004 **(Zip Code)**
("Property Address");

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 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
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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Nancy Pelosi

NY Commercial Express 4/1/50
Henry Phillips, State of Maine
John Henry
OFFICIAL SEAL

My Commission expires:

set forth.

Submited by	366253
Address	
Promise	
Deliver certif. to	
Address	
Deliver duplicate	
Deed to	
Address	
Notify d	
INTERC	

By SIGNING BELOW, Both parties agree to the terms and conditions contained in this security instrument and in any rider(s) executed by either party and recorded with it.

- Adjusted Axle Rider
 - Condominium Rider
 - 2-4 Family Rider
 - Grandparent Rider
 - Planned Unit Development Rider
 - Other(s) (Specify)

22. Wherever or Howsoever, Borrower reserves all right of homestead exception in the Property.

23. Notwithstanding the Secrecy Statement, if one or more of the executors are executing by Borrower and recorded together with the Security Instrument, the coverments and agreements of each such holder shall be incorporated into and shall all amend and supplement the coverments and agreements of this Security Instrument as if the holder(s) were a part of this Security Instrument.

20. **Lender's Right to Possession.** Upon acceleration of the Promised Payment under Paragraph 19 or abandonment of the Property and at any time prior to the expiration of any period of redemption following judgment sale, Lender (in Person, by Agent or by Judiciary 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 management costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receivables and reasonable attorney's 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 recording costs.

19. Acceleration; Remedies. Borrower 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 default is given to Borrower, by which the default must be cured and (d) that unless to cure the default is given to Borrower, the notice may result in acceleration of the sums secured by this Security Instrument, or before the date specified in the notice, by judicial proceeding. The notice shall further inform Borrower of the right to remit late fees after acceleration and the right to assert in the foreclosure proceeding the defense of non-acceleration. The notice shall further advise Borrower of the right to remit late fees after acceleration and the right to assert in the foreclosure proceeding the defense of non-acceleration. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including:

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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.

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 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.

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.

10. 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.

11. Successors and Assigns Board; 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.

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 choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

13. Legislation Affecting Lender's Rights. If enactment or expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument unenforceable 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 the 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 notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision 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 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 occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraphs 13 or 17.

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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 by Note and shall be payable to Lender, upon notice from Lender to Borrower requesting payment.

7. Protection of Lenders' Rights in the Merger: Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding threatening to enjoin or restrain the Lenders' rights in the Property, Lenders may take certain action as set forth below.

Instrumental Immediacy prior to the Acquisition. 6. Preservation and Maintenance of Property; Lesseholds. Borrower shall not destroy, damage or substantially change the Property, allow the Property to deteriorate or commit waste. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and leasehold rights shall be transferred to the lessee.

When the notice is given, Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the date of payment referred to in paragraph 1 and 2 or change the amount of the payments. If under paragraph 19 of the monthly payments referred to in paragraph 1 and 2 or change the amount of the payments. If from damage to the property is acquired by Lender, Borrower's right to any insurance policies resulting from damage to the acquisition shall pass to Lender to the extent of the sums secured by this Security interest.

The property or to pay sums secured by this Security Instrument, whether or not then due. The 90-day period will begin

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 or Borrower shall give notice to the insurance carrier, and Lender may make proof of loss if not made promptly by Borrower,
all receipts of paid premiums and renewals notices. In the event of loss, Borrower shall promptly give to Lender
carrier, and Lender may collect the insurance premium paid by Borrower.
Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or
restoration of damage, if the restoration or repair is economically feasible and less costly than replacement.
If the property damaged, insurance proceeds shall be applied to repair or replace in writing.
Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to repair
or replace to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore
Borrower abandons the property, or does not answer within 30 days a notice from Lender to 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

of the giving of notice.

Borrower shall performly disclose as, 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; or (b) consents in good faith to the lien by, or designee of the beneficiary, or the lien in, legal proceedings which in the Lender's opinion operate to prevent the sale of the property to the holder of the lien or more of the actions set forth above within 10 days after notice indicating the intent to take one or more of the actions set forth above within 10 days

Borrower shall pay three dollars (\$3.00) on the manner provided in Paragraph 2, or if not paid in full manner, Borrower shall pay three dollars (\$3.00) 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.

Paragraphs 1 and 2 shall be applicable; and, if the parties desire, to paragraphs 3 and 4.

than minimum medietary price to the sale of the Property or its Acquisition by Lender, any Funds held by Lender at the time of application as a sum due and payable to Lender, any sums secured by this Security Instrument.

Lender may agree in writing that interest shall be paid on the Funds. 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. Lender
shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the sums secured
purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured

The Funds shall be held in an institution of which are insured or guaranteed by a federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay the escrow items, unless Lender may for holding and applying the Funds, analyze the account of verifying the escrow items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Unless Lender under the terms of the agreement, Borrower is liable to pay the escrow items.

10 In Legend on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to one-twelfth of: (a) yearly property 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 mortgagelife insurance premiums, if any. These items are called "escrow items." Lender may estimate the Funds due on the

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 late charges due under the Note.