NON-UNIFORM COVENANTS BOTTOWET and Lender Jurthir 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.

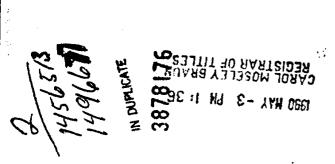
21. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

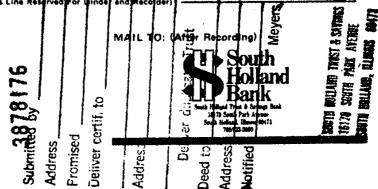
22. Wave of Homestead, Borrower waives all right of homestead exemption in the Property.

23. Rider 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 coveracts and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check appriace ble box(es)]

Adjustable Rate Rider Condominium Rider 2-4 Family Rider

Adjustable Rate Pider	Condominium Rider	2-4 Family Rider
Graduated Paymerat Rider	Planned Unit Development Ride	er
Other(s) [specify]		
$O_X$		
BY SIGNING BELOW, Borrower Instrument and in any rider(s) executed by	accepts and agrees to the terms and of	covenants contained in this Security rity General Partnership by:
VZ 1. 19 1)		
	marjon	e B Colum (Seal)
Sausa J. Colven		DOI 1
Linda K. Colven	Trader	(Seal)
deller all		Borrower
Jan Jan Comment	Space Below This Lin For Acknowledgment]	
STATE OF ILLINOIS	County ss	:
I, The under	signed a Matary Pub	olic in and for said county and state.
·		
do hereby certify that Equity Gene L. Colvin & Laura J. Colvin, his wife and Jeffrey A. Colvin are	his wife and Frederick A. Co.	lvin & Marjorie B. Colvin.
subscribed to the foregoing instrument, a	appeared before me this day in person,	and acknowledged that t he y
signed and delivered the said instrument	astheirfree and voluntary a	ct, for the uses and purposes therein
set forth.		O/sc.
Given under my hand and official so	eal, this 3rd day of Ma	ay
My Commission expires:		0
OFFICIAL SEAL B. J. BOJANOWSKI Notary Public, State of Himois My Commission Expires 12-06-93	B. J. Bojano	TWS &C.





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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 I ender 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 5, incer 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's fall 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 portization 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 Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind at d 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 uncler 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 Dorrower may agree to extend, modify, forbear or make any accommodations and regard to the terms of this Security Instrument or the Note without

that Borrower's consent

12. Loan Charges. If the loan secured by the 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. I ender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a televal 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 of 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

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

Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although in the Property, Lender's actions may melude paying any sums secured by a fien which has priority over this Security regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights Lender's rights in the Property (such as a proceeding in bankrupicy, probate, for condemnation of to enforce laws or coverants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect 7. Protection of Lender's Rights in the Property; Mortgage Insurance. adi miolisq oi alial rewornoff it

guilly with a faction of the conder agrees to the merger in withing.

change the Property, allow the Property to deteriorate or commit waste. If this Security Instrument is on a leasehold, Borrower acquires fee title to the Property, the leasehold and

6. Preservation and Maintenance of Property; Leascholds. 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 amount 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 statend or when the notice is given.

the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to restore Borrower abandons the Property, or does not answer within 30 days a notice from Lender ina its insurance carrier has applied to the sums secured by this Security Instrument, whether or not then due, with an estimated to Borrower. If of the Property damaged, if the restoration or repair is economically feasible and Lendar'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 restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair

carrier and Lender. Lender may make proof of loss if not made promptly by Borrosect 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 All insurance policies and renewals shall be acceptable to Lende and shall include a standard mortgage clause.

unreasonably withheld.

requires insurance. This insurance shall be maintained in the and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrowe studied to Lender's approval which shall not be insured against loss by fire, hazards included within the term "extended goverage" and any other hazards for which Lender

5. Hazard Insurance. Borrower shall keep the unproven one existing or hereafter erected on the Property of the giving of notice.

the Property is subject to a fien which may attain prior by over this Security Instrument. Lender may give Borrower a notice identifying the fien, Borrower shall satisfy the fien or take one or more of the actions set forth above within 10 days agreement satisfactory to Lender subordinating the fien to this Security Instrument. If Lender determines that any part of agrees in writing to the payment of the obligation, scowed by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the iten in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien of the lien and prevent the enforcement of the lien of the lien and prevent the enforcement of the lien and prevent the enforcement of the lien of the lien and part of the lien and the enforcement of the holder of the lien and part of the lien and the enforcement of the lien and part of the lien and the enforcement of the lien and the enforcement of the lien and the Borrower shall prompily discharge any dan which has priority over this Security instrument unless Borrower: (a)

receipts evidencing the payments. to be paid under this paragraph. If Borrowel makes these payments directly, Borrower shall prompily furnish to Lender 4. Chargest Liens. Borrower shall taxes, assessments, charges, fines and impositions attributable to the Property which may utilise provided in paragraph 2, or if not paid in that manner, Borrower shall pay these obligations by he manner provided in paragraph 2, or if not paid in that manner, Borrower shall promptly furnish to Lender all notices of amounts pay them on time directly to the person, and payment, Borrower shall promptly furnish to Lender all notices of amounts to be end at the case of the property of the person and promptly furnish to Lender all notices of amounts to be end at the case of the case of the property of t

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

paragraphs I and 2 shall be at pied: first, to late charges due under the Note; second, to prepayment charges due under the 3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under

application as a credit against the sums secured by this Security Instrument

than immediately , it is to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of any Funds held by Linder. If under paragraph 19 the Property is sold or acquired by Lender, Lender shall apply, no later

Upon payrient in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower amount necess (c) to make up the deficiency in one or more payments as required by Lender.

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

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

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

The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or emeti worde attuitil lo estimites eldenoeuer hau uute trattud lo sieud

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, if any. These items are called "eseron items." Lender may estimate the Funds due on the mortgage insurance premiums, if any. These items are called "eseron items." Lender may estimate the Funds due on the to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to 2. Funds for Taxes and insurance. Subject to applicable law or to a written warver by Lender, Borrower shall pay

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

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

	South	UNOF	FIC	IAL CO	PY
South	Bank Hattad Trus & Savago Bank 16(16 Spooth Park Assesser outh/Hattad Banes 60(13) 100/20(20)		()/9)		387
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Jan 1	() T		_		

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[Space Above This Line For Recording Data]

## **MORTGAGE**

en on MAY 3,	THIS MORTGAGE ("Security Instrument") is
RSHIP	THIS MORTGAGE ("Security Instrument") is 1990. The mortgagor is EQUITY GENERAL PARTN
r"). This Security Instrument is given to, which is organized and existing	("Borro
, which is organized and existing	SOUTH HOLLAND TRUST & SAVINGS BAR
and whose address is	index the law of ILLINOIS
3	16173 S with Park Ave., South Holland, Ill. 60
THOUSAND AND NO/100	Borrower owes Lender the principal sum of NINETY T
12,000,00mmmm. This debt is evidenced by Borrower's note	
hich provides for monthly payments, with the full debt, if not 1997 This Security Instrument	lated the same date as this Separity Instrument ("Note") said earlier, due and payable in
by the Note, with interest, and all renewals, extensions and	
st, advanced under paragraph 7 to protect the security of this	nodifications; (b) the payment of all other sums, with inte-
covenants and agreements under this Security Instrument and	Security Instrument, and (c) he performance of Borrower
grant and convey to Lender the following described property	he Note. For this purpose, Borrower Loes hereby mortga
County, Illinois:	ocated inCO

THE WEST 1/2 OF LOT 5 (EXCEPT 1he NORTH 265 FLET OF THE SOUTH 298 FEET OF THE WEST 120 FEET ALSO EXCEPT THE SOUTH 33 F FT THEREOF AND EXCEPTING THE WEST 109 FEET OF THE NORTH 400 FEET) AND THE EAST 1/7 OF LOT 5 (EXCEPTING THE WEST 120.00 FEET OF RUL RA. THE NORTH 360.00 FEET THEREOF) OF SCHOOL TRUSTEE'S SUBDIVISION OF THE NORTH FRACT-IONAL 1/2 OF SECTION 17, TOWNSHIP 35 NORTH. RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 33-17-100-008 AND 33-17-100-010.

which has the address of	VACANT NO. OF JOHN	LYNWOOD
Which has the address to the first him to	(Street)	[City]
11linois 60411	("Property Address");	

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