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01-60890-02

This instrument was prepared by:

RICHARD J. JAHNS

(Name)

5133 W. FULLERTON AVENUE

(Address)

CHICAGO, IL 60639

3959990

MORTGAGE

THIS MORTGAGE is made this 11TH day of APRIL, 1991, between the Mortgagor, ROBERT L. FREDERICK, A BACHELOR AND KIMBERLY DELIA, A SPINSTER

(herein "Borrower"), and the Mortgagee, CRAGIN FEDERAL BANK FOR SAVINGS, a corporation, organized and existing under the laws of the UNITED STATES OF AMERICA, whose address is 5133 WEST FULLERTON - CHICAGO, IL 60639 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ONE HUNDRED TWENTY-SIX THOUSAND AND NO/100

Dollars, which indebtedness is evidenced by Borrower's note dated APRIL 11, 1991 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on MAY 1, 2021

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of COOK, State of Illinois:

LOT 2 IN BLOCK 18 IN BRANIGAR'S CUMBERLAND TERRACE, BEING A SUBDIVISION IN SECTION 18 TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO PLAT THEREOF REGISTERED AS DOCUMENT NUMBER 80735 IN COOK COUNTY, ILLINOIS.

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which has the address of 341 E. GOLF ROAD, DES PLAINES

(Street)

(City)

IL 60016

(herein "Property Address");

(State and Zip Code)

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, water rights and water stock, and all fixtures 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 this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to 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, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

Land Title TC-10955861

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insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and condition of making the loan secured by this Mortgage. Borrower shall pay the premiums required to maintain such reasonable attorney's fees and entry upon the Property to make repairs. If Lender required mortgage insurance as a sum and take such action as is necessary to protect Lender's interest, including, but not limited to, disbursement of bankrup or decedent, then Lender at Lender's option, upon notice to Borrower, may make such appearance, disburse such including, but not limited to, eminent domain, insolvency, code enforcement, or arrangements involving a Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, 7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this the rider were a part hereof.

such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Mortgage as if development rider is executed by Borrower and recorded together with this Mortgage, the covenants and agreements of the condominium or planned unit development, and constituent documents. If a condominium or planned unit declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit 6. Preservation and Maintenance of Property. Lensesholds; Condominiums; Planned Unit Developments. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the to such sale or acquisition.

prior to the sale or acquisition shall pass to Lender to the extent of the sums secured by this Mortgage immediately prior of Borrower in and to any insurance policies and in and to the proceeds thereof resulting from damage to the Property amount of such installments. If under paragraph 1 hereof the Property is acquired by Lender, all right, title and interest extend or postpone the due date of the monthly installments referred to in paragraphs 1 and 2 hereof or change the Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not Properly or to the sums secured by this Mortgage. Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Borrower. If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, the insurance proceeds shall be applied to the sums secured by this Mortgage, with any excess, if any, paid to not thereby impaired. If such restoration or repair is not economically feasible or if the security of this Mortgage is of the Property damaged, provided such restoration or repair is economically feasible and the security of this Mortgage is Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair If not made promptly by Borrower.

the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss mortgage clause in favor of and in form acceptable to Lender. Lender shall have the right to hold the policies and All insurance policies and renewals thereof shall be in form acceptable to Lender and shall include a standard mortgage clause in favor of and in form acceptable to Lender. Lender shall have the right to hold the policies and All insurance policies and renewals thereof shall be in form acceptable to Lender and shall include a standard provided under paragraph 2 hereof or, if not paid in such manner, by Borrower making payment, when due, directly to that such approval shall not be unreasonably withheld. All premiums on insurance policies shall be paid in the manner The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, amount of such coverage exceed that amount of coverage required by this Mortgage, that Lender shall not require that the insured against loss by fire, hazards included within the term "extended coverage," and such other hazards as Lender may require and in such amounts and for such periods as Lender may require, provided, that Lender shall not require that the 5. Hazard 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 such other hazards as Lender may require and in such amounts and for such periods as Lender may require, provided, that Lender shall not require that the Property or any part thereof.

enforcement of such lien in legal proceedings which operate to prevent the enforcement of the lien or forfeiture of the obligation secured by such lien in a manner acceptable to Lender, or shall in good faith contest such lien by or defend such payment. Borrower shall promptly discharge any lien which has priority over this Mortgage; provided, that Borrower and in the event Borrower shall make payment directly. Borrower shall promptly furnish to Lender receipts evidencing directly to the payee thereof. Borrower shall promptly furnish to Lender all notices of amounts due under this paragraph, manner provided under paragraph 2 hereof or, if not paid in such manner, by Borrower making payment, when due, in the Property which may obtain a priority over this Mortgage, and leasehold payments or ground rents, if any, in the 4. Charges; Liens; Borrower shall pay all taxes, assessments and other charges, fines and impositions attributable to interest and principal on any future advances.

Borrower under paragraph 2 hereof, then to interest payable on the Note, then to the principal of the Note, and then to Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender under the 3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under the Lender at the time of application as a credit against the sums secured by this Mortgage. Lender shall promptly refund to Borrower any funds held by Lender. If under paragraph 1 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any funds held by Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any funds held by Lender. If under paragraph 1 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any funds held by Borrower shall pay to Lender any amount necessary to make up the deficiency within 30 days from the date notice is mailed by Lender to Borrower requesting payment thereof.

the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the sums secured by this Mortgage. If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the Funds and the purpose for which each debt to the Funds was made. The Funds are pledged as additional security for the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to applicable law requires such interest to be paid. Lender shall not be required to pay Borrower any interest or earnings on Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or analyzing said account, or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof.

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 installments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments which may be paid in full over this Mortgage, and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated on any future Advances secured by this Mortgage. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly installments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments which may be paid in full over this Mortgage, and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any future Advances secured by this Mortgage. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly installments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments which may be paid in full over this Mortgage, and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated

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Handwritten initials and date: *BJ 4/15 KD*

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* or if Borrower ceases to occupy the property as his/her principal residence

Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time.

19. Borrower's Right to Retain. Notwithstanding Lender's acceleration of the sums secured by this Mortgage, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time.

18. Acceleration Remedies. Except as provided in paragraph 17 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due and any sums secured by this Mortgage, Lender prior to acceleration shall mail notice to Borrower as provided in paragraph 14 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 30 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage. Lender shall have the right to reinstate after acceleration and the right to assert in the foreclosure proceedings the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender at Lender's option may declare all of the sums secured by this Mortgage due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorney's fees, and costs of documentary evidence, abstracts and title reports.

17. Transfer of the Property; Assumption. If all or any part of the Property or an interest therein is sold or transferred by Borrower without Lender's prior written consent, excluding (a) the creation of a lien, encumbrance subordinate to this Mortgage, (b) the creation of a purchase money security interest for household appliances, (c) transfer by devise, descent or by operation of law upon the death of a joint tenant or (d) the grant of any leasehold interest of any term or terms not containing an option to purchase, Lender may, at Lender's option, declare all the sums secured by this Mortgage to be immediately due and payable. Lender shall have the right to require such option to accelerate. If, prior to the sale or transfer, Lender and the person to whom the interest payable on the sums secured by this Mortgage shall be at such rate as Lender shall request. If Lender has waived the option to accelerate provided in this paragraph 17, and if Borrower's successor in interest has executed a written assumption agreement accepted in writing by Lender, Lender shall release Borrower from all obligations under this Mortgage and the Note.

16. Borrower's Copy. Borrower shall be furnished a certified copy of the Note and of this Mortgage at the time of execution or after recording hereof.

15. Uniform Mortgage Governing Law. This form of mortgage combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction, which the Property is located. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of the Mortgage and the Note are declared to be severable.

14. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Borrower shall be given by certified mail, return receipt requested, to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

13. Successors and Assigns Bound; Joint and Several Liability; Captions. The covenants and agreements herein remedy under this Mortgage or afforded by law or equity, and may be exercised jointly, independently or successively.

12. Remedies Cumulative. All remedies provided in this Mortgage are distinct and cumulative to any other right or remedy under this Mortgage or afforded by law or equity, and may be exercised jointly, independently or successively.

11. Forfeiture by Lender Not a Waiver. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy. The purpose of insurance or the payment of taxes or other liens or charges by Lender shall not be a waiver of Lender's right to accelerate the maturity of the indebtedness secured by this Mortgage.

10. Borrower Not Released. Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate, in any manner, to release, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

8. Inspection. Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

7. Prepayment Penalty. In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, there shall be applied to the sums secured by this Mortgage such proportion of the proceeds as is equal to that proportion which the amount of the sums secured by this Mortgage immediately prior to the date of taking bears to the fair market value of the Property immediately prior to the date of taking, with the balance of the proceeds paid to Borrower.

6. Lender's Option to Accelerate. 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 such notice is mailed, Lender is authorized to collect and apply the proceeds, at Lender's option, either to restoration or repair of the Property or to the sums secured by this Mortgage.

5. Postponement of Date of Payment. Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the date of the monthly installments referred to in paragraphs 1 and 2 hereof or change the amount of such installments.

4. Lender's Option to Accelerate. 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 such notice is mailed, Lender is authorized to collect and apply the proceeds, at Lender's option, either to restoration or repair of the Property or to the sums secured by this Mortgage.

3. Lender's Option to Accelerate. 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 such notice is mailed, Lender is authorized to collect and apply the proceeds, at Lender's option, either to restoration or repair of the Property or to the sums secured by this Mortgage.

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