

RECORD AND RETURN TO:
THE TALMAN HOME FEDERAL SAVINGS AND
LOAN ASSOCIATION OF ILLINOIS
2454 DEMPSTER
DES PLAINES, ILLINOIS 60016
ATTENTION: NANCY GIUSTINO

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MORTGAGE

285283-7

THIS MORTGAGE ("Security Instrument") is given on **JUNE 20, 1991**. The mortgagor is
**MARK E. GORDON AND
JENNIFER B. GORDON, HUSBAND AND WIFE**

("Borrower"). This Security Instrument is given to
THE TALMAN HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF ILLINOIS

which is organized and existing under the laws of **UNITED STATES OF AMERICA**, and whose
address is **4242 NORTH HARLEM
NORRIDGE, ILLINOIS 60634**
SIXTY EIGHT THOUSAND AND NO/100 ("Lender"). Borrower owes Lender the principal sum of

Dollars (U.S. \$ **68,000.00**).

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 **JULY 1, 2021**.
This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals,
extensions and modifications of the Note; (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 1 IN BLOCK B IN PROSPECT MANOR, BEING A SUBDIVISION OF PART
OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 34,
TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.**

03-34-127-012-0000

which has the address of **420 NORTH ELMHURST AVE., MOUNT PROSPECT** (Street, City),
Illinois **60056** (Zip Code) (**XXXXXXXXXXXXXXXXXXXX**) ("Property Address")

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NOTE RECORDED

Abbey

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Form 3014 8/90
Mortgage Insurance. If Lender required mortgage insurance as a condition of making this Security Instrument, Borrower shall pay the premiums required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender lapses or ceases to be in effect, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the mortgage insurance previously in effect, at a cost substantially approved by Lender. If cost to Borrower of the mortgage insurance coverage is not available, Borrower shall pay to Lender each month a sum equal to one-twelfth of the yearly mortgage insurance premium being paid by Borrower when the insurance coverage lapsed or ceased to be in effect. Lender will accept, use and retain these payments as a loss reserve in lieu of mortgage insurance. Loss reserve

Clerk's Office

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more of the actions set forth above within 10 days of the giving of notice.
this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or
enforcement of the lien, or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to
by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the
writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contents in good faith the lien
Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in
If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.
to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph,
these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly
which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay
4. **Charges; Taxes.** Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property
third, to interest due; fourth, to principal due; and last, to any late charges due under the Note.

1 and 2 shall be applied: first, to any prepayment charges due under the Note; second, to amounts payable under paragraph 2;
3. **Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under paragraph 2,
this Security Instrument, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against the sums secured by
Funds held by Lender. If, under paragraph 2, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale
Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any
twelve monthly payments, at Lender's sole discretion.
shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than
time is not sufficient to pay the Escrow Items when due, Lender may so notify Borrower in writing, and, in such case Borrower
for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender in any
debit to the Funds was made. The Funds are pledged as additional security for all sums secured by this Security Instrument.
without charge, an annual accounting of the Funds, showing credits and debits to the Funds. Lender shall give to Borrower,
Borrower and Lender may agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower,
used by Lender in connection with this loan, unless applicable law provides otherwise. Lender shall give to Borrower,
applicable law requires interest to be paid. Lender shall not be required to pay Borrower any interest or earnings on the Funds,
Borrower and Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service
verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to take such
including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the
The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentally, or entity
Escrow Items or otherwise in accordance with applicable law.

Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future
sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount.
1974 as amended from time to time, 12 U.S.C. Section 2601 et seq. (RESPA), unless another law that applies to the Funds
related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of
Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender is federally
the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items."
if any; (c) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with
and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments,
or ground rents on the Property; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums,
Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes
2. **Funds for Taxes and Insurance.** Subject to applicable law or to a written waiver by Lender, Borrower shall pay to
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 the
UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:
variations by jurisdiction to constitute a uniform security instrument covering real property.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited
and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.
grant and convey the Property and that the Property is lawfully seized of the estate hereby conveyed and has the right to mortgage,
BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage,
Instrument. All of the foregoing is referred to in this security instrument as the "Property."

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and
fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security
Instrument.

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Attorney's Office