

UNOFFICIAL COPY

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2000-12-08 14:40:26  
Cook County Recorder 87.00



Record and Return To:  
First Home Mortgage Corporation  
520 Broadhollow Road  
Melville, NY  
11747

BOX 370

Prepared by: Lilly Solakovic  
950 North Elmhurst Road  
Mount Prospect, IL 60056

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on November 22, 2000. The mortgagor is ~~Janelle Vega, XXX~~ ANGEL VEGA AND JANELLE VEGA, HUSBAND AND WIFE

("Borrower"). This Security Instrument is given to First Home Mortgage Corporation

which is organized and existing under the laws of State of New York, and whose address is 950 North Elmhurst Road, Mount Prospect, IL 60056

("Lender"). Borrower owes Lender the principal sum of One Hundred Forty Eight Thousand Two Hundred and No/100 Dollars (U.S. \$ 148,200.00).

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 December 1, 2030. 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 7 IN DUNHURST SUBDIVISION, UNIT NO. 2, PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JUNE 17, 1955, AS DOCUMENT NUMBER 1602023, IN COOK COUNTY, ILLINOIS. Pin# 03-10-212-020-0000

which has the address of 306 East Wayne Place, Wheeling, Illinois 60090 [Street, City], [Zip Code] ("Property Address");

ILLINOIS - Single Family - FNMA/FHLMC UNIFORM INSTRUMENT Form 3014 9/90 Amended 5/91  
Initials: JS AV  
6R(IL) (9502)

DOC #: 078001  
APPL #: 0000084622



ATGF, INC. ATGF, INC.

1179688 of 3

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. 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.

**UNIFORM COVENANTS.** Borrower and Lender covenant and agree as follows:

**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 prepayment and late charges due under the Note.

**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 payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes 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, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items." Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. Section 2601 *et seq.* ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items. Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. 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. Borrower and Lender may agree in writing, however, that interest shall be paid 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 purpose for which each debit to the Funds was made. The Funds are pledged as additional security for all sums secured by this Security Instrument.

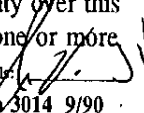
If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender at any time is not sufficient to pay the Escrow Items when due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than twelve monthly payments, at Lender's sole discretion.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If, under paragraph 21, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against the sums secured by this Security Instrument.

**3. Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to any prepayment charges due under the Note; second, to amounts payable under paragraph 2; third, to interest due; fourth, to principal due; and last, to any late charges due under the Note.

**4. Charges; Liens.** Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly 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.

Borrower shall promptly discharge 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; (b) contests in good faith the lien, by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

Initials: 

**5. Hazard or Property 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 any other hazards, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 7.

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 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 carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender'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 applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that 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 the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

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 the payments. If under paragraph 21 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

**6. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds.** Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower may cure such a default and reinstate, as provided in paragraph 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

**7. Protection of Lender's Rights in the Property.** If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

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 at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

**8. Mortgage Insurance** 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 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 equivalent to the cost to Borrower of the mortgage insurance previously in effect, from an alternate mortgage insurer approved by Lender. If substantially equivalent 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

payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the amount and for the period that Lender requires) provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay the premiums required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement for mortgage insurance ends in accordance with any written agreement between Borrower and Lender or applicable law.

**9. 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.

**10. 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 in which the fair market value of the Property immediately before the taking is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the taking, 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. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is less than the amount of the sums secured immediately before the taking, unless Borrower and Lender otherwise agree in writing or unless applicable law otherwise provides, the proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

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.

**11. 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.

**12. Successors and Assigns Bound; 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.

**13. 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.

**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 as if no acceleration had 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 paragraph 17.

**19. Sale of Note; Change of Loan Servicer.** The Note or a partial interest in the Note (together with this Security Instrument) may be sold one or more times without prior notice to Borrower. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Note and this Security Instrument. There also may be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change in accordance with paragraph 14 above and applicable law. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made. The notice will also contain any other information required by applicable law.

**20. Hazardous Substances.** Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides; volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 20, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

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

**21. 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 paragraph 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 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

22. 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.

23. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.

24. 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
- Graduated Payment Rider
- Balloon Rider
- VA Rider
- Condominium Rider
- Planned Unit Development Rider
- Rate Improvement Rider
- Other(s) [specify] \* ~~Mortgage Insurance Rider~~ \* ~~Rider to Security Instrument~~
- 1-4 Family Rider
- Biweekly Payment Rider
- Second Home Rider

\*MORTGAGE INSURANCE RIDER  
\*RIDER TO SECURITY INSTRUMENT

AV J

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Witnesses:

Janelle Vega (Seal)  
Janelle Vega -Borrower

ANGEL VEGA (Seal)  
~~ANGEL VEGA IS SIGNING FOR THE SOLE PURPOSE OF MAINTAINING HIS HOMESTEAD RIGHTS~~  
Angel Vega -Borrower

Angel Vega (Seal)  
Angel Vega -Borrower

STATE OF ILLINOIS,

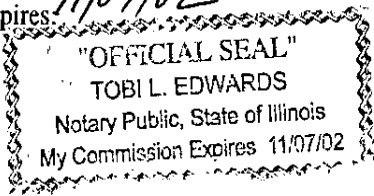
COOK County ss:

I, the undersigned, a Notary Public in and for said county and state do hereby certify that ~~Janelle Vega, married to Angel Vega~~ ANGEL VEGA AND JANELLE VEGA, HUSBAND AND WIFE

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

Given under my hand and official seal, this 22nd day of November, 2000

My Commission Expires 11/07/02



[Signature]  
Notary Public

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00369703

## MORTGAGE INSURANCE RIDER

This Mortgage Insurance Rider is made this 22nd day of November, 2000, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned ("Borrower") to secure Borrower's Fixed Rate Note [identify type of note, e.g. fixed rate] note (the "Note") to First Home Mortgage Corporation

("Lender") of the same date and covering the Property described in the Security Instrument and located at:  
306 East Wayne Place, Wheeling, IL 60090

[Property Address]

The Security Instrument is amended by adding the following at the end of Section 10 (if the Security Instrument has a form date at the lower right corner of 3/99 or later) or Section 8 (if the Security Instrument has a form date at the lower right corner of 3/99 or earlier than 3/99):

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's

DOC #: 330031

APPL #: 0000084622

Multistate Mortgage Insurance Rider- Single Family- Fannie Mae Uniform Instrument

UM31 0004

VMP-11R (0004)

Form 3160 4/00

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Initials: *AV/JV*

VMP MORTGAGE FORMS - (800)521-0291




risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

- (A) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.
- (B) Any such agreements will not affect the rights Borrower has - if any - with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.

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Initials: 

Form 3160 4/00



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00369703

By signing below, Borrower accepts this Mortgage Insurance Rider and agrees that it amends and supplements the Security Instrument.

Janelle Vega (Seal)  
Janelle Vega -Borrower

Angel Vega (Seal)  
Angel Vega -Borrower

\_\_\_\_ (Seal)  
\_\_\_\_ -Borrower

\_\_\_\_ (Seal)  
\_\_\_\_ -Borrower

\_\_\_\_ (Seal)  
\_\_\_\_ -Borrower

\_\_\_\_ (Seal)  
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\_\_\_\_ (Seal)  
\_\_\_\_ -Borrower

\_\_\_\_ (Seal)  
\_\_\_\_ -Borrower

DOC #: 330033  
VMP-11R (0004)

APPL #: 0000084622  
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Form 3160 4/00

Property of Cook County Clerk's Office

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RIDER TO SECURITY INSTRUMENT

Janelle Vega to First Home Mortgage Corporation

November 22, 2000

**25. CHANGES IN RIDER - VOID AT HOLDER'S OPTION IF SECURITY INSTRUMENT SOLD**

This Rider makes certain changes and additions to the terms of the Security Instrument (paragraphs 1-24). Whenever the terms contained in the Security Instrument differ from the terms of this Rider, the provisions of this Rider shall control.

In the event the Federal Home Loan Mortgage Corporation (FHLMC) or the Federal National Mortgage Association (FNMA) or any other entity not affiliated with or owned or controlled by the Lender buys all or some of the Lender's rights under this Security Instrument and the Note, then at the option of the new holder of the Security Instrument and Note, the promises and agreements set forth in this Rider will no longer have any force and effect.

**26. NOTICE.**

Lender is not required to give me notice prior to taking any action necessary to protect the Property or Lender's rights in the Property or making an inspection of the property.

**27. WRITTEN STATEMENT OF AMOUNT DUE.**

Within ten (10) days after Lender asks me in writing, I will give a written, signed statement of the amount that I owe Lender on the Note and Security Instrument and whether or not I have rights or claims to reduce or not pay the amount Lender says I owe.

**28. LEGISLATION AFFECTING LENDER'S RIGHTS.**

If a change in applicable law would make any provision of the Note or Security Instrument unenforceable, Lender may require Immediate Payment in Full as that phrase is defined in Paragraph 31 below.

**29. CHANGES IN LAW.**

If any new law is passed which requires Lender to pay a tax or assessment because it is the holder of the Note and Security Instrument, then Lender may request that I pay it the entire amount I owe. If so required by Lender, I agree to pay the entire amount I owe under the Note and Security Instrument within thirty (30) days after Lender gives me notice of the passage of such a law.

**30. VIOLATIONS AFFECTING PROPERTY.**

If my use, occupancy or maintenance of the property violates any law or rule of any governmental body, then I agree to correct such violations within ninety (90) days after I am notified.

**31. DEFAULT.**

Paragraph 21 of the Security Instrument is hereby cancelled and the following is added in its place:

If I fail to keep any promise or agreement made in this Security Instrument, including the promises to pay when due any amounts that I owe to Lender, Lender may, without notice or demand for payment, require that I immediately pay the entire amount remaining unpaid under the Note and Security Instrument, including but not limited to, all Sums Secured and any and all other amounts that I may owe Lender under the Note and this Security Instrument. This requirement will be called "Immediate Payment in Full".

If Lender requires Immediate Payment in Full, I agree to pay interest on the entire amount remaining unpaid at the rate specified in the Note, from the date I failed to keep any promise or agreement made in the Note or in the Security Instrument.

If Lender requires Immediate Payment in Full, Lender may bring a lawsuit to take away all remaining rights in the Property and to have the Property sold. At this sale, Lender or another person may acquire the Property. This is known as "foreclosure and sale".

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If a lawsuit is commenced to foreclose this Security Instrument and there is a sale at foreclosure, I agree that the Property may be sold in one parcel. Lender may ask an attorney to foreclose the Security Instrument, to collect money I owe under the Note and Security Instrument, or to enforce any of the promises I have not kept. If Lender does so, it may add all reasonable legal fees, costs, allowances, and disbursements to the amount I owe Lender, together with interest at the rate specified in the Note, and all such amounts shall be secured by this Security Instrument. I agree to pay such amounts whether or not a lawsuit is brought.

**33. DISCONTINUANCE OF FORECLOSURE.**

Paragraph 18 of the Security Instrument is hereby cancelled.

**34. RECEIVER OF RENTS/ASSIGNMENT OF RENTS.**

If lender starts a foreclosure, Lender is entitled to have a Receiver appointed. Lender may ask the court to appoint a Receiver of rents and profits to maintain and operate the Property and to collect rents from any of the tenants on the property. This action may be taken without any notice to me and without reference to the value of the property. If I occupy all or any part of the Property, then the Receiver may collect a reasonable charge from me for use and occupancy and I hereby agree to make such payment to the Receiver. If I fail to make such payment, Lender or Receiver may sue to collect it and/or to remove me from the Property and if such suit is brought I agree to pay all of Lender's and/or Receiver's reasonable legal fees, costs, allowances and disbursements, plus interest, at the rate specified in the Note.

I absolutely and unconditionally assign and transfer to Lender all the rents and revenues ("Rents") of the Property, regardless of to whom the Rents of the Property are payable. I authorize Lender or Lender's agents to collect the Rents, and agree that each tenant of the property shall pay the Rents to Lender or Lender's agents. However, I shall receive the Rents until such time as I am in default under this Security Instrument or the Note. This assignment of Rents constitutes an absolute assignment and not an assignment for additional security only.

**35. ADVANCE RENT COLLECTION.**

I will not collect more than one (1) month's rent in advance from any tenant or occupant of the Property without Lender's written consent.

**36. TRANSFER OF PROPERTY.**

If I enter into any contract for the sale of the Property or any part of it or if any stock in a corporation which may own the Property is transferred, or if there is a change of any general partner(s) in a partnership which may own the Property, any such contract or transfer or change shall be deemed a sale or transfer under paragraph 17 of the Security Instrument and subject to all of the provisions of paragraph 17.

**37. CHANGING THE SECURITY INSTRUMENT.**

This Security Instrument may be changed only if Lender and I both give our written consent.

**38. LENDER'S RIGHT TO INSURANCE PROCEEDS.**

The fourth paragraph of paragraph 5 of the Security Instrument is hereby cancelled and the following is added in its place:

The amount paid by the insurance company is called "proceeds." Lender, in its sole discretion, has the option to (i) use any insurance proceeds to reduce the amount I owe under the Note and Security Instrument, or ii) release proceeds to me for use in the repair of the damaged Property. If any of the proceeds remain after the amount that I owe to Lender has been paid in full, the remaining proceeds will be paid to me.

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The third and fourth paragraphs of Paragraph 10 of the Security Instrument are hereby cancelled and the following is added in its place:

If all or any part of the Property is taken, the proceeds will be used to reduce the amount that I owe to Lender under the Note and under the Security Instrument unless Lender and I agree in writing to do otherwise. If any of the proceeds remain after the amount that I owe to Lender has been paid in full, the remaining proceeds will be paid to me. If all of the Property is taken, I agree to pay to Lender the difference between the interest paid (if any) on the proceeds by the taking authority and the interest stated in the Note."

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#### 40. LATE CHARGES.

If Lender receives any monthly payment required by the Note or Security Instrument more than fifteen (15) days from the due date, the Lender may impose a late charge. This late charge will be Five Percent (-5.000%) of the total monthly payment, including principle, interest, and water, sewer, tax, and insurance escrow. I will pay this late charge with the next monthly payment.

#### 41. DISCHARGE OF SECURITY INSTRUMENT.

The last sentence of paragraph 22 of the Security Instrument is hereby cancelled and the following is added in its place:

I agree to pay Lender's reasonable attorneys' fees for the preparation of the certificate discharging this Security Instrument and I will pay all costs of recording the discharge in the proper official records.

#### 42. BORROWER'S WAIVERS ON NOTE.

I waive my rights to require the Note Holder (Lender or anyone who takes the Note by transfer and is entitled to receive the Note payments) to do certain things regarding this Note. Those things are: (A) to demand payment of amounts due under the Note (known as "presentment"); (B) to give notice that amounts due have not been paid (known as "notice of dishonor"); and (C) to obtain an official certification of nonpayment (known as a "protest"). Anyone else (i) who agrees to keep the promises made in the Note, or (ii) who agrees to make payments to the Note Holder if I fail to keep my promises under the Note, or (iii) who signs the Note to transfer it to someone else (known as "guarantors, sureties and endorsers"), also waives these rights.

#### 43. LENDER'S APPLICATION OF BORROWER'S PAYMENTS.

Paragraph 3 of the Security Instrument is hereby cancelled and the following is added in its place:

Unless the law requires otherwise, Lender will apply each of my payments under the Note and under Paragraphs 1 and 2 above in the following order and for the following purposes:

- (A) First, to pay late charges due;
- (B) Next, to pay prepayment charges due;
- (C) Next, to pay interest then due under the Note;
- (D) Next, to pay principle then due under the Note; and
- (E) Next, to pay the amounts then due Lender under Paragraph 2 above.

#### 44. OTHER CHARGES.

I agree to pay Lender a reasonable charge for its work in changing its records caused by any change of ownership of the Property, for any letter I may request from the Lender showing the amount due on the Note and Security Instrument, or for its inspection of the property in connection with payment of fire insurance money or for any other document which I may request from the Lender concerning the Note and Security Instrument or the Property.

45. PAYMENTS BY THE LENDER.

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In addition to the agreement I made in paragraphs 2 and 7 of the Security Instrument, I agree that if I do not pay all taxes, assessments, sewer rents, insurance premiums, costs to protect the value of the Property, maintenance or any other payments I am required to make, the Lender may pay those charges, without prior notice to me, although it doesn't have to do so. If the Lender does pay them, I will repay the Lender promptly at its request with interest at the rate specified in the Note and all such sums shall be added to the amount I owe Lender. All such sums specified in paragraphs 2 and 7 of the Security Instrument and this paragraph 45 shall be secured by this Security Instrument.

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46. ONE/TWO FAMILY RESIDENCE.

A. The Property is improved by a one or two family residence or dwelling only.

47. PREPAYMENT

At any time, I may prepay either all or any part of the amount I owe under the Note and Security Instrument. However, if I do make any such prepayment within one (1) year from the date of the Security Instrument, I must also pay to Lender an additional sum equal to five percent (5%) of the amount so prepaid.

48. OWNER OCCUPANCY

A. (Owner Occupied One Family Property) Paragraph 6(A) of the Security Instrument is hereby cancelled, and the following is added in its place:

I agree to occupy the Property as my primary residence for the full term of the loan.

By signing below, I agree to all of the terms of this Rider and the attached Security Instrument.

Janelle Vega  
Janelle Vega

[Signature]  
Angel Vega

X JV PV

PROPERTY OF COOK COUNTY CLERK'S OFFICE