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2001-08-29 12:35:30
Cook County Recorder 51.50



Number IL016143
ation #: 9973877

**COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
ROLLING MEADOWS**



03-IL10136

SPACE ABOVE THIS LINE FOR RECORDING DATA

MORTGAGE

NOTE: THE ADJUSTABLE RATE NOTE SECURED BY THIS MORTGAGE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN THE INTEREST RATE AND MONTHLY PAYMENT AMOUNT. THE ADJUSTABLE RATE NOTE ALSO LIMITS THE AMOUNT THAT THE INTEREST CAN CHANGE AT ANY ONE TIME AND THE MINIMUM AND MAXIMUM INTEREST RATE THAT THE BORROWER MUST PAY.

THIS MORTGAGE ("Security Instrument") is made on **JUNE 26, 2001**

Mortgagor is **JEROME CHEETAM A SINGLEMAN**

("Borrower").

Security Instrument is given to **AAMES FUNDING CORPORATION, A CALIFORNIA CORPORATION, DBA AAMES HOME LOAN, CORPORATION**

, as mortgagee,
, and whose

is organized and existing under the laws of the state of **CALIFORNIA**
Address is **3347 MICHELSON DRIVE, STE. 300, IRVINE, CALIFORNIA 92612**

("Lender").

Borrower owes Lender the principal sum of **EIGHTY SIX THOUSAND FOUR HUNDRED AND 00**

00 (U.S. \$ **86,400.00**). 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, 2031**. 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 and Lender's successors and assigns the following described property located in **COOK** County, Illinois:

Handwritten initials/signature

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Property of Cook County Clerk's Office

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File #: 03-IL10136

APPENDIX A

SEE APPENDIX "A"
LOT SEVEN (7) IN J.D. PARKER'S SUBDIVISION OF THE WEST
NINE (9) ACRES OF THE EAST ONE-HALF (1/2) OF THE WEST
ONE-HALF (1/2) OF THE SOUTH EAST QUARTER (1/2) SOUTH OF
THE RAILROAD TRACK AND NORTH OF LAKE STREET IN SECTION 11,
TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL
MERIDIAN IN COOK COUNTY, ILLINOIS.

Tax ID #: 16-11-401-007

Deed Reference: 9424283

Property of Cook County Clerk's Office

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0010798251

has the address of 3442 WEST CARROLL AVENUE, CHICAGO, ILLINOIS 60624
("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, encumbrances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be made 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 encumbrances of record.

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 of ("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 damage premiums; (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; (f) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the amount of mortgage insurance premiums. These items are called "Escrow Items." Lender may, at any time, collect the 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 (12 U.S.C. § 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 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 agency (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 or periodically, to 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, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an 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.

J.C.

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If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account 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 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 due 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 perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Security Instrument, including Borrower's obligations to make payments when due. Any default by Borrower under any such mortgage, deed of trust or other security agreement shall be a default under this Security Instrument and the Note. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attach to the Property 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 to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph 4. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender copies of the receipts evidencing the payments.

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 risks, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amount 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 the insurance 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, any insurance proceeds shall be applied first to reimburse Lender for costs and expenses incurred in connection with obtaining any such insurance proceeds, and then, at Lender's option, in such order and proportion as it may determine in its sole and absolute discretion, and then, in full or in part, to the sums secured by this Security Instrument, whether or not then due, and to such components thereof as a Lender may determine in its sole and absolute discretion; and/or

Borrower to pay the costs and expenses of necessary repairs or restoration of the Property to a condition substantially equivalent to the condition of the Property at the time of the loss. 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, Lender may collect the insurance proceeds. Lender may, in its sole and absolute discretion, and regardless of any impairment of security or lack thereof, use the proceeds to repair or restore the Property or to pay the 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 delay 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 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.

If Borrower obtains earthquake insurance, any other hazard insurance, or any other insurance on the Property which insurance is not specifically required by Lender, then such insurance shall (i) name Lender as loss payee and (ii) be subject to the provisions of this paragraph 5.

Borrower's Initials: J.C.

i. Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; ... Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate, or 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 in favor of the Borrower. Lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other impairment of the lien created by this Security Instrument or Lender's security interest.

Borrower shall, at Borrower's own expense, appear in and defend any action or proceeding purporting to affect the Property or any portion thereof or Borrower's title thereto, the validity or priority of the lien created by this Security Instrument, or the rights or powers of Lender with respect to this Security Instrument or the Property. Borrower shall be liable for damages of action of Borrower, whether accrued before or after the date of this Security Instrument, for damage or loss to the Property or any part thereof, or in connection with any transaction financed in whole or in part by the Note or any other note secured by this Security Instrument by Lender, or in connection with the use of the Property or any part thereof, including causes of action arising in tort or contract and causes of action arising from fraud or concealment of a material fact, are, at Lender's option, assigned to Lender, and the proceeds thereof shall be paid directly to Lender who, after deducting therefrom all its expenses, including reasonable attorneys' fees, shall apply such proceeds to the sums secured by this Security Instrument or to any deficiency under this Security Instrument or may release any monies so received by it or any part thereof, as Lender may elect. Lender may, at its option, appear in and prosecute in its own name any action or proceeding to enforce any such cause of action and may accept any compromise or settlement thereof. Borrower agrees to execute such further assignments and any other documents as from time to time may be necessary to effectuate the foregoing provisions and as Lender shall request.

Borrower shall also be in default, if during the loan application process, Borrower gave materially false or misleading 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 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 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 obligations contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's interest 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 is not required to do so.

Any amounts disbursed by Lender under this paragraph 7 shall become an 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 in effect from time to time 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, 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.

Borrower's Initials: J. C.

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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 assigned and shall be paid to Lender. Lender may apply, use or release the condemnation proceeds in the manner as provided in paragraph 5 hereof with respect to insurance proceeds.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the award 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 delay or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of payments.

11. **Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time for payment or acceleration 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 the time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any forbearance 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 obligations 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 person 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 respect 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 exceed 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 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 14.

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 this Security Instrument.

17. **Transfer of the Property or a Beneficial Interest in Borrower.** If all or any part of the Property or any beneficial 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 the 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.

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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 reinstate this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such longer period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of foreclosure 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 all sums due as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all costs and 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 shall continue in full force in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue uninterrupted. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain in full force and effect 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. The holder of the Note and the holder of this Security Instrument shall be deemed to be the Lender hereunder. A sale may result in a change in the entity which acts as the "Loan Servicer" that collects monthly payments due under the Note and this Security Instrument. There may also be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of 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 on 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 as 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 taken by any governmental or regulatory agency or private party involving the Property and any Hazardous Substances 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 applicable Environmental Law. Borrower shall be solely responsible for, shall indemnify, defend and hold harmless Lender, its agents, officers, employees, attorneys, agents, and their respective successors and assigns, from and against any and all claims, demands, causes of action, loss, damage, cost (including actual attorneys' fees and court costs and expenses) of any required or necessary repair, cleanup or detoxification of the Property and the preparation and implementation of any closure, abatement, containment, remedial or other required plan, expenses and liability, whether directly or indirectly arising out of or attributable to (a) the use, generation, storage, release, threatened release, transport, disposal, abatement or presence of Hazardous Substances on, under or about the Property, (b) the transport, disposal, abatement or presence of Hazardous Substances, (c) the violation of any Hazardous Substances law, and (d) any Hazardous Substances claims.

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.

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 paragraphs 17 and 39 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 will result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property.

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Property. The notice shall inform Borrower of the right to reinstate after acceleration and the right to in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration reclosure. If the default is not cured on or before the date specified in the notice, Lender, at its option may : immediate payment in full of all sums secured by this Security Instrument without further demand and may use this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in og the remedies provided in this paragraph 21, including, but not limited to, reasonable attorneys' fees and f title evidence.

22. **Release.** Upon payment of all sums secured by this Security Instrument, Lender shall release this ty 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. **Request for Notices.** Borrower requests that copies of the notices of default and sale be sent to ver's address which is the Property Address.

25. **Statement of Obligation Fee.** Lender may collect a fee in an amount not to exceed the maximum it, if any, as may from time to time be allowed by law for furnishing any statement of obligation or any other ent or demand regarding the condition of or balance owing under the Note or secured by this Security ment.

26. **Adjustable Interest Rate.** The Note contains provisions which provide for increases and decreases in the st rate and monthly payments. These provisions are incorporated herein by this reference.

27. **Offsets.** No indebtedness secured by this Security Instrument shall be deemed to have been offset or to set or compensated by all or part of any claim, cause of action, counterclaim or crossclaim, whether liquidated liquidated, which Borrower (or, subject to paragraph 17 of this Security Instrument, any successor to Borrower) r hereafter may have or may claim to have against Lender.

28. **Misrepresentation and Nondisclosure.** Borrower has made certain written representations and sures in order to induce Lender to make the loan evidenced by the Note or notes which this Security Instrument s. In the event that Borrower has made any material misrepresentation or failed to disclose any material fact, r, at its option and without prior notice or demand, shall have the right to declare the indebtedness secured by ecurity Instrument, irrespective of the maturity date specified in the Note or notes secured by this Security ment, immediately due and payable.

29. **Time is of the Essence.** Time is of the essence in the performance of each provision of this Security ment.

30. **Waiver of Statute of Limitations.** The pleading of the statute of limitations as a defense to enforcement s Security Instrument, or any and all obligations referred to herein or secured hereby, is hereby waived to the t extent permitted by law.

31. **Modification.** This Security Instrument may be modified or amended only by an agreement in writing d by Borrower and Lender.

32. **Captions.** The captions and headings at the beginning of each paragraph of this Security Instrument are e convenience of reference only and will not be used in the interpretation of any provisions of this Security ment.

33. **Construction of the Security Instrument.** Borrower and Lender agree that this Security Instrument shall erpreted in a fair, equal and neutral manner as to each of the parties.

34. **Miscellaneous.** When used in this Security Instrument, the terms "include" or "including" shall mean ut limitation by reason of enumeration. In this Security Instrument, whenever the context so requires, the line gender includes the feminine and/or neuter, and the singular number includes the plural.

35. **Reimbursement.** To the extent permitted by applicable law, Borrower shall reimburse Lender for any ll costs, fees and expenses which Lender may incur, expend or sustain in the performance of any act required or itted hereunder or by law or in equity or otherwise arising out of or in connection with this Security Instrument, ote, any other note secured by this Security Instrument or any other instrument executed by Borrower in ection with the Note of this Security Instrument. To the extent permitted by applicable law, Borrower shall pay nder its fees in connection with Lender providing documents or services arising out of or in connection with this ty Instrument, the Note, any other note secured by this Security Instrument or any other instrument executed by wner in connection with the Note or this Security Instrument.

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36. Clerical Error. In the event Lender at any time discovers that the Note, any other note secured by this Security Instrument, or any other document or instrument executed in connection with this Security Instrument, the Note or any other note secured by this Security Instrument contains an error that was caused by clerical mistake, calculation error, computer malfunction, printing error or similar error, Borrower agrees, upon request from Lender, to re-execute any documents that are necessary to correct any such error(s). Borrower further agrees that Lender will not be liable to Borrower for any damages incurred by Borrower that are directly or indirectly caused by any such error(s).

37. Lost, Stolen, Destroyed or Mutilated Security Instrument and Other Documents. In the event of the loss or destruction of the Note, any other note secured by this Security Instrument, this Security Instrument or any other documents or instruments executed in connection with this Security Instrument, the Note or any other note secured by this Security Instrument (collectively, the "Loan Documents"), upon Borrower's receipt of an acknowledgment executed in favor of Borrower by Lender, or, in the event of the mutilation of any of the Loan Documents, upon Lender's surrender to Borrower of the mutilated Loan Document, Borrower shall execute and deliver to Lender a Loan Document in form and content identical to, and to serve as a replacement of, the lost, destroyed, or mutilated Loan Document and such replacement shall have the same force and effect as the lost, destroyed, or mutilated Loan Documents, and may be treated for all purposes as the original copy of such Loan Document.

38. Assignment of Rents. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property. Borrower shall have the right to collect and retain the rents of the Property as they become due and payable provided Lender has not exercised its rights to require immediate payment in full of the sums secured by this Security Instrument and Borrower has not abandoned the Property.

39. Legislation Affecting Lender's Rights. If enactment or expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument unenforceable according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument and may invoke any remedies permitted by paragraph 21 of this Security Instrument.

If this box is checked, the following paragraph(s) is/are agreed to by Borrower:

40. Owner-Occupancy of Security Property. In order to induce Lender to make the loan secured by this Security Instrument, Borrower has represented to Lender that the Property will be occupied by Borrower within sixty days following recordation of this Security Instrument and during the twelve (12) month period immediately following recordation of this Security Instrument as Borrower's primary residence. Borrower acknowledges (a) that Borrower would not have agreed to make the loan evidenced by the Note or notes secured by this Security Instrument if the Property were not to be owner-occupied, and (b) that the interest rate set forth on the face of the Note and other terms of the loan were determined as a result of Borrower's representation that the Property would be owner-occupied. Borrower further acknowledges that, among other things (i) purchasers of loans (including banks, associations and corporations created by the federal and state governments for the purchase of loans) typically require that properties securing loans acquired by such purchasers be owner-occupied, and will reject for sale loans for which security properties are not owner-occupied, (ii) Lender's ability to sell a loan or an interest in a loan (which it often does in the ordinary course of business) will thereby be impaired where a security property is not owner-occupied, (iii) the risks involved and the costs of holding and administering a loan are often higher in the case of a loan in which the security property is not owner-occupied, and (iv) if and when Lender makes a loan on the basis of a security property, Lender typically makes such a loan on terms different from those of loans secured by owner-occupied properties. Accordingly, in the event that (a) within sixty (60) days following recordation of this Security Instrument the Property is not occupied by Borrower as Borrower's primary residence, or (b) Borrower does not continuously live in the Property for at least twelve (12) months immediately following recordation of this Security Instrument, Lender may declare all sums secured by this Security Instrument to be immediately due and payable. The rights of Lender hereunder shall be in addition to any rights of Lender under this Security Instrument or allowed by law.

S.O.

STATE OF ILLINOIS,

Cook COUNTY SS:

I, *The Undersigned*, a Notary Public in and for said county and state do hereby certify that

Jerome Chertam

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

Given under my hand and official seal, this *26* day of *June*, 2001.

My Commission Expires: *3/26/05*

[Signature]

Notary Public



PROPERTY OF
Cook County Clerk's Office

1-4 FAMILY RIDER

(Assignment of Rents) Loan Number IL01614

THIS 1-4 FAMILY RIDER is made this 26th day of JUNE, 2001 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 (the "Borrower") to secure Borrower's Note to AAMES FUNDING CORPORATION, A CALIFORNIA CORPORATION, DBA AAMES HOME LOAN (the "Lender") of the same date and covering the Property described in the Security Instrument located at:

3442 WEST CARROLL AVENUE, CHICAGO, ILLINOIS 60624
[Property Address]

1-4 FAMILY COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. ADDITIONAL PROPERTY SUBJECT TO THE SECURITY INSTRUMENT. In addition to the Property described in Security Instrument, the following items now or hereafter attached to the Property to the extent they are fixtures are added to the Property description, and shall also constitute the Property covered by the Security Instrument: building materials, appliances and goods of every nature whatsoever now or hereafter located in, on, or used, or intended to be used in connection with the Property, including, but not limited to, those for the purposes of supplying or distributing heating, cooling, electricity, gas, water, air and light, fire prevention and extinguishing apparatus, security and access control apparatus, plumbing, bath tubs, water heaters, water closets, sinks, ranges, stoves, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods, attached mirrors, cabinets, paneling and attached floor coverings, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the Property covered by the Security Instrument. All of the foregoing together with the Property described in the Security Instrument (or the leasehold estate if the Security Instrument is on a leasehold) are referred to in this 1-4 Family Rider and the Security Instrument as the "Property."

B. USE OF PROPERTY; COMPLIANCE WITH LAW. Borrower shall not seek, agree to or make a change in the use of the Property or its zoning classification, unless Lender has agreed in writing to the change. Borrower shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.

C. SUBORDINATE LIENS. Except as permitted by federal law, Borrower shall not allow any lien inferior to the Security Instrument to be perfected against the Property without Lender's prior written permission.

D. RENT LOSS INSURANCE. Borrower shall maintain insurance against rent loss in addition to the other hazards for which insurance is required by Section 5.

E. "BORROWER'S RIGHT TO REINSTATE" DELETED. Section 19 is deleted.

F. BORROWER'S OCCUPANCY. Unless Lender and Borrower otherwise agree in writing, Section 6 concerning Borrower's occupancy of the Property is deleted.

G. ASSIGNMENT OF LEASES. Upon Lender's request after default, Borrower shall assign to Lender all leases of the Property and all security deposits made in connection with leases of the Property. Upon the assignment, Lender shall have the right to modify, extend or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph G, the word "lease" shall mean "sublease" if the Security Instrument is on a leasehold.

H. ASSIGNMENT OF RENTS; APPOINTMENT OF RECEIVER; LENDER IN POSSESSION. Borrower absolutely and unconditionally assigns and transfers to Lender all the Rents and revenues ("Rents") of the Property, regardless of to whom the Rents of the Property are payable. Borrower authorizes Lender or Lender's agents to collect the Rents, and agrees that each tenant of the Property shall pay the Rents to Lender or Lender's agents. However, Borrower shall receive the Rents until (i) Lender has given Borrower notice of default pursuant to Section 22 of the Security Instrument and (ii) Lender has given notice to the tenant(s) that the Rents are to be paid to Lender or Lender's agent. This assignment of Rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of default to Borrower: (i) all Rents received by Borrower shall be held by Borrower as trustee for the benefit of Lender only, to be applied to the sums secured by the Security Instrument; (ii) Lender shall be entitled to collect and receive all of the Rents of the Property; (iii) Borrower agrees that each tenant of the Property shall pay all Rents due and unpaid to Lender or Lender's agents upon Lender's written demand to the tenant; (iv) unless applicable law provides otherwise, all Rents collected by Lender or Lender's agents shall be applied first to the costs of taking control of and managing the Property and collecting the Rents, including, but not limited to, attorney's fees, receiver's fees, premiums on receiver's bonds, repair and maintenance costs, insurance premiums, taxes, assessments and other charges on the Property, and then to the sums secured by the Security Instrument; (v) Lender, Lender's agents or any judicially appointed receiver shall be liable to account for only those Rents actually received; and (vi) Lender shall be entitled to have a receiver appointed to take possession of and manage the Property and collect the Rents and profits derived from the Property without any showing as to the inadequacy of the Property as security.

If the Rents of the Property are not sufficient to cover the costs of taking control of and managing the Property and of collecting the Rents any funds expended by Lender for such purposes shall become indebtedness of Borrower to Lender secured by the Security Instrument pursuant to Section 9.

Borrower represents and warrants that Borrower has not executed any prior assignment of the Rents and has not performed, and will not perform, any act that would prevent Lender from exercising its rights under this paragraph.

Lender, or Lender's agents or a judicially appointed receiver, shall not be required to enter upon, take control of or maintain the Property before or after giving notice of default to Borrower. However, Lender, or Lender's agents or a judicially appointed receiver, may do so at any time when a default occurs. Any application of Rents shall not

cure or waive any default or invalidate any other right or remedy of Lender. This assignment of Rents of the Property shall terminate when all the sums secured by the Security Instrument are paid in full.

1. CROSS-DEFAULT PROVISION. Borrower's default or breach under any note or agreement in which Lender has an interest shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in the 1-4 Family Rider.

Jerome Cheetam (Seal)
JEROME CHEETAM -Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

Property of Cook County Clerk's Office

RECORDING REQUESTED BY, AND
WHEN RECORDED MAIL TO:
COLLATERAL CONTROL
350 SOUTH GRAND AVENUE,
42ND FLOOR
LOS ANGELES, CALIFORNIA
90071

Loan No.: IL016143
Application No.: 9973877

(Space above this line for Recorder's use)

ASSUMPTION RIDER

NOTICE: THIS LOAN IS NOT ASSUMABLE WITHOUT THE LENDER'S PRIOR APPROVAL

THIS ASSUMPTION RIDER (the "Assumption Rider") is made this 26th day
JUNE 2001, and is incorporated into and shall be deemed
amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument")
the same date given by JEROME CHEETAM

(**"Borrower"**)
in favor of AAMES FUNDING CORPORATION, A CALIFORNIA CORPORATION
DBA AAMES HOME LOAN (**"Lender"**)
to secure repayment of that certain promissory note (the "Note") of the same date executed
Borrower in favor of Lender and covering the property described in the Security Instrument at
located at:

3442 WEST CARROLL AVENUE, CHICAGO, ILLINOIS 60624
[Property Address]

To the extent that the provisions of this Assumption Rider are inconsistent with the provision
of the Security Instrument, the provisions of this Assumption Rider shall prevail over and shall
supersede any such inconsistent provisions of the Security Instrument. Capitalized terms used here
and not otherwise defined herein shall have the meanings specified in the Security Instrument.

ADDITIONAL COVENANTS. For value received, the receipt and sufficiency of which are
hereby acknowledged, Borrower and Lender, in addition to the covenants and agreements made in the
Security Instrument, further covenant and agree as follows:

ASSUMPTION. Notwithstanding anything in the Security Instrument to the contrary, Lender
shall permit the one-time assumption of all of Borrower's liabilities and obligations under the Security
Instrument, the Note and all of the other Loan Documents in connection with Borrower's sale or
other transfer of the Property to a purchaser or other transferee (the "Transferee"), subject to the
fulfillment of each of the following conditions:

- (a) Borrower is not in default under the terms of the Security Instrument, the Note or any of
the other Loan Documents at the time of the assumption;

ASSUMPTION RIDER

Document Systems, Inc. (800) 649-1362

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Borrower Initials

J.C.

- (b) Transferee shall complete an assumption application in such form, and shall provide such information and documentation, as Lender or its authorized agent may require;
- (c) Transferee shall pay to Lender or its authorized agent, upon the submission of Transferee's assumption application, a processing fee of U.S \$ 250.00, for processing the assumption application and determining Transferee's acceptability;
- (d) Lender or its authorized agent determines, in its sole discretion, that Transferee's creditworthiness is acceptable;
- (e) Lender or its authorized agent determines that Lender's security with respect to the Security Instrument, the Note and all of the other Loan Documents will not be impaired by the assumption, and that the risk of a breach of any covenant or agreement in the Security Instrument, the Note or any of the other Loan Documents is acceptable;
- (f) Transferee shall execute an assumption agreement in such form as Lender or its authorized agent may require, which assumption agreement shall provide, among other things, for the assumption by the Transferee of all of the liabilities and obligations of the Borrower under the terms of the Security Instrument, the Note and all of the other Loan Documents, as well as for interest on the sums secured by the Security Instrument at such rates and on such terms as Lender or its authorized agent may require;
- (g) Transferee shall pay to Lender or its authorized agent an assumption fee of ONE AND 000/1000 percent (1.000) of the outstanding principal balance of the Note as of the date of the assumption; and
- (h) Lender obtains all required third party approvals and consents to Transferee's assumption and otherwise determines, in its reasonable discretion, that such assumption is appropriate.

Except as expressly modified by this Assumption Rider, all of the provisions of the Security Instrument, the Note and all of the other Loan Documents shall remain in full force and effect in accordance with the terms thereof.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this Assumption Rider.

Jerome Cheetam
 Borrower
 JEROME CHEETAM

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Space below this line for Acknowledgment

ASSUMPTION RIDER