INOFFICIAL COP

Name: COMMUNITY SAVINGS BANK

Address: 4801 W. BELMONT AVENUE CHICAGO, IL 60641

BOX 331

After Recording Return To:

COMMUNITY SAVINGS BANK 4801 W. BELMONT AVENUE CHICAGO, IL 50641

to 385 3

0331133105

Eugene "Gene" Moore Fee: \$44.00 Cook County Recorder of Deeds Date: 11/07/2003 08:42 AM Pg: 1 of 11

[Space Above This Line For Recording Data]

MORTGAGE

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated AUGUST 29, 2003 Riders to this document.

, together with all

(B) "Borrower" is MANUEL SALGADO, and BERTHA. SALGADO, HIS WIFE,

Borrower is the mortgagor under this Security Instrument.

(C) "Lender" is COMMUNITY SAVINGS BANK

Lender is a ILLINOIS CORPORATION

the laws of

THE STATE OF ILLINOIS

organized and existing under . Lender's address is

4801 W. BELMONT AVENUE, CHICAGO, IL 60641

. Lender is in mortgagee under this Security Instrument.

(D) "Note" means the promissory note signed by Borrower and dated AUGUST 29, 2053

. The Note

states that Borrower owes Lender One Hundred Eighty Five Thousand Dollars And Ilo Cents

Dollars (U.S. \$ 185,000.00

) piut interest. Borrower has promised

to pay this debt in regular Periodic Payments and to pay the debt in full not later than OCTOBER 1, 2018

(E) "Property" means the property that is described below under the heading "Transfer of Rights 17, tr : Property."

(F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(G) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

Adjustable Rate Rider

Condominium Rider

Second Home Rider

Balloon Rider

Planned Unit Development Rider

Other(s) [specify]

1-4 Family Rider

Biweekly Payment Rider

(H) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

 ${\bf ILLINOIS-Single\ Family-Fannie\ Mae/Freddie\ Mac\ UNIFORM\ INSTRUMENT}$

Form 3014 1/01

ITEM 1876L1 (0011)

(Page 1 of 11 pages)

GREATLAND TO Order Call: 1-800-530-9393
Fax: 616-791-1131

0331133105 Page: 2 of 11

JNOFFICIAI

UNASWORD 1017-90-813 ARTH SOCE MURCH FLOOR THE PURCHASE

ILLINOIS—Single Family - Famile MacPereldic May 11/01FORM INSTRUMENT

(1100) ST9781 M3T(

warrants and will defend generally the title to the Proporty against all claims and denumber orbits to the cacuminameter mortgage, grant and convey the Property and that the Property is uncountricted, except for mountaines of record Borrower BORROWER COVENAUTS that Bostower is lawfully sersed of the estate betable one-cipied and this the right to

Instrument. All of the foregoing is referred to in this Security Instrument as the "Property fixtures now or hereafter a part of the property. All replacements and additions also be covered by this Security LOCELHEE MILH all the improvements now or hereafter exected on the property and all exsonments, approximately and

> CIM SIOUHI CHICAGO, 14909

DOOP OF C SISS W MELROSE STREET,

which currently has the address of

PERMANENT INDEX NUMBER: 13-21-417-013-0000.

MERIDIAN (EXCEPT THE WEST 33 FEET THEREOF), IN COOK COUNTY (LENOIS) THE SOUTHEAST QUARTER (SE-1/4) OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL LOT 48 IN R. A. CEPEK'S SUBDIVISION OF THE SOUTHWEST Q 1AR, ER (5W-1/4) OF THE SOUTHWEST QUARTER (5W-1/4) OF

Type of Recording Junious To oqyT (Probabelint gadaccoff to sums)

described property located in the County

MOOD JO this purpose, Borrower does hereby mortgage, gram and corvey to Londer and Lender's successors and assigns the following the Note; and (ii) the performance of Borrower's cavarants and agreements under this Security instrument and the Note. For This Security Instrument secures to Lender: (i) the resayment of the Losn, and all renewals, extensions and modifications of

LKVNSEEK OE KICHLS IN THE PROPERT

assumed Borrower's obligations and a tree Vote and/or this Security Instrument.

(P) "Successor in Interest of Borr over" means any party that has taken title to the Property, whether or not that party has related mortgage foan" under RFCFA.

restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally regulation that governs the across subject matter. As used in this Security Instrument, "BESPA" refers to all requirements and Regulation X (24 C.F.&. 2art 3500), as they might be amended from time to time, or any additional or successor legislation or (O) "RESPA" means the Real Estate Settlement Procedures Act (12 1) 5.0.7 % 2601 at seq.) and its implementing regulation.

(ii) any amounts in et Section 3 of this Security Instrument.

(N) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (M) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the konn

(iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in fiew of condemnation; or

(other than insurance proceeds paid under the coverages described in Section 5) for: (a) damage to, or destruction of, the (I) "Miscellaneous Proceeds" means any compensation, sontement, award of damages, or proceeds paid by any third party

(K) "Escrow Hems" means those nems that are described in Section 3 clearinghouse transfers.

of-sale transfers, automated teller machine transfers initiated by telephone, who transfers, and automated order, instruct, or suthorize a financial institution to debit or credit an account. Such term includes, but is not limited to, pointpaper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to (J) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar imposed on Borrower or the Property by a condominium association, horncowners association or similar organization.

(I) "Community Association Dues, Fees, and Assessments" means toll dues, fees and collect obseques that are

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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, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Application of Payments or Proceeds. Exact as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrowa to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (r) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender uniter Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower

0331133105 Page: 4 of 11

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FINE \$196 (0364) # ONA.ITA3H5 FEB TEV-RIC WAS 1 (3380-378) 439 (349)

ILLINOIS—Single Family - Pannie MacPreddie Mae UNIFORM INSTRUMENT

(£100) \$79281 WHILE

it borrower taits to maintain any or are coverages accertate that provide arearer or lessor coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower. Borrower's equity in the Property, or Therefore, such coverage shall cover Lender, but might or might not protect Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lessor coverage than was

the review of any flood zone determination resulting from an objection by Borrower fails to maintain any of the coverages described above, Lender may obtain magnance coverage, at Lender's

Londer in connection with this Loan.

5. Property Insurance. Borrower shall keep the improvements now existing or in a wards including, but not insured against loss by fire, hazards including the term 'extended coverage.' and any odder pazards including, but not limited to, earthquakes and floods, for which Lender requires. This magninece shall be (as) dained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance earrier providing the magnines abalt be mose in preceding sentences can change during the term of the Loan. The insurance carrier providing the magnines abalt be mose by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require tacking services; or (b) a one-time charge for flood sone determination, derification and tracking services; or (b) a one-time charge occur which reasonably might affect such determination or certification. Borrower shall time temppings or similar charges occur which reasonably might affect such determination or certification. Borrower shall time temppings or similar charges occur which reasonably might affect such determination or certification. Borrower shall time temppings or similar charges occur which reasonably might affect such determination or certification. Borrower shall time temppings or similar charges occur which reasonably might affect such determination or certification. Borrower shall time tempping or similar charges occur which reasonably might affect such determination or certification which reasonably might be found to be connection with time temperature.

Section 4. Lender may require Borrower to pay a one-lime charge for a real estate tax versition to midrot reporting service used by

in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement. (b) contests the lien in good fanh by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the hear in agreement satisfactory to Lender only until such proceedings are concluded; or (c) secures from the leaker of the hear in agreement satisfactory to Lender annotating the lien to this Security Instrument. If Londer determines that any part of the Property is subject to a lien when enacting the lien to this Security Instrument, Lender may give Borrower (no accidentifying the float. Within 10 days of the can attain priority over this Security Instrument, Lender may give Borrower (no accidentifying the float. Within 10 days of the date on which that notice is given, Borrower shall satisfy the item or take one or area of the sections set forth above in this

shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has privitly over this Security instrument unless Borrowert (n) agrees

Funds held by Lender.

4. Charges; Liens, Borrower shah property, all taxes, assessments, charges, fince, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rems on the Property, if any, and Community Association Dues, Pees, and Assessments, if any lient these items are Escrow frems, borrower and Community Association Dues, Pees, and Assessment, if any Trathe extent that these items are Escrow frems, borrower

make up the deficiency in accordance with RESPA, but in no more than 12 monthly property refund to Borrover any. Upon payment in full of all sums so used by this Security Instrument, Lender shall promptly refund to Borrover any.

funds in accordance with AESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower shall pay to Lender the amount accessary to under RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined accordance with RESPA, but in notify Bo rower as required by RESPA, and Borrower shall pay to Lender the amount accessary to

shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA. In Borrower for the excess If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess

(including Lender, if Lender is an institution whose deposits are so instruct) or in any Federal Home Loan Bank. Lender for apply the Funds to pay the Escrow tlems no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, amusally analyzing the escrow account, or verifying the Escrow terms, unless Lender pays Borrower interest on the Funds, amusally analyzing the cacrow account. Or verifying the Escrow terms, unless Lender pays Borrower and interest in nade in writing or Applicable Law requires interest to be paid on the Funds, Lender aliall not be required to pay Borrower any interest writing or Applicable Law requires interest and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender or camings on the Finds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender

or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are manred by a federal agency, materimoniality, or entity

time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA, Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrew Berest estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrew Berest

to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and bold Funds in an amount (a) sufficient to permy Lender to apply the Punds at the Lender may, at any time, collect and bold Funds in an amount (a) sufficient to permy Lender to apply the Lender at the Lender may, at any time, collect and bold Funds in an amount (a) sufficient to permy Lender to apply the Lender at the Lender may, at any time, collect and bold Funds in an amount (a) sufficient to permy Lender to apply the Lender at the Lender may, at any time, collect and bold Funds in an amount (b) sufficient to permy Lender to apply the Lender may, at any time, collect and bold Funds in amount (b) sufficient to permy Lender to a sufficient to a suff

fails to pay the amount due for an Escrew them, Lender may exercise by rights under Section 3 and pay such amount. Lender may revoke the watest as to any or all Escrew tends at any time by a notice given in accordance with Section 15 and, upon such revoke the watest as to any or all Escrew tends at any time by a notice given in accordance with Section 15 and, upon such revoke the watest as to any or all Escrew tends at any time by a notice given in accordance with Section 15 and, upon such revoke the watest as to any

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previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

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, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has open completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Por ower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. 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 secure is by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to ary efund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

- 6. Occupancy. Borrower shall occupy, establish, and use the Proper'y as Borrower's principal residence within 60 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.
- 7. Preservation, Maintenance and Protection of the Property; Inspections. Entrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deter orating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

8. Borrower's Loan Application. Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

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HAINOIS—Single Family - Famile Mac/Freddie Mac UNIFORM INSTRUMENT

and they will not entitle Borrower to any refund.

TTEM 1876L6 (0011)

any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, (a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or

of the premiums paid to the insurer, the arrangement is often termed "saptive reinsurers" Furthers

reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer a disk in exchange for a share portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or angul he characterized as) a

As a result of these agreements, Lender, any purchaser of the Note, another insurer; any remement any other entity, or any include funds obtained from Mortgage Insurance premiums)

mortgage insurer to make payments using any source of finds that the mortgage meaner may have or alable (which may salisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements does not repay the Loan as agreed. Borrover is not a parry to the Mortgage insurance

Mortgage Insurance reinburses Lender (or any entity that purchases the Note) for securit losses is may becurif Borrower provided in the Note.

termination is required by Applicable Law. Mothing in this Section 10 affects Borrow ar's obligation to pay interest at the rate Insurance ends in accordance with any written agreement between Borrower and Lades providing for such termination or until maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage of boringer similarity designated payments for Morigage Insurance. Borrower shall pay the premiums required to Insurance. If Lender required Mortgage Insurance as a condition of existing the Losa and Borrower was required to make again becomes available, is obtained, and Lender requires separately activated payments toward the premiums for Mortgage Mortgage Insurance coverage (in the amount and for the period that Lander requires) provided by an insurer selected by Lender required to pay Borrower any inferest or carmings on such loss res ave. Lender can no longer require loss reserve payments if loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in infl., and Lender shall not be effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage insurance. Such pay to Lender the amount of the separately designates payments that were due when the insurance coverage ceased to be in insurer selected by Lender. If substantially equivate a Mortgage Insurance coverage is not available, Borcower shall continue to substantially equivalent to the cost to Borrow of the Mortgage insurance preciously effect, from an distinct mortgage premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost required to make separately designation, arments toward the prenanns for Mortgage insurance. Benower shell pay the required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was pay the premiums required to maintain the Morigage Insurance in offer. It for any season, the Morigage Insurance coverage 10. Mortgage Insurance, it Lender required Mortgage insurance as a condition of making the Lond. Borrower shall

acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing. If this Security as arrant is on a leaschold, Borrower shall comply with aid the provisions of the lease. If Borrower interest, upon notice from Lender to Borrower requesting payment.

Instrument. These emounts shall bear interest at the Note rate from the date of disbursament and shall be payable, with such Any amount disbursed by Lender under this Section 9 shall become additional deby of Borrover secured by this Sectionly Londer incurs no liability for not taking any or all actions authorized under this Section 9.

take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that eliminate building or other code violations or dangerous conditions, and nave utilities ward on or all. Although Londer may limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain mater from paper, Security Instrument, including its secured position in a bankruptcy proceeding. Security Instrument, including its secured position in a bankruptcy proceeding. Security Instrument, including its secured position in a bankruptcy proceeding. Security Instrument, including its secured position in a bankruptcy proceeding. (b) appearing in court; and (c) paying reasonable attorneys fees to protect its interest in the Property analor rights under this can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument. including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Under a actions whatever is reasonable or appropriate to protect Lender's interest in the Property and sights under this Security Instrument, Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for bankrupter, probate, for condemnation or forfeiture, for enforcement of a lien which may attem priority over this Security in gambocoom a se done) momental giraces sinh reduce the station of the free interest in the Property and for the Security affect Lender's interest in the Property and for the Security affect Lender's interest in the Property and the Security affect Lender's interest in the Property and the Pro fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a logal proceeding that might Protection of Lender's Interest in the Property and Rights Under this Security Instrument. It (a) Borrower

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- (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.
- 11. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction. (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, un'ess Borrower and Lender otherwise agree in writing, the Miscellaneous 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 Opposing Party (as defined in the next sentence) offers to make an award to 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 Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether of act then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as recorded in Section 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes registure of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

12. 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 Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to 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 any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

ILLINOIS—Single Family—Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3014 1/01

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0331133105 Page: 8 of 11

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and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require Hall or any part of the Property or any luterest in the Property is sold or transferred (acid licerower is not a radiual person transfer of title by Borrower at a future date to a purchaser.

transferred in a bond for deed, contract for deed, installment sales contract or escrete agreement the intent of which is the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests 18. Transfer of the Property or a Beneficial Interest in Borrower. As used in the Secuen 18, Interest in the

IX. Borrower's Copy. Borrower shall be given one copy of the Note and of this Sociarity Instrument.

word "may" gives sole discretion without any obligation to take any action.

words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the As used in this Security Instrument. (a) words of the masculine gender shall mean and include corresponding neuter conflicting provision.

conflict shall not affect other provisions of this Security Instrument or the Note which can be green effect without the contract. In the event that any provision or clause of this Security instrument or the Note conflicts (city Applicable Law, such parties to agree by contract or it might be silent, but such silence shall not be construct as a prof ibloom against agreement by are subject to any requirements and limitations of Applicable Law. Applicable Law might exclicitly allow the and the law of the jurisdiction in which the Property is located. All rights and obligations coursed in this Security instrument

16. Governing Law; Severability; Rules of Construction, This Security Instrument shall be governed by federal law Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument

actually received by Lender. If any notice required by this Security Instrument of the tequired tanker Applicable Law, the Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to designated notice address under this Security Instrument at any one time Any notice to Leader shall be given by delivering at address, then Borrower shall only report a change of address thro. It has specified procedure. There may be only one promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of be the Proporty Address unless Borrower has designated a subs inute notice address by notice to hander Borrower shall Borrower shall constitute notice to all Borrowers unless Applies bis law expressly requires otherwise. The notice address shall mailed by first class mail or when actually delivered to Sorrower's notice address if sent by other means. Motice to any one Any notice to Borrower in connection with this Security Instrument shall be deemed to have been plyed to Borrower when

15. Notices. All notices given by Borrower at Lender in connection with this Security fustranem must be in writing. waiver of any right of action Borrower might be so disting our of such overcharge.

provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a reduction will be treated as a partial piec tyment without any propayment charge (whether er not a propayment charge is reducing the principal owed under the Nove or by making a direct payment to Borrowes. It is refund reduces principal, the from Borrower which exceeded permitted limits will be refunded to Borrower. Londer may choose to make thus refund by charge shall be reduced by the ancessary to reduce the charge to the permitted trant, and (b) any same about collected other loan charges collected or to be collected in connection with the Loan exceed the permitted innits, there (a) any such loan

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the microst or Fouget may not charge to a that are expressly prohibited by this Security Instrument of by Applicable Law

Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of each fee. to, attorneys' feer, property inspection and valuation fees, in regard to any other fees, the descret of express authority in this the purpose of protecting Lender's interest in the Property and rights under this Security Instrument including, but not limited

14. Loan Charges. Lender may charge Borrower lees for services performen in connection with Konrower's default, for provided in Section 20) and benefit the successors and assigns of Lender

unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind texcept as Security Instrument. Borrower shall not be released from Borrower's obligations and hability under this Security Instrument this Security Instrument in writing, and is approved by Lendor, shall obtain all of Borrower's rights and benefits under thus Subject to the provisions of Section 18, sury Successor in Interest of Borrower who assumes Borrower's obligations under

co-signer's consent.

modify, forbear or make any accommodations with regard to the terms of this Security institution of the Beie without the the sums secured by this Security Instrument; and (c) agrees that Lender and any other Corrector can agree to extend, co-signer's interest in the Property under the terms of this Security Instrument. (b) is not personally obligated to pay but does not execute the Note (a "co-signer"). (a) is co-signing this Security instrument only to mongage, grant and convey the Borrower's obligations and liability shall be joint and several. However, any Borrower which calculates the beautify fustrament 13. Joint and Several Liability; Co-signers; Successors and Assigns Bonnd, Parameter on Sames and agrees that

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immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

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 given in accordance with Section 15 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.

- 19. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to Section 22 of this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) 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, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (a) tikes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged unless as otherwise provided under Applicable Law. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified crock, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are in ured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this is it to reinstate shall not apply in the case of acceleration under Section 18.
- 20. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial interest in the Note (together with this Security Instrument) can be sold on or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might 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 which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Sea rity Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such netice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure g ven to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

21. Hazardous Substances. As used in this Section 21: (a) "Hazardous Substances" are those so su used defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flanumable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. 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 (including, but not limited to, hazardous substances in consumer products).

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Form 3014 1/01

ITEM 1876L9 (0011) (Page 9 of 11 pages)

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Borrower shall promptly give Lender written notice of (a) any investigation, class: demand, lowsuit of 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, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (e) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, 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. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

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

- 22. 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 Section 18 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 erailed to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence
- 23. Release. Upon payment of all sur as secured by this Security Instrument Londer shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services residered and the charging of the fee is permutted under Applicable Law.
- 24. Waiver of Homestead. In accordance with 30 nois law, the Borrower hereby releases and waives all rights under and by virtue of the Illinois homestead exemption laws.
- 25. Placement of Collateral Protection Insurance. Unless Borrower provides Londer with evidence of the insurance coverage required by Borrower's agreement with Lender, Lender thay purchase insurance at Borrower's expense to protect Lender's interests in Borrower's collateral. This insurance may, but need not, protect Borrower's interests. The coverage that Lender purchases may not pay any claim that Borrower makes or any claim that is made against Borrower in connection with the collateral. Borrower may later cancel any insurance purchased by Lender but only after providing Lender with evidence that Borrower has obtained insurance as required by Borrower's and Lender's agreement. If Lender purchases insurance for the collateral, Borrower will be responsible for the costs of that insurance, including inverest and any other charges Lender may impose in connection with the placement of the insurance, until the effective date of the cancellation or expiration of the insurance. The costs of the insurance may be added to Borrower's total outstanding Falence or obligation. The costs of the insurance may be more than the cost of insurance Borrower may be able to obtain on its own. Office

ILLINOIS—Single Family —Fannie Mac/Freddie Mac UNIFORM INSTRUMEN!

Form 3014 1/01 GREATLAND **W** Green (Jac., Except 856, 2021 Team 616-791-1131

0331133105 Page: 11 of 11

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in pages 1 through 11 of this Security Instrument and in any Rider executed by Borrower and recorded with it.

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MANUEL SALGADO -Borrower	BERTHA SALGADO	-Borrower
(Seal) -Borrower		(Seal) -Bortower
(Seal) -Borrower		(Seal) -Bortower
Witness:	Witness:	
State of Illinois County of COOK	OUNT	
County of COOK This instrument was acknowledged before me on MANUEL SALGADO and BERTHA SALGADO	AUGUS (79, 2003	(date) by
	"OFFICIAL SEAI DONNA E. WACHAL Notary Public, State of Illino	3

My Commission Expires 09/28/05