

# UNOFFICIAL COPY

Return To:

NATIONAL CITY MORTGAGE CO.  
P.O. BOX 809068  
DALLAS, TX 75380-9068



0418016063

Doc#: 0418016063  
Eugene "Gene" Moore Fee: \$50.00  
Cook County Recorder of Deeds  
Date: 08/28/2004 09:55 AM Pg: 1 of 14

Prepared By:  
RHONDA MAYWEATHER

136657423

State of Illinois

## MORTGAGE

FHA Case No.

1372934361- 703

0003198389

THIS MORTGAGE ("Security Instrument") is given on **April 30, 2004**  
The Mortgagor is

**FRITZ PASCAL GUILLAUME Unmarried**

14  
JG

("Borrower"). This Security Instrument is given to  
**CONTINENTAL MORTGAGES SERVICE**

which is organized and existing under the laws of **THE STATE OF ILLINOIS**, and  
whose address is **176 N ARLINGTON HEIGHTS RD, ARLINGTON HEIGHTS, IL 60004**

("Lender"). Borrower owes Lender the principal sum of  
**ONE HUNDRED FIFTY FIVE THOUSAND SIXTY SIX & 00/100**  
Dollars (U.S. \$ **155,066.00** ).

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 **May 1**

**2034**. 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

FHA Illinois Mortgage - 4/96

VMP-4R(IL) (0305)

VMP Mortgage Solutions (800)521-7291

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ATG, INC.

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Lender may, at any time, collect and hold amounts for Escrow Items in an aggregate amount not to exceed the maximum amount that may be required for Borrower's escrow account under the Real Estate Settlement Procedures Act of 1974, 12 U.S.C. Section 2601 *et seq.* and implementing regulations, 24 CFR Part 3500, as they may be amended from time to time ("RESPA"), except that the cushion or reserve permitted by RESPA for unanticipated disbursements or disbursements before the Borrower's payments are available in the account may not be based on amounts due for the mortgage insurance premium.

the sums paid to Lender are called "Escrow Funds." Except for the monthly charge by the Secretary, these items are called "Escrow Items" and determined by the Secretary. Lender shall hold the Security Instrument if this Security Instrument is held by the Secretary, in a reasonable amount to be of a mortgage insurance premium to be paid by Lender to the Secretary, or (ii) a monthly charge instead of a sum for the annual mortgage insurance premium to be paid by Lender to the Secretary, or in any year in which such premium would have been required if Lender still held the Security Instrument, each monthly payment shall also include either: (i) premium to the Secretary of Housing and Urban Development ("Secretary"), or in any year in which such premium premiums for insurance required under paragraph 4. In any year in which the Lender must pay a mortgage insurance assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) together with the principal and interest as set forth in the Note and any late charges, a sum for (a) taxes and special

**2. Monthly Payment of Taxes, Insurance and Other Charges.** Borrower shall include in each monthly payment, on, the debt evidenced by the Note and late charges due under the Note.

**1. Payment of Principal, Interest and Late Charge.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

### UNIFORM COVENANTS

Borrower and Lender covenant and agree as follows:

limited variations by jurisdiction to constitute a uniform security instrument covering real property. THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with

encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to

by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." apurtenances and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements,

HANOVER PARK [City], Illinois 60133 [Zip Code] ("Property Address"); which has the address of 819 SOMERSET CIR [Street]

Parcel ID Number:

SEE ATTACHED LEGAL

of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to the Lender the following described property located in Cook County, Illinois:

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## LEGAL DESCRIPTION

Property Address: 819 Somerset Circle, Hanover Park, IL 60133

Parcel 1: Lot 98 in Block 14 in Olde Salem Unit 1-C, being a Subdivision of part of the Southeast 1/4 of Section 30, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easements for the benefit of Parcel 1, as set forth in Declaration of Covenants and Easements and shown on Plat attached thereto dated May 17, 1972 recorded May 30, 1972 as Document Number 21919632 made by Chicago Title and Trust Company, as Trust Number 54135 and amended by Document Number 22338580 made by Chicago Title and Trust Company, as Trust Number 54135 dated May 23, 1973 and recorded May 25, 1973 and created by Deed from Chicago Title and Trust Company, as Trustee under Trust Agreement dated August 19, 1969 and known as Trust Number 54135 to John P. Greenwald and Judith M. Greenwald, his wife, dated August 7, 1974 and recorded October 18, 1974 as Document Number 22881246, for ingress and egress, in Cook County, Illinois.

Permanent Index Number(s): 07-30-419-018-0000

Property of Cook County Clerk's Office

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If the amounts held by Lender for Escrow Items exceed the amounts permitted to be held by RESPA, Lender shall account to Borrower for the excess funds as required by RESPA. If the amounts of funds held by Lender at any time are not sufficient to pay the Escrow Items when due, Lender may notify the Borrower and require Borrower to make up the shortage as permitted by RESPA.

The Escrow Funds are pledged as additional security for all sums secured by this Security Instrument. If Borrower tenders to Lender the full payment of all such sums, Borrower's account shall be credited with the balance remaining for all installment items (a), (b), and (c) and any mortgage insurance premium installment that Lender has not become obligated to pay to the Secretary, and Lender shall promptly refund any excess funds to Borrower. Immediately prior to a foreclosure sale of the Property or its acquisition by Lender, Borrower's account shall be credited with any balance remaining for all installments for items (a), (b), and (c).

**3. Application of Payments.** All payments under paragraphs 1 and 2 shall be applied by Lender as follows:

First, to the mortgage insurance premium to be paid by Lender to the Secretary or to the monthly charge by the Secretary instead of the monthly mortgage insurance premium;

Second, to any taxes, special assessments, leasehold payments or ground rents, and fire, flood and other hazard insurance premiums, as required;

Third, to interest due under the Note;

Fourth, to amortization of the principal of the Note; and

Fifth, to late charges due under the Note.

**4. Fire, Flood and Other Hazard Insurance.** Borrower shall insure all improvements on the Property, whether now in existence or subsequently erected, against any hazards, casualties, and contingencies, including fire, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. Borrower shall also insure all improvements on the Property, whether now in existence or subsequently erected, against loss by floods to the extent required by the Secretary. All insurance shall be carried with companies approved by Lender. The insurance policies and any renewals shall be held by Lender and shall include loss payable clauses in favor of, and in a form acceptable to, Lender.

In the event of loss, Borrower shall give Lender immediate notice by mail. Lender may make proof of loss if not made promptly by Borrower. Each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Lender, instead of to Borrower and to Lender jointly. All or any part of the insurance proceeds may be applied by Lender, at its option, either (a) to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order in paragraph 3, and then to prepayment of principal, or (b) to the restoration or repair of the damaged Property. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments which are referred to in paragraph 2, or change the amount of such payments. Any excess insurance proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

In the event of foreclosure of this Security Instrument or other transfer of title to the Property that extinguishes the indebtedness, all right, title and interest of Borrower in and to insurance policies in force shall pass to the purchaser.

**5. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds.** Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument (or within sixty days of a later sale or transfer of the Property) and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender determines that requirement will cause undue hardship for Borrower, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall notify Lender of any extenuating circumstances. Borrower shall not commit waste or destroy, damage or substantially change the Property or allow the Property to deteriorate, reasonable wear and tear excepted. Lender may inspect the Property if the Property is vacant or abandoned or the loan is in default. Lender may take reasonable action to protect and preserve such vacant or abandoned Property.

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FRZ

Initials:

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VM-4R(1L) (0305)

the Secretary, require immediate payment in full of all sums secured by this Security Instrument if:

(b) **Sale Without Credit Approval.** Lender shall, if permitted by applicable law (including Section 341(d) of the Garn-St. Germain Depository Institutions Act of 1982, 12 U.S.C. 1701j-3(d)) and with the prior approval of this Security Instrument.

(ii) Borrower defaults by failing, for a period of thirty days, to perform any other obligations contained in prior to or on the due date of the next monthly payment, or

(i) Borrower defaults by failing to pay in full any monthly payment required by this Security Instrument

defaults, require immediate payment in full of all sums secured by this Security Instrument if:

(a) **Default.** Lender may, except as limited by regulations issued by the Secretary in the case of payment defaults, require immediate payment in full of all sums secured by the Secretary in the case of payment

### 9. Grounds for Acceleration of Debt.

8. **Fees.** Lender may collect fees and charges authorized by the Secretary.

Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice. Lender shall have priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) and at the option of Lender, shall be immediately due and payable.

secured by this Security Instrument. These amounts shall bear interest from the date of disbursement, at the Note rate, Any amounts disbursed by Lender under this paragraph shall become an additional debt of Borrower and be in the Property, including payment of taxes, hazard insurance and other items mentioned in paragraph 2.

regulations), then Lender may do and pay whatever is necessary to protect the value of the Property and Lender's rights affect Lender's rights in the Property (such as a proceeding in bankruptcy, for condemnation or to enforce laws or covenants and agreements contained in the Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property). Borrower shall pay all governmental or municipal charges, fines and impositions that are not included in paragraph 2. Borrower shall pay all obligations on time directly to the entity which is owed the payment. If failure to pay would adversely affect Lender's interest in the Property, upon Lender's request Borrower shall promptly furnish to Lender receipts evidencing these payments.

7. **Charges to Borrower and Protection of Lender's Rights in the Property.** Borrower shall pay all the entity legally entitled thereto. over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to monthly payments, which are referred to in paragraph 2, or change the amount of such payments. Any excess proceeds prepayment of principal. Any application of the proceeds to the principal shall not extend or postpone the due date of the Note and this Security Instrument. Lender shall apply such proceeds to the reduction of the indebtedness under the Note assigned and shall be paid to Lender to the extent of the full amount of the indebtedness that remains unpaid under the any condemnation or other taking of any part of the Property, or for conveyance in place of condemnation, are hereby 6. **Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with

unless Lender agrees to the merger in writing. provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and fee title shall not be merged Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with the information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate

information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the

information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the

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(i) All or part of the Property, or a beneficial interest in a trust owning all or part of the Property, is sold or otherwise transferred (other than by devise or descent), and

(ii) The Property is not occupied by the purchaser or grantee as his or her principal residence, or the purchaser or grantee does so occupy the Property but his or her credit has not been approved in accordance with the requirements of the Secretary.

(c) **No Waiver.** If circumstances occur that would permit Lender to require immediate payment in full, but Lender does not require such payments, Lender does not waive its rights with respect to subsequent events.

(d) **Regulations of HUD Secretary.** In many circumstances regulations issued by the Secretary will limit Lender's rights, in the case of payment defaults, to require immediate payment in full and foreclose if not paid. This Security Instrument does not authorize acceleration or foreclosure if not permitted by regulations of the Secretary.

(e) **Mortgage Not Insured.** Borrower agrees that if this Security Instrument and the Note are not determined to be eligible for insurance under the National Housing Act within 60 days from the date hereof, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. A written statement of any authorized agent of the Secretary dated subsequent to 60 days from the date hereof, declining to insure this Security Instrument and the Note, shall be deemed conclusive proof of such ineligibility. Notwithstanding the foregoing, this option may not be exercised by Lender when the unavailability of insurance is solely due to Lender's failure to remit a mortgage insurance premium to the Secretary.

**10. Reinstatement.** Borrower has a right to be reinstated if Lender has required immediate payment in full because of Borrower's failure to pay an amount due under the Note or this Security Instrument. This right applies even after foreclosure proceedings are instituted. To reinstate the Security Instrument, Borrower shall tender in a lump sum all amounts required to bring Borrower's account current including, to the extent they are obligations of Borrower under this Security Instrument, foreclosure costs and reasonable and customary attorneys' fees and expenses properly associated with the foreclosure proceeding. Upon reinstatement by Borrower, this Security Instrument and the obligations that it secures shall remain in effect as if Lender had not required immediate payment in full. However, Lender is not required to permit reinstatement if: (i) Lender has accepted reinstatement after the commencement of foreclosure proceedings within two years immediately preceding the commencement of a current foreclosure proceeding, (ii) reinstatement will preclude foreclosure on different grounds in the future, or (iii) reinstatement will adversely affect the priority of the lien created by this Security Instrument.

**11. Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time of payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successor in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

**12. Successors and Assigns Bound; Joint and Several Liability; Co-Signers.** The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 9(b). Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

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Initials: *ERG*

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(0305) (4R)(L) (VME)

13. **Notices.** Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any 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. **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.

15. **Borrower's Copy.** Borrower shall be given one conformed copy of the Note and of this Security Instrument.

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

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

As used in this paragraph 16, "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 16, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

17. **Assignment of Rents.** Borrower unconditionally assigns and transfers to Lender all the rents and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender or Lender's agents. However, prior to Lender's notice to Borrower of Borrower's breach of any covenant or agreement in the Security Instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender or Lender's agent on Lender's written demand to the tenant.

Borrower has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Lender from exercising its rights under this paragraph 17.

Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. 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 the debt secured by the Security Instrument is paid in full.

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**18. Foreclosure Procedure.** If Lender requires immediate payment in full under paragraph 9, Lender may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 18, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If the Lender's interest in this Security Instrument is held by the Secretary and the Secretary requires immediate payment in full under Paragraph 9, the Secretary may invoke the nonjudicial power of sale provided in the Single Family Mortgage Foreclosure Act of 1994 ("Act") (12 U.S.C. 3751 *et seq.*) by requesting a foreclosure commissioner designated under the Act to commence foreclosure and to sell the Property as provided in the Act. Nothing in the preceding sentence shall deprive the Secretary of any rights otherwise available to a Lender under this Paragraph 18 or applicable law.

**19. Release.** Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

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

**21. Riders to this Security Instrument.** If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)].

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Condominium Rider              | <input type="checkbox"/> Growing Equity Rider    | <input type="checkbox"/> Other [specify] |
| <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Graduated Payment Rider |  |



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Prepared by:  
RHONDA MAYWEATHER  
CONTINENTAL MORTGAGES SERVICE  
176 N ARLINGTON HEIGHTS RD  
ARLINGTON HEIGHTS, IL 60004

Property of Cook County Clerk's Office

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

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

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(Seal)  
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-Borrower

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(Seal)  
-Borrower

**FRITZ PASCAL GUILLAUME**  
*Fritz Pascal Guillaume*

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

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STATE OF ILLINOIS, *COOK*  
I, *ROSEMARIE SETTANNI*

County ss:

, a Notary Public in and for said county and state do hereby certify

that

*FRITZ PASCAL GUILLAUME, UNMARRIED*

, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that 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 *30<sup>th</sup>* day of *April*, *2004*.

My Commission Expires: *8-10-07*

*Rosemarie Settanni*  
\_\_\_\_\_  
Notary Public



Property of Cook County Clerk's Office

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OCORIDER

Borrower

Borrower

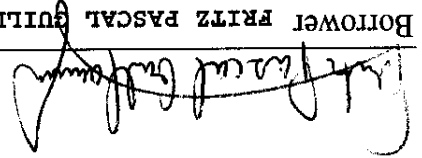
Borrower

Borrower

Borrower

Borrower

Borrower FRITZ PASCAL GUILLAUME



Borrower

this Borrower Occupancy Rider.

By signing below, Borrower accepts and agrees to the terms and covenants contained in

Borrower agrees to occupy the property as borrower's principal residence within sixty (60) days after the date of the Security Instrument. If Borrower does not so occupy the property, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by law as of the date of the Security Instrument.

## BORROWER OCCUPANCY COVENANT

Additional Covenants. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

HANOVER PARK, ILLINOIS 60133

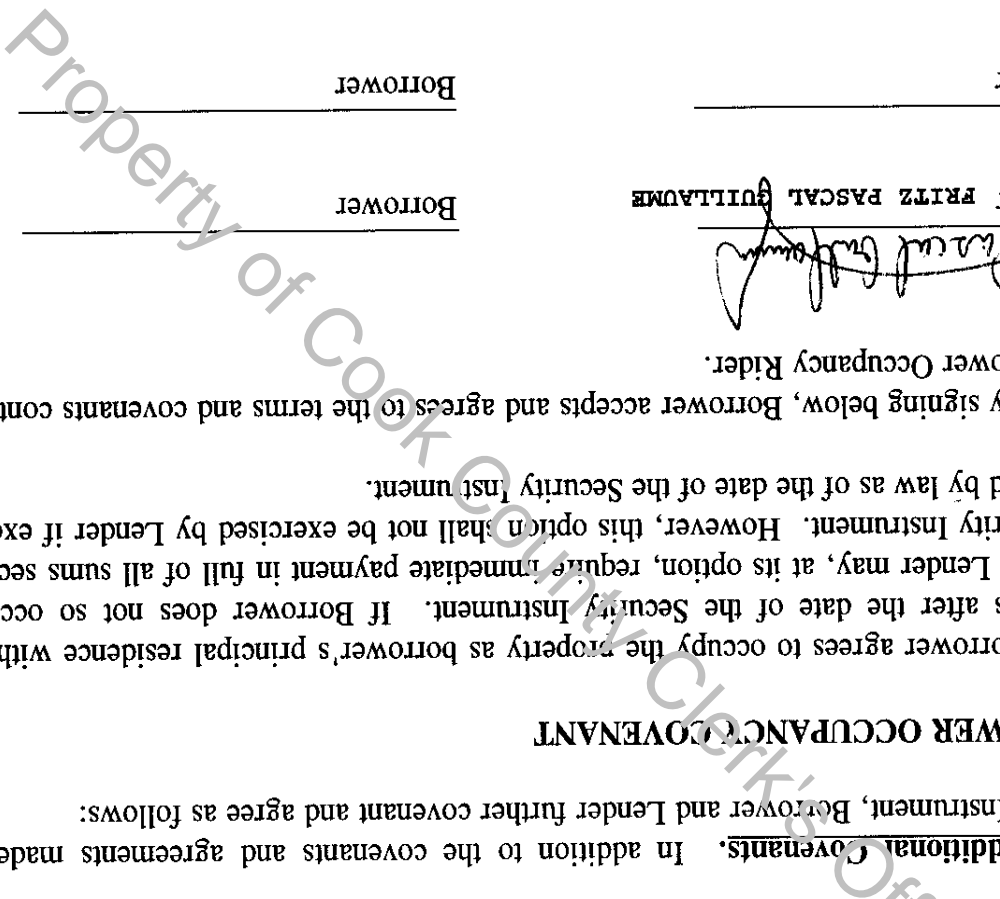
819 SOMERSET CIR

located at:

"Lender") of the same date and covering the property described in the Security Instrument and CONTINENTAL MORTGAGES SERVICE, 176 N ARLINGTON HEIGHTS RD, ARLINGTON HEIGHTS, IL 60004 by the undersigned (the "Borrower") to secure said borrower's Note to Mortgage, Deed of Trust, or Security Instrument") of the same date given, and is incorporated into and shall be deemed to amend and supplement the

This Borrower Occupancy Rider is made this 30th day of April, 2004

## BORROWER OCCUPANCY RIDER



**UNOFFICIAL COPY** 0003.98389**PLANNED UNIT DEVELOPMENT RIDER**

FHA Case No.

1372934361- 703

THIS PLANNED UNIT DEVELOPMENT RIDER is made this 30th day of April, 2004, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed ("Security Instrument") of the same date given by the undersigned ("Borrower") to secure Borrower's Note ("Note") to

**CONTINENTIAL MORTGAGES SERVICE**

("Lender") of the same date and covering the Property described in the Security Instrument and located at:

**819 SOMERSET CIR, HANOVER PARK, Illinois 60133**

[Property Address]

The Property Address is a part of a planned unit development ("PUD") known as

**OLDE SALEM**

[Name of Planned Unit Development]

**PUD COVENANTS.** In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

- A. So long as the Owners Association (or equivalent entity holding title to common areas and facilities), acting as trustee for the homeowners, maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy insuring the Property located in the PUD, including all improvements now existing or hereafter erected on the mortgaged premises, and such policy is satisfactory to Lender and provides insurance coverage in the amounts, for the periods, and against the hazards Lender requires, including fire and other hazards included within the term "extended coverage," and loss by flood, to the extent required by the Secretary, then: (i) Lender waives the provision in Paragraph 2 of this Security Instrument for the monthly payment to Lender of one-twelfth of the yearly premium installments for hazard insurance on the Property, and (ii) Borrower's obligation under Paragraph 4 of this Security Instrument to maintain hazard insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy. Borrower shall give Lender prompt notice of any lapse in required hazard insurance coverage and of any loss occurring from a hazard. In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the Property or to common areas and

FHA Multistate PUD Rider - 10/95

VMP-589U (9705).01

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Initials: FFG

VMP MORTGAGE FORMS - (800)521-7291



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Property of Cook County Clerk

_____ (Seal) -Borrower	_____ (Seal) -Borrower
_____ (Seal) -Borrower	_____ (Seal) -Borrower
_____ (Seal) -Borrower	_____ (Seal) -Borrower
_____ (Seal) -Borrower	_____ (Seal) -Borrower

FRITZ PASCAL GUILLAUME  
*Fritz Pascal Guillaume*  
 (Seal)  
 -Borrower

Rider.  
 BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this PUD  
 C. If Borrower does not pay PUD dues and assessments when due, then Lender may pay them.  
 Any amounts disbursed by Lender under this paragraph C shall become additional debt of  
 borrower secured by the Security Instrument. Unless Borrower and Lender agree to other  
 terms of payment, these amounts shall bear interest from the date of disbursement at the Note  
 rate and shall be payable, with interest, upon notice from Lender to Borrower requesting  
 payment.  
 B. Borrower promises to pay all dues and assessments imposed pursuant to the legal instruments  
 creating and governing the PUD.  
 excess paid to the entity legally entitled thereto.  
 paid to Lender for application to the sums secured by this Security Instrument, with any  
 facilities of the PUD, any proceeds payable to Borrower are hereby assigned and shall be

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

Property Address: 819 Somerset Circle, Hanover Park, IL 60133

Parcel 1: Lot 98 in Block 14 in Olde Salem Unit 1-C, being a Subdivision of part of the Southeast 1/4 of Section 30, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easements for the benefit of Parcel 1, as set forth in Declaration of Covenants and Easements and shown on Plat attached thereto dated May 17, 1972 recorded May 30, 1972 as Document Number 21919632 made by Chicago Title and Trust Company, as Trust Number 54135 and amended by Document Number 22338580 made by Chicago Title and Trust Company, as Trust Number 54135 dated May 23, 1973 and recorded May 25, 1973 and created by Deed from Chicago Title and Trust Company, as Trustee under Trust Agreement dated August 19, 1969 and known as Trust Number 54135 to John P. Greenwald and Judith M. Greenwald, his wife, dated August 7, 1974 and recorded October 18, 1974 as Document Number 22881246, for ingress and egress, in Cook County, Illinois.

Permanent Index Number(s): 07-30-419-018-0000

Property of Cook County Clerk's Office