

UNOFFICIAL COPY

03-2283-061793228-0

successors and assigns, with power of sale, the following described property located in
Coles County, Illinois:

LOT 2009 IN LANCER SUBDIVISION UNIT 20, BEING A SUBDIVISION IN THE NORTHEAST
 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL
 MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE
 REGISTRAR OF TITLE OF COOK COUNTY, ILLINOIS, ON JULY 2, 1976 AS DOCUMENT
 NUMBER 2879288 IN COOK COUNTY, ILLINOIS.

which currently has the address of 493 SHERIDAN LANE,
 [Street]
SCHAUMBURG, Illinois 60193 ("Property Address"):
 [City] [Zip Code]

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

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

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

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

1. Payment of Principal, 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 of 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