Doc#: 0729705131 Fee: \$98.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds

Date: 10/24/2007 02:15 PM Pg: 1 of 15

nic Instrument Prepared By:

After Recording P.etr /n To: CAPITAL FUNDI C MORTGAGE COMPANY, LLC 747 N LASALLE, 747 N LASALLE, 61H 170R CHICAGO, ILLINOIS 60610

[Space Above This Line For Recording Data]

MORTGAGE

MIN: 100484700708060056

Loan Number: 173780159

DEFINITIONS

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

(A) "Security Instrument" means this document, which is dated OCTOBER 16, 2007 with all Riders to this document.

(B) "Borrower" is MARSHA BROOKINS, A SINGLE WOMAN

Borrower is the mortgagor under this Security Instrument.

(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation and is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the mortgagee under that Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone are approximately an address and telephone are approximately appro of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(D) "Lender" is CAPITAL FUNDING MORTGAGE COMPANY, LLC

organized ILLINOIS LIMITED LIABILITY COMPANY and existing under the laws of ILLINOIS Lender's address is 747 N LASALLE, 6TH FLOOR, CHICAGO, ILLINOIS 60610

(E) "Note" means the promissory note signed by Borrower and dated OCTOBER 16, 2007 The Note states that Borrower owes Lender ONE HUNDRED SEVENTY THOUSAND FIVE) plus interest. Dollars (U.S. \$ 170,500.00 HUNDRED AND 00/100 Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than NOVEMBER 1, 2037

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

Borrower Initials. ILLINOIS--Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT - MERS Form 3014 1/01 Page 1 of 14

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(G) "Loan" means the debt evidenced the Note, and all sums due under this to be a ceviled by Borrower Icheck bo Adjustate Rate Rider Balloon did at 1-4 Family Rider Condominium I ide	Security Instrument, plus in Security Instrument that are	nterest. e executed by Borrower. The fo lopment Rider Rider	
C			
(I) "Applicable Law" means all con administrative rules and orders (that h	tro.ling explicable federal, s have the offect of law) as w	state and local statutes, regulati ell as all applicable final, non-	ons, ordinances and -appealable judicial
opinions. (J) "Community Association Dues, that are imposed on Borrower or the	Fees, and A sessments" n Property by a co dor inium	neans all dues, fees, assessmen m association, homeowners as	ts and other charges sociation or similar
organization. (K) "Electronic Funds Transfer" mor similar paper instrument, which is magnetic tape so as to order, instruct, includes, but is not limited to, point-telephone, wire transfers, and automa (L) "Escrow Items" means those ite (M) "Miscellaneous Proceeds" mean third party (other than insurance proc destruction of, the Property; (ii) condition of condemnation; or (iv) misrepro (N) "Mortgage Insurance" means in (O) "Periodic Payment" means the plus (ii) any amounts under Section 3 (P) "RESPA" means the Real Estat regulation, Regulation X (24 C.F.R. successor legislation or regulation the "RESPA" refers to all requirements are even if the Loan does not qualify as a (Q) "Successor in Interest of Borroparty has assumed Borrower's obligations."	initiated through an electro, or authorize a financial in of-sale transfers, automated ted clearinghouse transfers. In that are described in Se as any compensation, settles each paid under the covera emnation or other taking of essentations of, or omissions is surance protecting Lender a regularly scheduled amount of this Security Instrument e Settlement Procedures Ac Part 3500), as they might be not governs the same subject of the set	stinution to debit or credit and a lettler machine transactions, to decide a section 3. ment, award or 'amages, or piges described in Section 5', for all or any part of the Property is as to, the value and/or conditionagainst the nonpayment of, or to due for (i) principal and intention (12 U.S.C. §2601 et seq.) as the amended from time to time, ect matter. As used in this Seed in regard to a "federally religion" under RESPA. has taken title to the Property,	ment, computer, or account. Such term ransfers initiated by roceeds paid by any :: (i) damage to, or , (iii) conveyance in an of the Property. efault on, the Loan rest under the Note, and its implemental or any adultined or any
TRANSFER OF RIGHTS IN TH			
This Security Instrument secures to Len of the Note; and (ii) the performance of For this purpose, Borrower does hereby successors and assigns) and to the succe COUNTY [Type of Recording Jurisdict	Borrower's covenants and ag mortgage, grant and convey essors and assigns of MERS of	reements under this Security Insta to MERS (solely as nominee for	rument and the Note. Lender and Lender's y located in the
Borrower Initials:			
ILLINOIS-Single Family-Famile Mae/Fred	idle Mac UNIFORM INSTRUMI Page 2 of 14	ENT - MERS DocMagic	CParios 800-849-1362 www.docmagic.com

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LEGAL DESCRIPTION

135242-RILC

HALSTED (17) ET ADDITION TO WASHINGTON HEIGHTS, BEING A SUBDIVISION OF LOTS 1, 2, AND 3 OF SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MT RIDIAN, LYING EAST OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, TOGETHER WITH LOT 2, 3, AND 4 OF SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 14, ACCORDING TO PLAT THEREOF RECORDED APRIL 25, 1891 AS DOCUMENT 1456090, IN COOK COUNTY, ILL NOSS ILLINOIS.

PIN: 25-08-221-050-0000

REET, CHIL. CKA: 9705 SOUTH MORGAN SINEET, CHICAGO, IL, 60643

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SFE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

which currently has the address of

9705 S MORGAN ST [Street]

CHICAGO (City) , Illinois 60643

("Property Address"):

[Zip Code]

TOGETHER WITH all the improvements r w c 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 r ferred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal fide to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, r P (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, P and P that not limited to, the right to foreclose and sell the Property; and to take any action required of Lender inclusion, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised of the e tate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencombered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property again (3) claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and r.or -uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real prop : y.

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

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Sond ershall 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. Payment 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 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

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which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due and a "the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument."

polication of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted at a a plied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal described in 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 pyment 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 Borrower to the repayment of the Periodic Payment is populed to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is populed 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.

3. 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 rovide 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; (b) leasehold payments or ground rents on the Project, 'f any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance promitins, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in a cordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time diaring the form of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Jorrower, 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 (1618) Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower', out gation 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 of phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pur want to a waiver, and Borrower falls to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such an own Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the 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 Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree

Borrower Initials: 1111

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in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

"A" here is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the ercess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall be if y Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in a cordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escroy, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of an sums secured by this Security Instrument, Lender shall promptly refund to Borrower

any Funds held by Lender.

4. Charges; Liens. Borr wer shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Assessments, if any, and Community Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any in which has priority over this Security Instrument unless Borrower:
(a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating and lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which has often priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 16 da/s of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions security limits Section 4.

Lender may require Borrower to pay a one-time charge for a real estate ax ve. if cation and/or reporting service used by Lender in connection with this Loan.

5. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained 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 carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either. (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of the pa

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was 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 gave to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any

Borrower Initials	/ <u>/</u> 2			
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torm of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such puticy chall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss nav. e.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss it not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance procedus, 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 satirestoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to me pect such Property to ensure the work has been 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 veries of progress payments as the work is completed. Unless an agreement is made in writing or Applicable (aw requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest of earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid on the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically exible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with 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 nav file negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 tays to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and serie the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property in der 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 any refund 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, whicher or not then due.

- 6. Occupancy. Borrower shall occupy, establish, and use the Property at Lo rower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occup, the property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise igrees 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. Borrower shill not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Where, or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair of the 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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Borrower	Initialy:)				

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9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument. If (a) Purrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal pro eer pro that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such 2. a r roceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain prior of over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then I ender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and right, wader this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or chairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' fees to protect ic the lost in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, repl ce or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous cor anches, and have utilities turned on or off. Although Lender may 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 Lender incurs no liability for not taking a volval actions authorized under this Section 9.

Any amounts disbursed by Lender under it is Section 9 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.

If this Security Instrument is on a leasehold, Borrow'r shall comply with all the provisions of the lease. Borrower shall not surrender the leasehold estate and interests berein conveyed or terminate or cancel the ground lease. Borrower shall not, without the express written consent of Le. . , ulter or amend the ground lease. If Borrower acquires fee title to the Property, the leasehold and the fee title she'l p. t merge unless Lender agrees to the merger in writing.

10. Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall pay the premiums required to maintain the Mortgage Insurance in effect. If, for any reason, the Mortgage Insurance coverage required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to make separately designated payments toy and the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain coverage substantiany application to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender. If substantially quivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the parately designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use and re ain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not be required to pay Board any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Interest coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note.

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

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

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As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other catity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be har c'erized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the me. (gave insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

- (a) Any sy in agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any care terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.
- (b) Any such agreement will not affect the rights Borrower has if any with respect to the Mortgage Insurance under the Homeowner, respection 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 society and ellation or termination.
- 11. Assignment of Miscellaneous ireceus; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous *roce ds 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. Unlease agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Leader 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 Mircell' neous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with an 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 mediately value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater (aan 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 conceed by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the same 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, unless 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 or not 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

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as provided in Section 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights after 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 M. so. largeous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for 'a Section 2.

12. Borrower Vee 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 Forrower, 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 demandary made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising my 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 examples of any right or remedy.

13. Joint and Several Liability; Co-signers; Species and Assigns Bound. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"). (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property radiar 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 can agree to extend, modify, forbear or make any according after the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 18, any Successor in Interior of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The contracts and agreements of this Security Instrument shall bind (except as provided in Section 20) and benefit the successors and assigns of Lender.

14. Loan Charges. Lender may charge Borrower fees for services performed in correction with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted lin its, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

15. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's

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ad'iess stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any order required by this Security Instrument is also required under Applicable Law, the Applicable Law required and statisfy the corresponding requirement under this Security Instrument.

16. Covering Law; Severability; Rules of Construction. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicatly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition applicable Law of this Security Instrument or the Note consults with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which car see given effect without the conflicting provision.

As used in this Security Ins. rument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the femining gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives some ascretion without any obligation to take any action.

- 17. Borrower's Copy. Borrower shout the given one copy of the Note and of this Security Instrument.
- 18. Transfer of the Property or a Benef cial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require 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 accelenation. 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 the security sprior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument.

- 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 face period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judy ment inforcing 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 cay other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, or no limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpor. of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes 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 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. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under 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 one 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

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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 Logal reserviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Bor, we will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser.

Neither Berrover nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the metabe 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 Security Instrument, until such Borrower or Lende has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged each and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period vill be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure five 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 substances defined as toxic or hazardous substances, pollutants, or we stee 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 radi active 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 action, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or accesse 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 sent access 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).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsul 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, (b) any Environmental Condition, including our not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) 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

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ILLINOIS--Single Family--Fannie Mae/Freddie Mac UNIFORM INSTRUMENT - MERS

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in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security It streament without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but no' tim' ted to, reasonable attorneys' fees and costs of title evidence.

23. R Ra e. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Dor ower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but or y if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable 💆

24. Waiver of Hom stead. In accordance with Illinois law, the Borrower hereby releases and waives all rights

under and by virtue of the Marins homestead exemption laws.

25. Placement of Collateral Trutection Insurance. Unless Borrower provides Lender with evidence of the insurance coverage required by B prower's agreement with Lender, Lender may purchase insurance at Borrower's expense to protect Lender's interests in 501 rower's collateral. This insurance may, but need not, protect Borrower's interests. The coverage that Lender pur in may not pay any claim that Borrower makes or any claim that is made against Borrower in connection with the collection. Borrower may later cancel any insurance purchased by Lender, but only after providing Lender with evidence tlat 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 interest and any other charges Lender may impose in connection with the placement of the the costs o. 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 balance or obligation. The costs of the insurance may be more than the cost of insurance Borrower may be able to obtain on its own.

Borrower Initials

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