# \*RHSP:\$9.00 RPRF:\$1.00 FEES Applied \*

Report Mortgage (fr.vd 800-532-8785 STC01146-34734 DAMA

The property identified as:

PIN: 11-18-111-026-1014

Address:

Street:

1834 Ridge Avenue

Street line 2: Unit 114

City: Evanston

**ZIP Code: 60201** 

Lender. Draper and Kramer Mortgage Corp. dba 1st Advanta je Mortgage

**Borrower: Edmund White** 

Loan / Mortgage Amount: \$160,000.00

ST Closts This property is located within the program area and the transaction is exempt from the requirements of 765 ILCS 77/70 et seq. because the application was taken by an exempt entity.

> STEWART TITLE 800 E. DIEHL ROAD SUITE 180 NAPERVILLE, IL 60563

Certificate number: 83185F67-035C-44F5-87CC-B34E2B007320 Execution date: 6/26/2015

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When recorded, return to:
Draper and Kramer Mortgage Corp. dba 1st Advantage Mortgage
Attn: Final Document Department
701 Zaxt 22nd Street, Suite 125
Lombard, IL 60148

This instrum ent was prepared by:
Draper and Mamer Mortgage Corp. dba 1st Advantage Mortgage
701 East Mud Street, Suite 125
Lombard, IL 60 (43)
630-376-2100

Title Order No.: 132167363T

LOAN #: 251915054533

\_ [S race Ahove This Line For Recording Data].

**!4ORTGAGE** 

MIN 1001885-0000001225-3

MERS PHONE #: 1-888-679-6377

#### **DEFINITIONS**

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

(A) "Security Instrument" means this document, which is dated Jring 39, 2015, together with all

(A) "Security Instrument" means this document, which is dated "Jule 29, 2015, together will be a secure of this document.

(B) "Borrower" is EDMUND WHITE, MARRIED MAN.

Borrower is the mortgagor under this Security Instrument.

(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that ', acing solely as a nominee for Lender and Lender's successors and assigns. MERS is the mortgagee under this Security neuronate.

ILLINOIS - Single Family - Famile Mae/Freddle Mac UNIFORM INSTRUMENT Form 3014 1/01 Ellie Mae, Inc. Page 1 of 12 latitale

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LOAN #: 251915064533

MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(D) "Lender" is Draper and Kramer Mortgage Corp. dba 1st Advantage Nortgage.

Lend	ier is	a C	orp	oral	ion,
Dela	Ware	<b>.</b>			
126.	Lom	bard	. 1	L 60	148

organized and existing under the laws of Lender's address is 701 East 22nd Street, Suite

126, Lo <del>mbard</del> , IL 60148			
	y note signed by Borrower and dated June r ONE HUNDRED SIXTY THOUSAND AN		The Note
	ised to pay this debt in regular Periodic Pay		
hen July 1, 2045. F) "Property" means the prope	rty that is described below under the heading	og "Transfer of Rights in the	e Property.*
G' "Lo in" means the debt evide	inced by the Note, plus interest, any prepay		
	this Security Instrument, plus interest.	u Damuur The fallowing E	Sidaw and to be
executed by 8 grower [check box	this Security Instrument that are executed b	y conower. The tollowing r	(Micha Sie Mine
☐ Adin / tab' ≥ Rate Rider	El Condominium Rider	Second Home Ride	r
☐ Balloon F A'9)	☐ Planned Unit Development Rider	☑ Other(s) [specify]	,
☑ 1-4 Family Ri⁄a ☐ V.A. Rider	Biweekly Payment Rider	Fixed Interest Rate Ri	ider
and Airt (Add)			
administrative rules and order.	controlling applicable federal, state and k that have the effect of law) as well as all		
opinions. (1) "Community Apposition D	ues Feet , and Assessments" means all d	uee fees soussements on	d other charges
	r the Property by a condominium associa		
organization.			
	" means an / transfor of funds, other than a		
	initiated through an electronic terminal, tele		
	uthorize a financical institution to debit or creaters, automated teller machine transaction		
ransfers, and automated clearing		ile, deliciote illustros by i	deprote, me
	e items that are described in Festion 3.		
M) "Miscellaneous Proceeds"	means any compensation, or derivent, ew proceeds paid under the coverses described		
destruction of, the Property; (ii) o	ondemnation or other taking of all coars	art of the Property; (间) con	veyance in lieu
	sentations of, or omissions as to, the value as insurance protecting Lender against the		
	the regularly scheduled amount due for (i)		
ii) any amounts under Section 3			, and more proc
	state Settlement Procedures Act (12 U.S	i.C. §zfut et seq.) and its	implementing
regulation, Regulation X (12 C.F	R. Part 1024), as they might be amende	d from time to time, or an	y additional or
successor legislation or regulation	n that governs the same subject matter, As	used in this \$	ment, "RESPA"
	trictions that are imposed in regard to a "fe ally related mortgage loan" under RESPA.	derally related mortage is	an" even if the
	prrower" means any party that has taken tit	le to the Property, whether	or anot that party
	ons under the Note and/or this Security Inst		25-14
4 4 544 444 M		da delada	Caniff (
LLINOIS - Single Family - Farinie Mae/F Blie Mae. Inc.	reddie Mac WilPORM INSTRUMENT Form 3014 18 Page 2 of 12	n initials:	ILEDE DL 0315
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# **UNOFFICIAL COPY**

LOAN #: 251915054533

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, the following described property located in the County

(Type of Recording Jurisdiction) of Cook

[Name of Recording Jurisdiction]:

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

APN#: 11-18-111-026-1014 & 11-18-111-026-1061

which currently has the address of 1834 Ridge Ave Unit 114, Evanston,

[Street] [City]

Minois 602.1

("Property Address"):

[2] , 20 0

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or here? As 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 understands and agrees that MERS holds only legal the to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (an nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, I ictuding, but not limited to, the right to foreclose and self the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrow is lar fully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and use to Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the tille to the Property against all claims and demands, subject to any encumbrances of record.

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

UNIFORM COVENANTS. Borrower and Lender covenant and agrap is 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 St ction 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, up paid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made to or more of the following forms, as selected by Lender; (a) cash; (b) money order; (c) certified check, bank check, tracturer'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 Funda 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 me / return any

ILLINOIS - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT Form 3014 1/01 Ellie Mee, Inc. Page 3 of 12 Initials: S

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LOAN #: 251915054533

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

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

due under this Security Instrument, and then to reduce the principal balance of the Note.

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

Any and of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall

not extend upon drone the due date, or change the amount, of the Periodic Payments.

3. Funds for Secrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in 15%, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and asse and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or glound rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortuse e Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any the during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if an , be excrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly in to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow items. Lender may waive Borrower's objection to pay to Lender Funds for any or all Escrow items at any time. Any such waiver may only be in writing. In the ever, 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 paym int within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the plant overlant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section of and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount, 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, sech revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section C.

Lender may, at any time, collect and hold Funds in an amount (a) sufficien (to purmit Lander to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a localer can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable and reas

Escrow items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal age and institution whose deposits are so insured by a federal age and institution whose deposits are so insured or in any Federal Horse 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 Ecrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless

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LOAN #: 251915054533

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 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.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, 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 shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, 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 all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

4. Charges; Liens. Borrower 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 Association Dues, Fees, and 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 lien which has priority over this Security Instrument unless Borrower. (a) agracs it 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 concluded; or (c) secures from the holder of the lien an agreement of the lien in the lien to this Security Instrument. If Lender determines that any part of the Property is still ject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require F to ower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this town.

5. Property insurance. Refer established 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 fix ads, 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 per, in connection with this Loan, either: (a) a one-time charge for flood zone determination and certification services and subsequent charges each time remit prings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described elove, 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 night not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or risbility 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 by a amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security as rument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with sum 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 at subortgages and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form

ILLINOIS - Single Family - Fannie MacFreddle Mac UMFORM INSTRUMENT Form 3014 1/01 Elie Mee, Inc. Page 5 of 12 lollisle:

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of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the Insurance carrier and Lender, Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has 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 series of progress payments as the work is completed. Unless en agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums 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 may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to set a saim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either ovent, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to 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 unaer. See Note or this Security Instrument, whether or not then due.

6. Occupancy, Barriwer shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year offer the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld or unless extenuating circumstances exist which are beyond Borrower's control.

7. Preservation, Maintenan Le and Protection of the Property; Inspections. Borrower shall not destroy, damage or impair the Property, allow the Property 's det viorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property of a imaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with a mage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender har released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a senies 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, and ender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

8. Borrower's Loan Application. Sorrower shall be in default if, du inc 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 ricovid) Lender with material information) in connection with the Loan. Material representations include, but are not kimited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

9. Protection of Lender's interest in the Property and Rights Under this Security Instrument. If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and lights under

ILLINGIS - Single Family - Pannie Mac/Freddie Mac UNIFORM INSTRUMENT Form 3014 1/01 Elle Mae, Inc. Page 5 of 12

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LOAN #: 251915054533

this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing 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 its interest 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, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, 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 any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this 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, Borrower shall comply with all the provisions of the lease, Borrower shall not surrender the leasehold estate and interests herein conveyed or terminate or cancel the ground lease. Borrower shall not, without the express written consent of Lender, after or amend the ground lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

 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 concretely 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 toward the premiums for Mortgage Insurance, Borrower and pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previous, in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an attempting insurer selected by Lender. If substantially equivalent Mortgage Insurance coverage is not available. Fare wer shall continue to pay to Lender the amount of the separately designated payments that were due when the insurance or reingle ceased to be in effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mort jage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in 📶, and Lender shall not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer aquire loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender require 1770 ruled 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 ( 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 provi e a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any writter agr rement between Borrower and Lender providing for such termination or until termination is required by Applicable Law, stating in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note.

Mortgage Insurance reimburses Lender (or any er dty tt at 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 instrance 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 the source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage on manage premiums).

As a result of these agreements, Lender, any purchaser of the Note, wither in the property of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for shaling or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lendertakes a sortion of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reliculus".

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

(b) Any such agreements will not affect the rights Borrower has - if any - with respect to Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to

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RLINOIS - Single Family - Fannie Mee/Freddie Mac UNIFORM INSTRUMENT Form 3014 1/91 Ellie Mae. Inc. Page 7 of 12 Initials: En Y (1)

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LOAN #: 251915054533

receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.

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

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

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

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property imm. dit lefy before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and London therwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miccel anount of the sums secured immediately before the number of the sums secured immediately before the number of the Property immediately before the parties 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 recial taking, destruction, or loss in value, unless Borrower and Lander otherwise agree in writing, the Miscellaneous Property shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned to Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make a laws of 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 five sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that on as 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 procueding whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other materix impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a delight and, if acceleration has occurred, reinstate as provided in Section 19, by causing the action or proceeding to be districted with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lencer's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

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

12. Borrower Not Released; Forbearance By Lender Not a Waiver Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument amortization by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower, or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor of Pracest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by the Security Instrument by reason of any demand made by the original Borrower or any Successors of Interest of Borrower, Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, she and be a weiver of or preclude the exercise of any right or remedy.

ILLINOIS - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT Form 3014 1/01 Elle Mee, Inc. Page 8 of 12 ILELE A. 1315 08/25/2016 07:46 AN P.



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# **UNOFFICIAL COPY**

LOAN #: 251915054533

13. Joint and Several Liability; Co-signers; Successors 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 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 can agree to extend, modify, forbear or make any accommodations with regard to 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 Interest 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 covenants 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 connection 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.

("th) Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other man charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such from charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sum? If y collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to rake his refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reducing the reduction will be treated as a pertial 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 Forrawer will constitute a weiver 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 colore at a with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when estually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute rotice to all Borrower 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's change of address, the representation of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, the representation of Borrower's change of address through that specified procedure. There may be only one designated and the resulting the procedures under this Security Instrument and one time. Any notice to Lender shall be given by delivering it or by mailing the by first class mail to Lender's address stated herein unless bender has designated another address by notice to Forrow at Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender units artically received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Ar plicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

16. Governing Law; Severability; Rules of Construction. It's Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. At it's and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silents shall not be construed as a prohibition against agreement by contract. 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.

As used in this Security Instrument: (a) words of the mesculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plurel and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

17. Borrower's Copy. Borrower shall be given one copy of the Note and of this Security kills rument.

18. Transfer of the Property or a Beneficial Interest in Borrower, As used in this Section 1%, in terest in the Property' means any legal or beneficial interest in the Property, including, but not limited to, those it eneficial interests

ILLINOIS - Single Family - Pannie MaelFreddie Mec UNIFORM INSTRUMENT Form 3014 1/01 Elie Mae, Inc. Page 9 of 12 initials: LEDF XL 315

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# **UNOFFICIAL COPY**

LOAN #: 251915054533

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 acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower falls to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

19. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to Section 22 of this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) peys all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fee property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that I ender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sum: ser unail by this Security Instrument, shall continue unchanged unless as otherwise provided under Applicable Law. Lender hav require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by L', 'o r: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such chack 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; Chan le \* f \*Lan 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 (knowr 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 Service; Borrower will be given written notice of the change which will attact the name and address of the new Loan Service; the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser if the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be join, ed to enty judicial action (as either an individual litigant or the member of a class) that arises from the other party's action of product the other party has breached any provision of, or any duty owed by asson of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given monopliance with the requirements of Section 15) of such alleged breach 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 elz use before certain action can be taken, that time period will be deemed to be reasonable for purposes of this para, with The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective out in provisions of this Section 18 shall be deemed to satisfy the notice and opportunity to take corrective out in provisions of this Section

21. Hazardous Substances. As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Lew and the following trustances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile softenes, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal items and laws

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LOAN #: 251915054533

of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) 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, (b) any Environmental Condition, including but 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 re-nediation 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 important Cleanup.

NON-U. (FC RM COVENANTS, Borrower and Lender further covenant and agree as follows:

22. Acceler also is Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any cover also a greement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Lender provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a delse not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failing 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-elistence of a default or any other defense of Borrower to acceleration and foreclosure, if the default is not sumed on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by Aud size proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in the Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

23. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument, Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services endered and the charging of the fee is permitted under Applicable Law.

24. Waiver of Homestead, in accordance with Illinois law, the draw wer hereby releases and waives all rights under and by virtue of the Illinois homestead exemption laws.

25. Placement of Collateral Protection Insurance. Unless Borrower provides Lender with evidence of the insurance coverage required by Borrower's agreement with Lender, Conder may purchase insurance at Borrower's expense to protect Lender's interests in Borrower's collateral. This insurance may but need not, protect Borrower's interests. The coverage that Lender purchases may not pay any claim that Borrower makes or any claim that is made against Borrower in connection with the collateral. Borrower may later cancel any arcance purchased by Lender, but only after providing Lender with evidence that Borrower has obtained insurance as required by Borrower's and Lender's agreement. If Lender purchases insurance for the collateral, Borrower will be responsible for the costs of that insurance, including interest and any other charges Lender may impose in connection with the placer lent of the insurance, until the effective date of the cancellation or expiration of the insurance. The costs of the insurance may be more than the cost of insurance Borrower may be able to obtain on its own.

ILLINOIS - Single Family - Pannie Mae/Freddie Mac UNIFORM INSTRUMENT Form 3014 1/01 Elle Mae, Inc. Page 11 of 12 ILEUF J. 315



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LOAN #: 251915054533 BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it. EDMUND WHITE SIGNING SOLELY FOR THE PURPOSE OF WAIVING HOMESTEAD State of ILLINOIS **County of COOK** The foregoing instrument was acknowledged before me this by EDM and WHITE AND JAMIE WHITE (humb of person acknowledge). The Tree of the Jamiewh Leynakered to Edmung Taking Acknowledgement (FF CIAL SEAL (Title or Rank) GEBRA A MING Notary Public - (17.8 4 Minels My Commission Expires Sep 20, 2017 (Serial Number, if any) Lender: Draper and Kramer Mortgage Corp. db./ st Advantage Mortgage NMLS ID: 2561 -OUNT CLOTTS Loan Originator: Jerry Ortega NMLS ID: 213496

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### **SCHEDULE A**

### Exhibit A - Legal Description

UNIT 114 AND PARKING SPACE P23 IN GARDEN RIDGE LOFTS AND TOWNHOMES CONDOMINUM AS DELINEATED ON THE PLAT OF SURVEY OF CERTAIN PARCELS OF REAL ESTATE LOCATED IN THE WEST OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 22, 2000 IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER 00365644, TOGETHER WITH AN APPURTENANT UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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### UNOFFICIAL COPY

.OAN #: 251915054533 MIN: 1061885-0000001225-3

#### 1-4 FAMILY RIDER (Assignment of Rents)

THIS 1-4 FAMILY RIDER is made this 26th day of June, 2015 This 1-4 FAMILY RIDER is made this 28th oay of June, 2019 and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to Draper and Kramer Mortgage Corp. dba 1st Advantage Mortgage, a Corporation

(the "Lender")
of the same date and covering the Property described in the Security Instrument and Lica ed at: 1834 Ridge Ave Unit 114 Evanston, il. 60201

1-4 FAM'LY COVENANTS. In addition to the covenants and agreements made in

the Security insurament, Borrower and Lender further coverant and agree as follows:

A. ADDITICAL PROPERTY SUBJECT TO THE SECURITY INSTRUMENT.

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

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

to the Property.

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

Mac UNIFORM INSTRUMENT Page 1 of 3 MULTISTATE 1-4 FAMILY RIDER-Fannie Mae/Freddie N

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LOAN#: 251915054533

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

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

F. BORROWER'S OCCUPANCY. Unless Lender and Borrower otherwise agree in

r. BURROWER'S OCCUPANCY. Unless Lender and Borrower officewise agree in writing, Section 6 concerning Borrower's occupancy of the Property is deleted.

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

H. ASSIGNMENT OF RENTS; APPOINTMENT OF RECEIVER; LENDER IN POSSESSION. Borrower absolutely and unconditionally assigns and transfers to

H. ASSIGNMENT OF RENTS; APPOINTMENT OF RECEIVER; LENDER IN POSSESSION. Borrower absolutely and unconditionally assigns and transfers to der all the rents and revenues ("Rents") of the Property, regardless of to whom the Pents of the Property are payable. Borrower authorizes Lender or Lender's agents to collect the Rents, and agrees that each tenant of the Property shall pay the Rents of Lender or Lender's agents. However, Borrower shall receive the Rents until (i) Lender has given Borrower notice of default pursuant to Section 22 of the Security Instrument and (ii) Lender has given notice to the tenant(s) that the Rents are to be paid to Lender or ender's agent. This assignment of Rents constitutes an absolute assignment and or ender's agent. This assignment of Rents constitutes an absolute assignment and or ender's agent. This assignment of Lender only, to be applied to the sums secured by the Security Instrument; (ii) Lender shall be entitled to collect and receive all of the Rents of the Property; (iii) Borrower agrees that each tenant of the Property shall pay all Rents due and unpaid to Lender or Lender's agents upon Lender's written demand to Lender or Lender's agents upon Lender's written demand to Lender or Lender's agents upon Lender's written demand to Lender or Lender's agents of taking control of and managing the property and collecting the Rents, including, but not limited to, attorney's fees, receiver's fees, premiums on receiver's bords, repair and maintenance costs, insurance premiums, taxes, assessments and other repair and maintenance costs, insurance, premiums, taxes, assessments and other charges on the Property, and then to the sums secured by the Security Instrument; (v) Lender, Lender's agents or any judicially appointed receiver shall be fiable to account for only those Rents actually receiver, and (vi) Lender shall be entitled to have a receiver appointed to take possession of and manage the Property and collect the Rents and profits derived from the Property without any showing as to the

inadequacy of the Property as security.

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

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

MULTISTATE 1-4 FAMILY RIDER-Fannie MaelFreddie Mac UNIFORM INSTRUMENT Page 2 of 3

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Lender, or Lender's agents or a judicially appointed receiver, shall not be required to enter upon, take control of or maintain the Property before or after giving notice of default to Borrower. However, Lender, or Lender's agents or a judicially appointed receiver, may do so at any time when a default occurs. Any application of Rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of Rents of the Property shall terminate when all the sums secured by the Security Instrument are paid in full.

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

2. SIGNING BELOW, Borrower accepts and agrees to the terms and covenants on ained in this 1-4 Family Rider.

Page 3 of 3

Ellie Mae, inc.

OOT COUNTY MULTISTATE 1-4 FAMILY RIDER-Famile Manifreddie Mac UNIFORM INSTRUMENT

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# UNOFFICIAL COPY

LOAN #: 251915054533 MIN: 1001885-0000001225-3

#### **CONDOMINIUM RIDER**

THIS CONDOMINIUM RIDER is made this 28th day of June, 2015 and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to Draper and Kramer Mortgage Corp. dba 1st Advantage Mortgage, a Corporation

(the "Lender") or the same date and covering the Property described in the Security Instrument and I/CP ed at: 1834 Ridge Ave Unit 114, Evansion, IL 60201.

The Proper y includes a unit in, together with an undivided interest in the common elements of a condominium project known as: Garden Ridge

(the "Condominium Project"). If the owners association or other entity which acts for the Condominium Project (the "Owners Association") holds title to property for the benefit or use of its members or shareholders, the Propenty of includes Borrower's interest in the Owners Association and the uses, proceeds and be lefits of Borrower's interest.

CONDOMINIUM COVENANTS in addition to the covenants and agreements made in the Security Instrument, Bo rower and Lender further covenant and agree as

- A. Condominium Obligations. Borrowr r shall perform all of Borrower's obligations under the Condominium Project's Constituent Documents. The "Constituent Documents" are the: (i) Declaration or any other document which creates the Condominium Project; (ii) by-laws; (iii) code of regulations; and (iv) other equivariant documents. Borrower shall promptly pay, when due, all dues and assessments imported pursuant to the Constituent Documents.
- B. Property insurance. So long as the Owners Association mair ains, with a generally accepted insurance carrier, a "master" or "blanket" policy on the Condominium Project which is satisfactory to Lender and which provides insurance coverage in the amounts (including deductible levels), for the periods, and against loss by fire, hazards included within the term "extended coverage," and any other hazards, including, but not limited to,

MULTISTATE CONDOMINUM RIDER- Single Family-Pennie Mooffreddie Mae UNIFORM INSTRUMENT Initials:

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Ellie Mae, Inc.

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earthquakes and floods, from which Lender requires insurance, then: (i) Lender waives the provision in Section 3 for the Periodic Payment to Lender of the yearty premium installments for property insurance on the Property; and (ii) Borrower's obligation under Section 5 to maintain property insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

What Lender requires as a condition of this waiver can change during the term of the loan.

Borrower shall give Lender prompt notice of any lapse in required property insurance coverage provided by the master or blanket policy.

In the event of a distribution of property insurance proceeds in lieu of restoration or repair following a loss to the Property, whether to the unit or to common elements, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by the Security Instrument, whether or not then due, with the excess, if any, paid to Borrower,

- C. Public Liability Insurance. Borrower shall take such actions as may be reasonably to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.
- D. Concennation. The proceeds of any award or claim for damages, direct or consequential, peracte to Borrower in connection with any condemnation or other taking of all or any sold of the Property, whether of the unit or of the common elements, or for any conveyance in lice of condemnation, are hereby assigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security instrument as provided in Section 11.
- E. Lender's Prior Consent. Burrower shall not, except after notice to Lender and with Lender's prior written consent, wher partition or subdivide the Property or consent to: (i) the abandonment or termination of the Condominium Project, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain; (ii) any amendment to any provision of the Cong diu ant Documents if the provision is for the express benefit of Lender; (iii) termination of professional management and assumption of self-management of the Owners Association; (iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.
- F. Remedies, if Borrower does not pay condominium dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F 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 Notate's and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

MULTISTATE CONDOMNUM RIDER-Single Family-Fannie Mae/Freddie Hac UNIFORM INSTRUMENT initials ter a

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LOAN #: 251915054533 BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Condominium Rider.

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LOAN #: 251915054533

### **FIXED INTEREST RATE RIDER**

THIS Fixed Interest Rate Rider is made this 26th day of June, 2015 and is incorporated into and shall be deemed to amend and supplement the Mortgage (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to Draper and Kramer Mortgage Corp. dba 1st Advantage Mortgage, a Corporation

Fixed Interest Rate Rider COVENANT. In nairy sent, Borrower and Lender further covenant le'and and replaced by the following:		
( E ). "Note" means the promissory not The Was that Borrower owes Lender O		
	rest at the rate of 4.500 %.	Borrower has promised to pay
this debt in regular Pariodic Payments and to p  Y SIGNING BELOW. Parrower accepts and agre	•	•
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