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MORTGAGE

1986 THIS MORTGAGE ("Security Instrument") is given on 25TH OF APRIL
The mortgagor is TIMOTHY D. RAETZMAN, UNMARRIED AND KIMBERLEE A. KAULUM, UNMARRIED
("Borrower"). This Security Instrument is given to MANUFACTURERS HANOVER MORTGAGE CORPORATION
which is organized and existing under the laws of DELAWARE , and whose address is
27555 FARMINGTON ROAD/P.O. BOX 1800, FARMINGTON HILLS, MICHIGAN 48018 ("Lender").
Borrower owes Lender the principal sum of ***NINETY FIVE THOUSAND AND 00/100***

Dollars (U.S. \$ 95,000.00). This debt is evidenced by Borrower's note
dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not
paid earlier, due and payable on MAY 01ST 2016. This Security Instrument
secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and
modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this
Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and
the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property
located in COOK County, Illinois:

LOTS 10 AND 11 IN BLOCK 19 IN EDISON PARK IN SECTION 36, TOWNSHIP 41 NORTH, RANGE
12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX NUMBER 09-36-401-011 TP ALL

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which has the address of 6752 NORTH OXFORD
(Street) CHICAGO
(City)

Illinois 60631 ("Property Address");
(Zip Code)

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

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

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

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PRAHA
CZECHOSLOVAKIA
NOTE

SCHAUMBURG, ILLINOIS 60195

MANUFACTURERS HANOVER MURICAGE CORPORATION

PRINTED BY AND WHEN RECORDED, RETURN TO:

MECHANISATION EXPERTS 7/29/89

Given under my hand and official seal, this
25th. day of April 1986.

signed and delivered the said instrument as free and voluntary acts, for the uses and purposes herein

Person(s) known to me to be the same person(s) whose name(s) _____

I, A. Notary Public in and County and State,
The undersigned,
do hereby certify that Timothy D. Reetzman and Kimberly A. Kauflum

STATE OF ILLINOIS,

200

[Space Below This Line for Acknowledgments]

Borrower
(Seal)

(Seal) _____

KIMBERLEE A. KADULUM
1200 University Street
Seattle, Washington 98101
(Seal) *Kimberlee Kadulum*

MURRAY D. BORTNER
TIMOTHY D. KELTZMAN
Seal

BY SIGNING BELOW, BORROWER AGREES TO THE TERMS AND CONDITIONS CONTAINED IN THIS SECURITY INSTRUMENT AND IN ANY RIDE(S) EXECUTED BY HORSEPOWER AND RECORDED WITH IT.

Other(s) [Specify] _____

Adjustable Kicks Rider Condromium Rider
 Z-4 Rammy Rider Graduated Trainer Rider
 Planned Unit Development Rider

Instrumentation, the C/W bands and Specimens of this Security Instrument as if the reader(s) were a part of this Security System.

21. Receipt of 3 bonds and non-negotiable instruments, trees, and timber to the sum secured by all sums received by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any reorganization costs.

The property including those parts due. Any rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on

20. Leader in Possession. Upon acceleration under Paragraph 19 or abandonment of the Property and at any time prior to the expiration of any period of reademption following foreclosure, by agent (in person, by mail or by telephone) or by certified mail, the Person or Persons holding title to the Property shall make known to all tenants of

This Security Instrument, without further demand and may force the Lender to incur expenses incurred in pursuing the remedies provided in this instrument by judicial proceeding.

(d) that failure to cure the defect within 30 days from the date the notice is given to Borrower, by which time the Borrower has received the notice, will result in the automatic termination of the Note.

breach of any applicable law provides otherwise). The notice shall specify: (a) the default; (b) the section required to cure the breach; (c) the specific remedy; (d) the date prior to which the breach must be cured; and (e) the consequences of non-compliance.

NON-UNIFORM COVENANTS, BOTTOWER AND LENDER; further covenant and agree as follows:

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

1. **Payment of Principal and Interest; Prepayment and Late Charges.** Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

2. **Funds for Taxes and Insurance.** Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to one-twelfth of: (a) yearly taxes and assessments which may attain priority over this Security Instrument; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard insurance premiums; and (d) yearly mortgage insurance premiums, if any. These items are called "escrow items." Lender may estimate the Funds due on the basis of current data and reasonable estimates of future escrow items.

The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay the escrow items. Lender may not charge for holding and applying the Funds, analyzing the account or verifying the escrow items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing that interest shall be paid on the Funds. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Security Instrument.

If the amount of the Funds held by Lender, together with the future monthly payments of Funds payable prior to the due dates of the escrow items, shall exceed the amount required to pay the escrow items when due, the excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly payments of Funds. If the amount of the Funds held by Lender is not sufficient to pay the escrow items when due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as required by Lender.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 19 the Property is sold or acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Security Instrument.

3. **Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to late charges due under the Note; second, to prepayment charges due under the Note; third, to amounts payable under paragraph 2; fourth, to interest due; and last, to principal due.

4. **Charges; Liens.** Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien 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; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien or forfeiture of any part of the Property; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

5. **Hazard 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 for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. 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, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. 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 any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 19 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

6. **Preservation and Maintenance of Property; Leaseholds.** Borrower shall not destroy, damage or substantially change the Property, allow the Property to deteriorate or commit waste. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and fee title shall not merge unless Lender agrees to the merger in writing.

7. **Protection of Lender's Rights in the Property; Mortgage Insurance.** If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

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18. Borrower's Right to Remit. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument dictated by the court in any proceeding to determine the amount of the debt and the time of payment.

19. Borrower's Right to Remit. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument before sale of the Property pursuant to any power of sale contained in this applicable law specifically for remitting.

20. Security Instrument. This Security Instrument is intended to give the Note holder the right to have enforcement of this Security Instrument before sale of the Property prior to the earlier of: (a) 5 days (or such other period as agreed to in writing) after the date of recordation of the Deed of Trust; or (b) entry of a judgment enforec-

If Lemender exercises this option, Lemender shall give Borrower written notice of acceleration. The notice shall provide a period of less than 30 days from the date of the notice for Lemender to pay all sums secured by this Security Instrument without further notice or demand on Borrower.

Interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person or entity, Lender's right to receive payment from Borrower is sold or transferred) without Lender's consent; however, this option shall not be exercisable by Lender if exercise is prohibited by law as of the date of this Security Instrument.

16. **Borrower's Copy.** Borrower shall be given one conforming copy of this Note and of this Security Instrument.

Notices which can be given without the consent of the customer, to this end the provisions of this Security Instrument and the Notice of termination of this Security Instrument and the instrument of this Security Instrument and the instrument of this Security

In this Security Instrument shall be deemed to have been given to Borrower at the time given as provided for in this Security Instrument shall be recorded by Borrower at the time given as provided for in this Security Instrument.

16. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by mailing it by first class mail unless otherwise agreed to in this Security Instrument or by telephone to Lender's address set forth in the signature block above. Any notice given by telephone shall be deemed given when received by Lender.

may require immediate payment in full if all sums secured by this Security Instrument are not paid when due; and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall take the steps specified in the second paragraph of paragraph 17.

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 charges under the Note.

12. **Loan Secured by this Security Instrument**. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the interest or other loan charges collected or to be collected in excess of the permitted limits, then (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limits; and (b) any sums already collected from Borrower which exceed the amount permitted to be charged under the law will be refunded to Borrower. Lender may do so to make this refund effective as soon as practicable after notice to Borrower.

The sums secured by this Security Instrument, and (c) agrees that Lender and any other Borrower may agree to extend, modify, recommit, or make any accommodations, with regard to the terms of this Security Instrument or the Note without notice or consent.

11. Successors and Assets; Joint and Several Liability; Co-Debtors. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrowers' covenants and benefits shall extend to the joint and several liability of co-debtors, joint and several liability of co-borrowers, and the liability of co-signers of this Security Instrument but does not extend to the liability of persons who co-sign this Security Instrument only to mortgagee. Any Borrower who co-signs this Security Instrument in the terms of this Security Instrument, (d) is not personally obligated to pay the debts of Borrowers, in the event of default by Borrowers, and (e) is not personally liable to pay the debts of Borrowers in the event of bankruptcy of Borrowers.

payment of amortization of the sums received by this Security Instrument by reason of any demand made payable or otherwise in full by amortization of the original principal of the notes held by the trustee for the benefit of the beneficiaries.

to the sums secured by this instrument or to collect and apply the proceeds, either in whole or in part, to respiration or repayment of debts and obligations due under this option, whether or not then due.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by the Security Instruments, whether or not in due course of payment, with any excess paid to Borrower. In the event of a partial taking of the Property, the proceeds shall be applied to the sums held by the Security Instruments, whether or not in due course of payment, with any balance held by the Security Instruments and any balance held by the Security Instruments before the taking of the Property.

shall give Borrower notice at the time of or prior to an audit, inspection, specific cause for the inspection, shall give Borrower notice at the time of or prior to an audit, inspection, specific cause for the inspection, shall give Borrower notice at the time of or prior to an audit, inspection, specific cause for the inspection, shall give Borrower notice at the time of or prior to an audit, inspection, specific cause for the inspection.

If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premium required to maintain the insurance in effect until such time as the requirement ceases.