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MORTGAGE 667761

THIS MORTGAGE ("Security Instrument") is given on JUNE 3 1986. The mortgagor is JEFFERY M. DEMENT AND COLLEEN M. DEMENT, HUSBAND AND WIFE ("Borrower"). This Security Instrument is given to CAMERON-BROWN COMPANY d/b/a CAMERON-BROWN MORTGAGE COMPANY, which is organized and existing under the laws of North Carolina, and whose address is 4300 Six Forks Road, P.O. Box 18109, Raleigh, North Carolina 27619. Borrower owes Lender the principal sum of NINETY THREE THOUSAND FIVE HUNDRED AND NO/100 Dollars (U.S. \$ 93,500.00). 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 JULY 1, 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:

LOT 14 IN BLOCK 3 IN WINSTON KNOLLS UNIT NUMBER 2, BEING A SUBDIVISION OF PARTS OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, APRIL 14, 1969 AS DOCUMENT NUMBER 20809713 IN COOK COUNTY, ILLINOIS.

02-19-419-014

which has the address of 1005 NORTH FIRESTONE DRIVE, HOFFMAN ESTATES, (Street) (City)
Illinois 60195. ("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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RECORD AND RETURN TO:
1540 E. JONDREE ROAD - SUITE 310
PALATINE, ILLINOIS 60067 *

1540 E. BOUNDARY ROAD - SUITE 310
PALATINE, ILLINOIS 60067

PALATINE, IL 60067

MARY T. KEANE

PALATINE, IL 60067

MARY T. KEANE

My Commission expires: 3-3-189

Given under my hand and official seal, this . . . day of . . .
set forth.

set forth.

I, JEFFERSON M. DENNETT, a Notary Public in and for said County and State,
do hereby certify that JEFFERSON M. DENNETT, AND COLLIER M. DENNETT,
husband and wife personally known to me to be the same person(s) whose name(s) are
subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they
signed and delivered the said instrument as THEIR free and voluntary act, for the uses and purposes herein

STATE OF ILLINOIS..... County ss:

STATE OF ILLINOIS. County ss:

(Space Below This Line for Acknowledgment)

COLLEEN M. DEMENT/HIS WIFE
BORN: [REDACTED] SCAI: [REDACTED]

GERTHERY M. DEMENT
—BORROWER
(Seal)

BY SIGNING BELOW, Borrower accepts and agrees to the terms and conditions contained in this Agreement.
Instrument and in any order(s) excepted by Borrower and recorded with it.

Graduate Program Rider Planned Unit Development Rider Other

Instrumental The components and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Checkmark applicable box(es)]

22. Whether or if homesteaded, Borrower waives all right of homesteaded exemption in the Property.

21. Releasee, Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recording costs.

the Property including those upon, take possession of and manage the Property and to collect the rents of up-
permost tenement received shall be entitled to enter upon, collect rents and to collect the rents of the Property
including those past due. Any rents collected by Lender or the receiver shall be applied first to payment
of costs of management of the Property, including collection of rents, including, but not limited to, receiver's fees,

but not limited to, reasonable attorney's fees and costs of title evidence.

before the date specified in the note, Lender at his 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 judicial proceeding.

and (c) that there is no other agreement or understanding between the parties which would give rise to a claim for specific performance in respect of the shares in the Company.

notices applicable law provides otherwise). The notice shall specify: (a) the date the action was filed in our secondary jurisdiction (but not prior to commencement under paragraph 13 and 14); (b) the date the notice was filed in our primary jurisdiction; and (c) the date the notice is given to Borrower, by which the default must be cured.

THE AGRICULTURAL COOPERATIVE SYSTEM IS THE LEADERSHIP OF THE PEOPLE IN THE FIGHT AGAINST MONOPOLY AND CAPITALISM.

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UNIFORM COVENANTS. Borrower and Lender agree to 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 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 a 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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If Leander may invoke any provision of this instrument, Leander shall provide a period of no less than 30 days from the date of notice to pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Leander may invoke any of his rights or options set forth in this instrument.

16. Borrower's Copy. Borrower shall be given one conforming copy of this Note and of this Security Instrument.
17. Transfer of the Property or a Right thereto in Bankruptcy. If all or any part of the Property or any part of the Security Instrument is transferred to another person, the transferor shall remain liable for the payment of the same.

15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the state or territory in which the Property is located. In the event that any provision of this Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which are given effect without the conflicting provision. To the extent that any provision of this Note conflicts with the provisions of this Note, the provisions of this Note shall control.

mailing it by first class mail unless Borrower provides notice in writing to Security Agent at least thirty (30) days prior to the date of maturity or before the maturity date if earlier, and in either case, provides notice to Lender at the same time as provided to Security Agent.

13. **REGISTRATION OF TECHNICIAN LEADERS' RIGHS.** II Enactment of exercise of rights by technicians under this section shall take the steps specified in the second paragraph of paragraph 17.

12. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is duly interpreted so that the interests or other loans charged collected or to be collected in connection with the loan exceed the permitted limit, then (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit, and (b) any sums already collected from the borrower which exceeded permitted limits will be refunded to the borrower. Under this provision, the reduction by the principal owed under the Note or by making a direct payment to the lender, if a refund reduces the principal owed, the reduction will be treated as a partial prepayment without any charge under the Note.

10. Borrower shall not extend or otherwise agree in writing, any application of proceeds to principal shall not exceed one-half of the date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments if modification of note releases; forborneance by Lender Note is payable. Extension of note for payment of sums secured by this security instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of Borrower or otherwise to collect on the note or to exercise any power or right of Lender under this instrument or any other instrument or agreement between Lender and Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower fails to respond to Lender within 30 days after the date the condominium offers to make an application to settle a claim for damages, Borrower, or either of the security instruments, whether or not then due, to the sums secured by this Security Instrument, whichever of the Property or the sums due.

In the event of a total taking of the property, the proceeds shall be applied to the sums secured by this Security instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the property, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security instrument shall be applied to the taking, divided by (b) the fair market value of the property immediately before the taking. Any balance shall be paid to Borrower.

9. **Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the property, or for convenience in lieu of condemnation, are hereby assigned and shall be paid to Lender.

insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

If Lender requires 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 real estate instrument for the