

THIS INSTRUMENT WAS PREPARED BY:

LOU HANTLA M.P.S.

COLDWELL BANKER RESIDENTIAL  
MORTGAGE SERVICES, INC.  
1211 W. 22nd STREET SUITE 727  
OAK BROOK, ILLINOIS 60521

# UNOFFICIAL COPY

## MORTGAGE

06C-006061-20

5036406 734

This form is used in connection with mortgages insured under the one to four-family provisions of the National Housing Act

THIS INDENTURE, Made this 29th 87325345 of MAY, 19 87 between

NEIL RAPADUSKI AND PATRICIA A. RAPADUSKI, HIS WIFE, Mortgagor, and

a corporation organized and existing under the laws of THE STATE OF CALIFORNIA Mortgagee.

WITNESSETH: That whereas the Mortgagor is justly indebted to the Mortgagee, as is evidenced by a certain promissory note bearing even date herewith, in the principal sum of THIRTY FOUR THOUSAND AND NO/100THS -----Dollars (\$ 34,000.00 )

payable with interest at the rate of NINE AND ONE-HALF per centum ( 9.50 %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in IRVINE CALIFORNIA or at such other place as the holder may designate in writing, and delivered; the said principal and interest being payable in monthly installments of TWO HUNDRED EIGHTY FIVE AND 90/100THS -----Dollars (\$ 285.90 ) on the first day of JULY, 1987, and a like sum on the first day of each and every month thereafter until the note is fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of JUNE 2017

NOW, THEREFORE, the said Mortgagor, for the better securing of the payment of the said principal sum of money and interest and the performance of the covenants and agreements herein contained, does by these presents MORTGAGE and WARRANT unto the Mortgagee, its successors or assigns, the following described Real Estate situate, lying, and being in the county of COOK and the State of Illinois, to wit:

UNIT NUMBER 2306-12 IN COACH LIGHT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT "A" AND PART OF LOT 2 IN ALGONQUIN PARK, UNIT NUMBER 2, BEING A SUBDIVISION IN THE WEST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25385416 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO: 08-08-106-024-1048

PROPERTY ADDRESS: 2306 ALGONQUIN # 12, ROLLING MEADOWS, IL 60008

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, and the rents, issues, and profits thereof, and all apparatus and fixtures of every kind for the purpose of supplying or distributing heat, light, water, or power, and all plumbing and other fixtures in, or that may be placed in, any building now or hereafter standing on said land, and also all the estate, right, title, and interest of the said Mortgagor in and to said premises.

TO HAVE AND TO HOLD the above-described premises, with the appurtenances and fixtures, unto the said Mortgagee, its successors and assigns, forever, for the purposes and uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the said Mortgagor does hereby expressly release and waive.

AND SAID MORTGAGOR covenants and agrees:

To keep said premises in good repair, and not to do, or permit to be done, upon said premises, anything that may impair the value thereof, or of the security intended to be effected by virtue of this instrument; not to suffer any lien of mechanics men or material men to attach to said premises; to pay to the Mortgagee, as hereinafter provided, until said note is fully paid, (1) a sum sufficient to pay all taxes and assessments on said premises, or any tax or assessment that may be levied by authority of the State of Illinois, or of the county, town, village, or city in which the said land is situate, upon the Mortgagor on account of the ownership thereof; (2) a sum sufficient to keep all buildings that may at any time be on said premises, during the continuance of said indebtedness, insured for the benefit of the Mortgagee in such forms of insurance, and in such amounts, as may be required by the Mortgagee.

In case of the refusal or neglect of the Mortgagor to make such payments, or to satisfy any prior lien or incumbrance other than that for taxes or assessments on said premises, or to keep said premises in good repair, the Mortgagee may pay such taxes, assessments, and insurance premiums, when due, and may make such repairs to the property herein mortgaged as in its discretion it may deem necessary for the proper preservation thereof, and any moneys so paid or expended shall become so much additional indebtedness, secured by this mortgage, to be paid out of proceeds of the sale of the mortgaged premises, if not otherwise paid by the Mortgagor.

It is expressly provided, however (all other provisions of this mortgage to the contrary notwithstanding), that the Mortgagee shall not be required nor shall it have the right to pay, discharge, or remove any tax, assessment, or tax lien upon or against the premises described herein or any part thereof or the improvements situated thereon, so long as the Mortgagor shall, in good faith, contest the same or the validity thereof by appropriate legal proceedings brought in a court of competent jurisdiction, which shall operate to prevent the collection of the tax, assessment, or lien so contested and the sale or forfeiture of the said premises or any part thereof to satisfy the same.

RM Coldwell Banker Title Services. C116273C

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IN THE EVENT of default in making any monthly payment provided for herein and in the note secured here-  
for a period of thirty (30) days after the date thereof, or in case of a breach of any other covenant or  
agreement herein stipulated, then the whole of said principal sum remaining unpaid together with accrued in-  
terest thereon, shall, at the election of the Mortgagee, without notice, become immediately due and payable.

THE MORTGAGOR FURTHER AGREES that should this mortgage and the note secured hereby not be eli-  
gible for insurance under the National Housing Act within 30 DAYS from the date hereof (written state-  
ment of any officer of the Department of Housing and Urban Development or authorized agent of the Secretary of  
Housing and Urban Development dated subsequent to the 30 DAYS time from the date of this  
mortgage, declining to insure said note and this mortgage, being deemed conclusive proof of such ineligibility),  
the Mortgagee or the holder of the note may, at its option, declare all sums secured hereby immediately due and  
payable.

THAT if the premises, or any part thereof, be condemned under any power of eminent domain, or acquired for  
a public use, the damages, proceeds, and the consideration for such acquisition, to the extent of the full amount  
of indebtedness upon this Mortgage, and the Note secured hereby remaining unpaid, are hereby assigned by the Mort-  
gagor to the Mortgagee and shall be paid forthwith to the Mortgagee to be applied by it on account of the indebted-  
ness secured hereby, whether due or not.

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a public use, the damages, proceeds, and the consideration for such acquisition, to the extent of the full amount  
of indebtedness upon this Mortgage, and the Note secured hereby remaining unpaid, are hereby assigned by the Mort-  
gagor to the Mortgagee and shall be paid forthwith to the Mortgagee to be applied by it on account of the indebted-  
ness secured hereby, whether due or not.

THAT HE WILL KEEP the improvements now existing or hereafter erected on the mortgaged property, in-  
sured as may be required from time to time by the Mortgagee against loss by fire and other hazards, casualties  
and contingencies in such amounts and for such periods as may be required by the Mortgagee and will pay prompt-  
ly, when due, any premiums on such insurance provision for payment of which has not been made hereinafore.

AND AS ADDITIONAL SECURITY for the payment of the indebtedness aforesaid the Mortgagee does hereby  
assign to the Mortgagee all the rents, issues, and profits now due or which may hereafter become due for the use  
of the premises hereinabove described.

THAT HE WILL KEEP the improvements now existing or hereafter erected on the mortgaged property, in-  
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ly, when due, any premiums on such insurance provision for payment of which has not been made hereinafore.

~~THE MORTGAGOR FURTHER AGREES that should this mortgage and the note secured hereby not be eli-  
gible for insurance under the National Housing Act within 30 DAYS from the date hereof (written state-  
ment of any officer of the Department of Housing and Urban Development or authorized agent of the Secretary of  
Housing and Urban Development dated subsequent to the 30 DAYS time from the date of this  
mortgage, declining to insure said note and this mortgage, being deemed conclusive proof of such ineligibility),  
the Mortgagee or the holder of the note may, at its option, declare all sums secured hereby immediately due and  
payable.~~

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AND IN THE EVENT That the whole of said debt is declared to be due, the Mortgagee shall have the right immediately to foreclose this mortgage, and upon the filing of any bill for that purpose, the court in which such bill is filed may at any time thereafter, either before or after sale, and without notice to the said Mortgagor, or any party claiming under said Mortgagor, and without regard to the solvency or insolvency at the time of such applications for appointment of a receiver, or for an order to place Mortgagee in possession of the premises of the person or persons liable for the payment of the indebtedness secured hereby, and without regard to the value of said premises or whether the same shall then be occupied by the owner of the equity of redemption, as a homestead, enter an order placing the Mortgagee in possession of the premises, or appoint a receiver for the benefit of the Mortgagee with power to collect the rents, issues, and profits of the said premises during the pendency of such foreclosure suit and, in case of sale and a deficiency, during the full statutory period of redemption, and such rents, issues, and profits when collected may be applied toward the payment of the indebtedness, costs, taxes, insurance, and other items necessary for the protection and preservation of the property.

Whenever the said Mortgagee shall be placed in possession of the above described premises under an order of a court in which an action is pending to foreclose this mortgage or a subsequent mortgage, the said Mortgagee, in its discretion, may: keep the said premises in good repair; pay such current or back taxes and assessments as may be due on the said premises; pay for and maintain such insurance in such amounts as shall have been required by the Mortgagee; lease the said premises to the Mortgagor or others upon such terms and conditions, either within or beyond any period of redemption, as are approved by the court; collect and receive the rents, issues, and profits for the use of the premises hereinabove described; and employ other persons and expend itself such amounts as are reasonably necessary to carry out the provisions of this paragraph.

AND IN CASE OF FORECLOSURE of this mortgage by said Mortgagee in any court of law or equity, a reasonable sum shall be allowed for the solicitor's fees, and stenographers' fees of the complainant in such proceeding, and also for all outlays for documentary evidence and the cost of a complete abstract of title for the purpose of such foreclosure; and in case of any other suit, or legal proceeding, wherein the Mortgagee shall be made a party thereto by reason of this mortgage, its costs and expenses, and the reasonable fees and charges of the attorneys or solicitors of the Mortgagee, so made parties, for services in such suit or proceedings, shall be a further lien and charge upon the said premises under this mortgage, and all such expenses shall become so much additional indebtedness secured hereby and be allowed in any decree foreclosing this mortgage.

AND THERE SHALL BE INCLUDED in any decree foreclosing this mortgage and be paid out of the proceeds of any sale made in pursuance of any such decree: (1) All the costs of such suit or suits, advertising, sale, and conveyance, including attorneys', solicitors', and stenographers' fees, outlays for documentary evidence and cost of said abstract and examination of title; (2) all the moneys advanced by the Mortgagee, if any, for the purpose authorized in the mortgage with interest on such advances at the rate set forth in the note secured hereby, from the time such advances are made; (3) all the accrued interest remaining unpaid on the indebtedness hereby secured; (4) all the said principal money remaining unpaid. The overplus of the proceeds of sale, if any, shall then be paid to the Mortgagor.

If Mortgagor shall pay said note at the time and in the manner aforesaid and shall abide by, comply with, and duly perform all the covenants and agreements herein, then this conveyance shall be null and void and Mortgagee will, within thirty (30) days after written demand therefor by Mortgagor, execute a release or satisfaction of this mortgage, and Mortgagor hereby waives the benefits of all statutes or laws which require the earlier execution or delivery of such release or satisfaction by Mortgagee.

IT IS EXPRESSLY AGREED that no extension of the time for payment of the debt hereby secured given by the Mortgagee to any successor in interest of the Mortgagor shall operate to release, in any manner, the original liability of the Mortgagor.

THE COVENANTS HEREIN CONTAINED shall bind, and the benefits and advantages shall inure, to the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Wherever used, the singular number shall include the plural, the plural the singular, and the masculine gender shall include the feminine.

WITNESS the hand and seal of the Mortgagor, the day and year first written.

Neil Rapaduski [SEAL] Patricia A. Rapaduski [SEAL]  
NEIL RAPADUSKI PATRICIA A. RAPADUSKI  
[SEAL] [SEAL]

87325345

STATE OF ILLINOIS

COUNTY OF COOK

ss:

I, THE UNDERSIGNED, a notary public, in and for the county and State aforesaid, Do Hereby Certify That NEIL RAPADUSKI, his wife, personally known to me to be the same person whose name S ARE subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that THEY signed, sealed, and delivered the said instrument as THEIR free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal this 29th day MAY, A. D. 1987

Jacqueline M. Arundel  
Notary Public

DOC. NO. Filed for Record in the Recorder's Office of \_\_\_\_\_  
County, Illinois, on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ m., and duly recorded in Book \_\_\_\_\_ of \_\_\_\_\_ Page \_\_\_\_\_

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Property of Cook County Clerk's Office

87325345

87325345

[Faint, mostly illegible text from a document, possibly a contract or legal notice, covering the majority of the page.]

ILLINOIS

FHA MORTGAGE RIDER

The Rider dated the 29th day of May, 19 87, amends the Mortgage of even date by and between NEIL RAPADUSKI AND PATRICIA A. RAPADUSKI, HIS WIFE, the Mortgagor, and Coldwell Banker Residential Mortgage Services, Inc. the Mortgagee, as follows:

1. In the first unnumbered paragraph, page 2, the sentence which reads as follows is deleted:

"That privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment."

2. In the first unnumbered paragraph, page 2, is amended by the addition of the following:

"Privilege is reserved to pay the debt, in whole or in part, on any installment due date."

IN WITNESS WHEREOF, NEIL RAPADUSKI AND PATRICIA A. RAPADUSKI, HIS WIFE has/have set his/her/their hand(s) and seal the day and year first aforesaid.

Neil Rapaduski (SEAL)  
NEIL RAPADUSKI

Patricia A. Rapaduski (SEAL)  
PATRICIA A. RAPADUSKI

Em Coldwell Banker Title Services. C116273C

87325345

State of Illinois, . . . . . COOK . . . . . county ss:

I, . . . THE UNDERSIGNED . . . . ., a Notary Public in and for said county and state, do hereby certify that . NEIL RAPADUSKI AND PATRICIA A. RAPADUSKI . . . . ., 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 . The Y. signed and delivered the said instrument as . THEIR . . . . . free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this . . 29th DAY OF MAY . . ., 19 .87 . . .

My Commission expires: Feb. 18, 1990

Jaqueline M. Sviendrak . . . . .  
Notary Public

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Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE

11/11/11



UNOFFICIAL COPY  
CONDOMINIUM RIDER

06C-006061-20  
5196 5836406 734

THIS CONDOMINIUM RIDER is made this 29th day of MAY, 1987, 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 COLDWELL BANKER, RESIDENTIAL MORTGAGE SERVICES, INC., A CALIFORNIA CORPORATION (Lender) of the same date and covering the Property described in the Security Instrument and located at: 2306 ALGONQUIN # 12, ROLLING MEADOWS, IL 60008 (Property Address)

The Property includes a unit in, together with an undivided interest in the common elements of, a condominium project known as: COACH LIGHT CONDOMINIUM (Name of Condominium Project)

(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 Property also includes Borrower's interest in the Owners Association and the uses, proceeds and benefits of Borrower's interest.

CONDOMINIUM COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. Condominium Obligations. Borrower 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 equivalent documents. Borrower shall promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

B. Hazard Insurance. So long as the Owners Association maintains, 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, for the periods, and against the hazards Lender requires, including fire and hazards included within the term "extended coverage," then:

(i) Lender waives the provision in Uniform Covenant 2 for the monthly payment to Lender of one-twelfth of the yearly premium installments for hazard insurance on the Property; and

(ii) Borrower's obligation under Uniform Covenant 5 to maintain hazard insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

Borrower shall give Lender prompt notice of any lapse in required hazard insurance coverage.

In the event of a distribution of hazard 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, with any excess paid to Borrower.

C. Public Liability Insurance. Borrower shall take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property, whether of the unit or of the common elements, or for any conveyance in lieu 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 Uniform Covenant 9.

E. Lender's Prior Consent. Borrower shall not, except after notice to Lender and with Lender's prior written consent, either 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 Constituent 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;

or (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 Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this Condominium Rider.

*Neil Rapaduski* (Seal)  
NEIL RAPADUSKI Borrower

*Patricia A. Rapaduski* (Seal)  
PATRICIA A. RAPADUSKI Borrower

RM Coldwell Banker Title Services. C1162730

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2025 RELEASE UNDER E.O. 14176

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE

43882827

*[Handwritten Signature]*

COOK COUNTY CLERK'S OFFICE  
JANUARY 16, 2025



RIDER TO THE SECURITY INSTRUMENT  
(FHA Due-On-Sale)

This RIDER is made this 29th day of MAY, 19 87  
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  
COLDWELL BANKER RESIDENTIAL MORTGAGE SERVICES, INC.  
(the Lender) of the same date and covering the Property  
described in the Security Instrument and located at:

2306 W. ALCONQUIN # 12, ROLLING MEADOWS, IL 60008  
(Property Address)

The Lender, with the prior approval of the Federal Housing  
Commissioner, or his designee, shall declare all sums  
secured by this Security Instrument to be due and payable if  
all or a part of the property is sold or otherwise  
transferred (other than by devise, descent or operation of  
law) by the Borrower, pursuant to a contract of sale  
executed not later than (24) twenty four months after the  
date of execution of this Security Instrument or not later  
than (24) twenty four months after the date of a prior  
transfer of the property subject to this Security  
Instrument, to a purchaser whose credit has not been  
approved in accordance with the requirements of the  
Commissioner.

BY SIGNING BELOW, Borrower accepts and agrees to the terms  
and provisions contained in this RIDER.

Neil Rapaduski  
BORROWER NEIL RAPADUSKI

Patricia A. Rapaduski  
BORROWER PATRICIA A. RAPADUSKI

\_\_\_\_\_  
BORROWER

\_\_\_\_\_  
BORROWER

DEPT-01 RECORDING \$16.00  
MAY 15 2015 06/15/07 13:45:00  
87-325345  
COOK COUNTY RECORDER

87325345

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C116273C

RM Coldwell Banker Title Services

RM

16.00

