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ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to CHASE HOME MORTGAGE CORP. all the rights, title and interest of undersigned in and to certain Note dated September 21, 1989 executed by Ann E. Frischkorn, a spinster

to PREMIER HOME FINANCING, INC., its successors and/or assigns, a corporation organized under the laws of the State of Illinois, whose principal place of business is 1010 Jorie Blvd., Oak Brook, IL. 60521 hereinafter referred to as Assignor, in face amount of \$ 122350.00 secured by a Mortgage dated September 21, 1989 and recorded in Cook County on October 16, 1989 as Document No. 89487970 securing the following real estate, to wit:

Parcel 1: Unit No. 2116 in Balmoral Court Townhome Condominium as delineated on a survey of the following described real estate:

That part of the West 3/4 of the North East 1/4 of the North West 1/4 of Section 7, Township 40 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 as Document No. 89118518, and as amended from time to time, together with its undivided percentage in the common elements.

Parcel 2:

The right to the use of parking space 2116, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as/ COMMONLY KNOWN AS: 2116 W. Balmoral, Chicago, IL. 60625 /Document 89118518. 14-07-102-001

IN WITNESS WHEREOF, said Assignor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Assistant Secretary, this 21st day of September, 1989.

12.00

Lawrence J. Budnik, President
AUSRA CIBAS, Asst. Secretary

STATE OF ILLINOIS)
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Lawrence Budnik, personally known to me to be the President of PREMIER HOME FINANCING, INC., and Ausra Cibas, personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors as said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 21st day of September, 1989.

Commission expires: May 19, 1993

Notary Public

This document prepared by: Susan McGowan Premier Home Financing Inc. 1010 Jorie Blvd. #303 Oak Brook, IL. 60521

OFFICIAL SEAL SUSAN MCGOWAN Notary Public in and for the State of Illinois My Commission Expires 5-19-93

Box 333

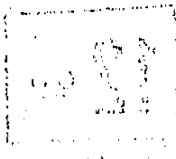
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COOK COUNTY, ILLINOIS
FILED FOR RECORD

1993 OCT 16 AM 11: 11

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Box 333

(Space Above This Line For Recording Date)

This instrument was prepared by:

W.E. NAVOLIO/DOD

(Name)

2021 SPRING ROAD

(Address)

OAK BROOK, IL 60521



MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on **OCTOBER 13, 1989** by **JAMES H. NEURALTER JR. AND JANICE M. NEURALTER, HIS WIFE**

AS JOINT TENANTS ("Borrower") This Security Instrument is given to **OAK BROOK BANK**, which is organized and existing

under the laws of **THE STATE OF ILLINOIS**, and whose address is **2021 SPRING ROAD OAK BROOK IL 60522**

Borrower owes Lender the principal sum of **EIGHTY THOUSAND AND NO/100** Dollars (U.S. \$ **80,000.00**). 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 **APRIL 25, 1990**

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 21 IN VILLAGE OF PALATINE CINDERELLA PARK SURDIVISION PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1960 AS DOCUMENT 17835768 IN COOK COUNTY, ILLINOIS.

PIN: 02-14-109-007

WELLS FARGO BANK

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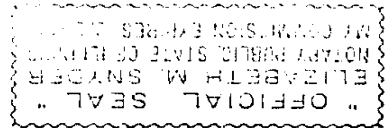
which has the address of **639 N. HAWK** **PALATINE**
(Street) (City)
Illinois **60067** ("Property Address")
(Zip Code)

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 seized 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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Elizabeth M. Snyder
Notary Public

My Commission expires:

Given under my hand and official seal, this 13 day of October, 19 89

set forth signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein

subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that the X ARE

do hereby certify that JAMES H. NEURAUER, JR. AND JANICE M. NEURAUER

STATE OF ILLINOIS, County ss. Cook

[Space Below This Line For Acknowledgment]

JANICE M. NEURAUER
Borrower

JAMES H. NEURAUER, JR.
Borrower

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any riders executed by Borrower and recorded with it

- Condominium Rider
- Planned Unit Development Rider
- 2-1 Family Rider
- Adjustable Rate Rider
- Unadjusted Payment Rider
- Others (Specify)

Instrument (Check applicable boxes) supplement the covenants and agreements of this Security Instrument as if the riders were a part of this Security Instrument and shall be incorporated into and shall amend and

23. In addition to this Security Instrument, if one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and

22. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.

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

20. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property and at any time including, but not limited to, reasonable attorneys' fees and costs of title evidence.

19. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraphs 13 and 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the

default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further

inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified 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 judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

18. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraphs 13 and 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the

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ADJUSTABLE RATE RIDER

INTEREST RATE, INTEREST RATE FLUCTUATION AND PENALTY INTEREST RATE PROVISIONS

The interest rate being charged on the Note will at all times be equal to the prime rate as quoted in The Wall Street Journal - Money Rates section, plus 1 % as said rate may fluctuate daily. If at any time The Wall Street Journal - Money Rates section quotes more than one prime rate and/or quotes a range of prime rates, the interest rate being charged on the Note will be equal to the highest prime rate then being quoted in The Wall Street Journal - Money Rates section, plus 1 %. In the event such prime rate fluctuates either up or down while any portion of the Note shall remain unpaid, the interest rate being charged on the Note shall be adjusted so that it shall at all times equal the highest prime rate then being quoted in The Wall Street Journal - Money Rates section, plus 1 % as said prime rate fluctuates daily.

If the prime rate as set forth above increases during the term of the Note, the Bank agrees that even though the interest rate being charged on the Note is equal to the prime rate plus 1 %, at no time during the term of this Note will the interest rate being charged exceed 19.9 % other than (a) upon default pursuant to the terms of the Note or the Trust Deed or other collateral documentation which secures it, or (b) after Demand/Maturity.

Upon default pursuant to the terms of the Note or the Trust Deed or other collateral documentation which secures it, or after Demand/Maturity the default interest rate being charged on the Note will be equal to the prime rate as quoted in The Wall Street Journal - Money Rates section, plus 5 % as said rate may fluctuate daily. If at any time The Wall Street Journal - Money Rates section quotes more than one prime rate and/or quotes a range of prime rates, the interest rate being charged on this Note during a period of default or after Demand/Maturity, will be equal to the highest prime rate then being quoted in The Wall Street Journal - Money Rates section plus 5 %. In the event such prime rate fluctuates either up or down during a period of default or after Demand/Maturity, the interest rate being charged on the Note shall be adjusted so that it shall at all times equal the highest prime rate then being quoted in The Wall Street Journal - Money Rates section plus 5 % as said prime rate fluctuates daily.

If at any time The Wall Street Journal - Money Rates section no longer quotes a prime rate, then the Bank will choose a new interest rate index which is based upon comparable information and give the Borrower notice of its choice.

DATE: OCTOBER 13, 1989



JAMES H. NEURAUTER, JR.



JANICE M. NEURAUTER

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