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ILLINOIS—Single Family—FNMVA/FHLIC UNIFORM INSTRUMENT  
Form 3014 12/83  
HIBUT ABBAW  
1-800-253-0208

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.

Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

Borrower grants and conveys the Property and that the Property is unencumbered, except for encumbrances of record, mortgage, grant and convey the Property as lawfully set of the estate hereby conveyed and has the right to

forfeiting is referred to in this Security Instrument as the "Property."

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

60195

(Zip Code)

Illinois

4525 CAPSTAN DRIVE  
(Property Address)

HOFFMAN ESTATES  
(City)

01-24-202-013 which has the address of

1989 JUN 30 AM 20 89044758

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

Mortgage to be re-recorded to correct mortgagors signature.

LOT 12 IN BLOCK 2 IN CIPRI ADDITION TO VESBURY, BEING A SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



located in COOK County, Illinois

The Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this secures to Lender; (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and paid earlier, due and payable on DECEMBER 1ST, 2003 This Security Instrument dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not

Dollars (U.S. \$ 33,000.00 ). This debt is evidenced by Borrower's note Borrower owes Lender (the principal sum of THIRTY-THREE THOUSAND AND 00/100 ("Lender"))

under the laws of THE STATE OF ILLINOIS 1400 NORTH GANNON DRIVE, HOFFMAN ESTATES, ILLINOIS 60196, and whose address is

LAND OF LINCOLN SAVINGS & LOAN ("Borrower"). This Security Instrument is given to

19 88 . The mortgagor is MOHAMED NASIM ALI AND LAJIA SHIRIN ALI, HIS WIFE NOVEMBER 1ST

MORTGAGE

[Space Above This Line for Recording Data]

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1988 NOV 14 AM 10:27 89044758

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NON-UNIFORM COVENANTS Borrower and Lender further covenant and agree as follows:

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 or 14, 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.

20. **Lender in Possession.** Upon acceleration under paragraph 19 or abandonment of the Property and after the expiration of any period of redemption following judicial sale, Lender (in person, by agent or by and through an appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the sums due on the Property including those past 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, premium on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Security Instrument.

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.

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

23. **Riders 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, supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)]

- Adjustable Rate Rider
- Condominium Rider
- 2-4 Family Rider
- Graduated Payment Rider
- Planned Unit Development Rider
- Other(s) [specify]

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

MOHAMMED NASIM ALI

LAILA SHIRIN ALI

STATE OF ILLINOIS

COUNTY OF

I, \_\_\_\_\_

Notary Public in and for the State of Illinois

do hereby certify that MOHAMMED NASIM ALI AND LAILA SHIRIN ALI, HIS WIFE, personally known to me to be the same persons who subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged to me that they signed and delivered the said instrument as THEIR free and voluntary act, for the uses and purposes set forth.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_.

My Commission expires:

This instrument was prepared by:

SMS/LAND OF LINCOLN SAVINGS & LOAN  
(Name)  
1400 NORTH GANNON DRIVE  
(Address)  
HOFFMAN ESTATES, ILLINOIS 60196

"OFFICIAL SEAL"  
Julie Bort  
Notary Public, State of Illinois  
My Commission Expires 10/6/99

BOX 400

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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 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 attach 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, and may not charge for holding and applying the Funds, 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. Lender agrees that interest shall be paid on the Funds and 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 debt 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 requested 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 attach priority over this Security Instrument, and leasehold payments or ground rents, if any. 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 attach priority over this Security Instrument, Lender may give Borrower 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 unreasonable with held.

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, and 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 Lender's 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 Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the insurance in effect until such time as the requirement of insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

**8. Inspection.** Lender or its agent may make reasonable entries upon and inspections of the Property. Property shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

**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 conveyance of the Property, shall be assigned and shall be paid to Lender.

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 the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured prior to the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condition has been made an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date that is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to an award shall not have the effect of postpone the due date of the monthly payments referred to in paragraphs 1 and 2 of this Security Instrument.

**10. Borrower Not Released; Forbearance By Lender Not a Waiver.** Lender's exercise of the right to modify or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend or payment or otherwise modify an amortization of the sums secured by this Security Instrument, or to exercise any right granted by the original Borrower or Borrower's successors in interest. Any forbearance by Lender to exercise any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

**11. Successors and Assigns Bound; Joint and Several Liability; Co-signers.** 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. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note (a) is co-signing this Security Instrument, and (b) to mortgage grant that that Borrower's interest in the Property under the terms of this Security Instrument, and (c) not personally obligate the sums secured by this Security Instrument, and (d) agrees that Lender and any other Borrower may agree to modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note, and that Borrower's consent.

**12. Loan Charges.** If the loan secured by this Security Instrument is subject to a law which permits loan charges, and that law is finally interpreted so that the interest or other loan charges, except as to the connection with the loan exceed the permitted limits, then (a) any such loan charges shall be reduced to the necessary to reduce the charge to the permitted limit, and (b) any sums already collected from Borrower which exceed the permitted limits will be refunded to Borrower. Lender may choose to make this refund by making the payment under the Note or by making a direct payment to Borrower. If a refund reduces principal, the interest will be a partial prepayment without any prepayment charge under the Note.

**13. Legislation Affecting Lender's Rights.** If enactment of applicable law, or the interpretation of any provision of the Note or this Security Instrument, under applicable law, requires immediate payment in full of all sums secured by this Security Instrument, Lender may exercise the option permitted by paragraph 19. If Lender exercises this option, Lender shall take the sums secured by this Security Instrument as provided in paragraph 17.

**14. Notices.** Any notice to Borrower provided for in this Security Instrument shall be given by first class mail, or by mailing it by first class mail unless applicable law requires use of another method. Notices shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Notices to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Notices provided for in this Security Instrument shall be deemed to have been given to Borrower if the notice is properly mailed in this paragraph.

**15. Governing Law; Severability.** This Security Instrument shall be governed by the law of the state or other jurisdiction in which the Property is located. 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. To this end the provisions of this Security Instrument or the Note are declared to be severable.

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

**17. Transfer of the Property or a Beneficial Interest in Borrower.** If all or a portion of the Property or a beneficial interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred) to a person other than the person person) without Lender's prior written consent, Lender may, at its option, require immediate payment of the sums secured by this Security Instrument. However, this option shall not be exercised by Lender if a federal law as of the date of this Security Instrument

If Lender exercises this option, Lender shall give Borrower notice of acceleration of the sums secured by this Security Instrument of not less than 30 days from the date the notice is delivered or mailed within which Borrower may pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of the notice, Lender may exercise the remedies permitted by this Security Instrument without further notice or demand on Borrower.

**18. Borrower's Right to Reinstate.** If Borrower meets certain conditions, the lien of this Security Instrument or the enforcement of this Security Instrument discontinued at any time prior to the date of foreclosure, and (b) if applicable law may specify for reinstatement before sale of the Property pursuant to the Security Instrument, or (c) if applicable law may specify for reinstatement before sale of the Property pursuant to the Security Instrument, or (d) entry of a judgment enforcing this Security Instrument, then the conditions are that (a) pays Lender all sums which then would be due under this Security Instrument and the Note, and (b) cures any default of any other covenants or agreements, (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue uninterrupted. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain in effect and no acceleration or remedies occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraph 17 or 17.

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