

# UNOFFICIAL COPY

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AP # : 2038823

## MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on AUGUST 18  
1989 The mortgagor is WILLIAM R. CAMPBELL, DIVORCED NOT SINCE REMARRIED.

("Borrower"). This Security Instrument is given to CENTRUST MORTGAGE CORPORATION which is organized and existing under the laws of CALIFORNIA , and whose address is 350 S.W. 12TH. AVE., DEERFIELD BEACH, FL 33442 ("Lender").  
Borrower owes Lender the principal sum of SEVENTY THREE THOUSAND ONE HUNDRED FIFTY AND NO/100

Dollars (U.S. \$ 73,150.00 ). 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 SEPTEMBER 1, 2019 . 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:

UNIT 177-2 TOGETHER WITH ITS UNDIVIDED FRACTIONAL INTEREST IN THE COMMON ELEMENTS IN LINDEN LANDMARK CONDOMINIUM AS DELINEATED AND DEFINED IN THE CO-LABORATION RECORDED AS DOCUMENT NO. 2594477\* IN THE NORTHEAST 1/4, OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
P.I.N.16-07-219-027-1005

This Instrument was prepared by: J. ALITO

Record and return to:  
CENTRUST MORTGAGE CORPORATION  
350 S.W. 12TH. AVE.  
DEERFIELD BEACH, FL 33442

\*23314719



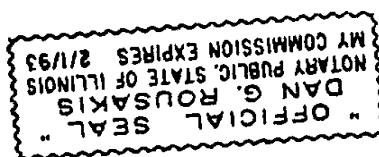
which has the address of 177 LINDEN #2 OAK PARK  
(Street) (City)  
Illinois 60302 ("Property Address");  
(Zip Code)

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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Notary Public

Given under my hand and official seal, this 18th day of August, 1985.

My Commission expires:

set forth.

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

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

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

do hereby certify that William R. Campbell, DIVORCED NOT STANDING REMARRIED

, a Notary Public in and for said county and state,

Cook County as:

STATE OF ILLINOIS,

Dan G. Rousakis

(Space Below This Line for Acknowledgment)

Borrower  
\_\_\_\_\_  
\_\_\_\_\_  
(Seal)

Borrower  
\_\_\_\_\_  
\_\_\_\_\_  
(Seal)

Borrower  
\_\_\_\_\_  
\_\_\_\_\_  
(Seal)

WILLIAM R. CAMPBELL

William R. Campbell

Instrument and in my rider(s) executed by Borrower and recorded with it.

BY SIGNING BELOW, Borrower accepts to the terms and covenants contained in this Security

Other(s) (specify)

Graduated Day-Rate Rider

Planned Unit Development Rider

Adjustable Rate Rider

condominium Rider

2-4 Family Rider

Other(s) (specify)

Planed Unit Development Rider

condominium Rider

Adjustable Rate Rider

Other(s) (specify)

Instrument which will be charged to Borrower. Upon payment of all sums accrued by this Security instrument, Lender shall release this Security

21. Release. Upon payment of all sums accrued by this Security instrument, Lender shall release this Security

22. Waiver of Homeestead. Borrower shall pay any recording costs.

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 and

supplement the instrument as if the rider(s) were a part of this Security

24. Rider to the instrument following sale, by assignee or by substitution prior to the expiration of the term of the instrument.

25. Rider to the instrument following sale, by assignee or by substitution prior to the expiration of the term of the instrument.

26. Rider to the instrument following sale, by assignee or by substitution prior to the expiration of the term of the instrument.

27. Rider to the instrument following sale, by assignee or by substitution prior to the expiration of the term of the instrument.

28. Rider to the instrument following sale, by assignee or by substitution prior to the expiration of the term of the instrument.

29. Rider to the instrument following sale, by assignee or by substitution prior to the expiration of the term of the instrument.

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NOTICE: COVENANTS, RESTRICTIONS AND LIENS FURTHER DOCUMENTED AND AGREED 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. A charge assessed by Lender in connection with Borrower's entering into this Security Instrument to pay the cost of an independent tax reporting service shall not be a charge for purposes of the preceding sentence. 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 owing 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 Remonstrate. If Borrower meets certain conditions, Borrower shall have the right to have an agreement of this Security Instrument rescinded at any time prior to the earlier of: (a) 5 days (or such other period as applicable) after a specific remedy is applied to this Security instrument to any power of sale contained in this Security instrument or (b) entry of a judgment entitling this Security instrument and the conditions are met. Security instrument before the date of the property purchased to any power of sale contained in this Security instrument which then would be due under this Security instrument and the Note had no acceleration occurred; (c) cures any default of any other covenants or agreements; (d) pays all expenses incurred in enforcing this Security instrument, including, but not limited to, reasonable attorney fees and costs; (e) pays all expenses incurred in the preparation of this Security instrument and the Note had no acceleration occurred; (f) pays all expenses incurred in the preparation of this Security instrument and the Note had no acceleration occurred; (g) pays all expenses incurred in the preparation of this Security instrument and the Note had no acceleration occurred; (h) pays all expenses incurred in the preparation of this Security instrument and the Note had no acceleration occurred; (i) pays all expenses incurred in the preparation of this Security instrument and the Note had no acceleration occurred; (j) pays all expenses incurred in the preparation of this Security instrument and the Note had no acceleration occurred; (k) pays all expenses incurred in the preparation of this Security instrument and the Note had no acceleration occurred; (l) pays all expenses incurred in the preparation of this Security instrument and the Note had no acceleration occurred; (m) pays all expenses incurred in the preparation of this Security instrument and the Note had no acceleration occurred; (n) pays all expenses incurred in the preparation of this Security instrument and the Note had no acceleration occurred; (o) pays all expenses incurred in the preparation of this Security instrument and the Note had no acceleration occurred; (p) pays all expenses incurred in the preparation of this Security instrument and the Note had no acceleration occurred; (q) pays all expenses incurred in the preparation of this Security instrument and the Note had no acceleration occurred; (r) pays all expenses incurred in the preparation of this Security instrument and the Note had no acceleration occurred; (s) pays all expenses incurred in the preparation of this Security instrument and the Note had no acceleration occurred; (t) pays all expenses incurred in the preparation of this Security instrument and the Note had no acceleration occurred; (u) pays all expenses incurred in the preparation of this Security instrument and the Note had no acceleration occurred; (v) pays all expenses incurred in the preparation of this Security instrument and the Note had no acceleration occurred; (w) pays all expenses incurred in the preparation of this Security instrument and the Note had no acceleration occurred; (x) pays all expenses incurred in the preparation of this Security instrument and the Note had no acceleration occurred; (y) pays all expenses incurred in the preparation of this Security instrument and the Note had no acceleration occurred; (z) pays all expenses incurred in the preparation of this Security instrument and the Note had no acceleration occurred.

This Security Instrument is delivered or mailed within 30 days from the date the notice of less than 30 days is given to the Borrower. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by law.

16. Borrower's Copy. Borrower shall be given one complete copy of the Note and of this Security Instrument.  
 17. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or to a beneficial interest) to another, the Note and this Security Instrument shall be given one complete copy of the Note and of this Security Instrument.

13. **Confidentiality; Secrecy**. This Security Instrument shall be governed by federal law and the law in which the Property is located. In the event that any provision of this Security Instrument conflicts with applicable law, the conflicting provision of this Security Instrument shall be severed.

14. **Note**. Note can be given effect throughout the configuration provisions. To this end the provisions of this Security Instrument and the Note which are deemed to be severable.

provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivery in or by mailing it by first class mail unless otherwise required by law. The notice shall be given by delivery in or by property address or any other address Borrower designates by notice to Lender. Any notice 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. Any notice

13. **Legislative Affection Lender's Rights.** If enactment of a particularization of applicable laws has the effect of rendering any provision of the Note or this Security instrument ineffective according to its terms, Lender, in its option, may negotiate immediate payment by the Lender exercises this option. Lender shall take all steps specified in the second paragraph of paragraph 19.

12. **Loan Charges.** If the loan secured by this Security Instrument is subjected to a law which sets maximum loan charges, and that law is finally interpreted so that the interests or other loan charges collected or to be collected in connection with the loan exceed 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) sums already collected from Borrower which exceed the permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refinance reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

11. Successors and Assignees; Joint and Several Liability; Co-signers. The covenants and agreements of this Security instrument shall bind and enure to the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants shall be joint and several. Any Borrower who co-signs this Security instrument but does not execute the Note is liable only to mortgage, garnish and convey instruments securing this Security instrument only in the amounts of his or her proportionate share of the debt. Paragraph 12, Borrower's covenants shall be joint and several. Any Borrower who signs this Security instrument but does not execute the Note is liable only to pay the Note in the amounts of his or her proportionate share of the debt. Paragraph 13, Borrower's covenants shall be joint and several. Any Borrower who signs this Security instrument but does not execute the Note is liable only to pay the Note in the amounts of his or her proportionate share of the debt.

10. Borrower, Not Released; Forgiveness by Lender Note a Waiver. Extension of the time for payment of such payables shall postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payables, and upon demand may be made by either party to the note, at any time during the term of the note, to pay all amounts due thereon in full.

make an award or settle a claim for damages. Borrower fails to respond to a complaint within 30 days after the date notice is given, Lender can sue to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sum secured by this Security Instrument, whichever of the two is due.

unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multipled by the following fraction: (a) the total amount of the sums secured before the filing of the complaint or the initiation of the proceeding, and (b) the fair market value of the Property immediately before the taking.

...any compensation payable in respect of any part of the re-tendering, or for consequential damage in respect of non-delivery, arising from any event of which the tenderer was not guilty.

8. **Waiver:** Lender or its agent may make reasonable efforts upon written notice for the Inspectors to inspect or re-inspect any condominium or part thereof at any time during the term of this Agreement.

Borrower shall pay the premiums required to maintain the insurance coverage for his/her vehicle until such time as the requirement for liability insurance ceases in accordance with the terms and conditions of the original agreement.

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THIS CONDOMINIUM RIDER is made this 18TH day of AUGUST, 1989, 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

CENTRUST MORTGAGE CORPORATION, A CALIFORNIA CORPORATION (the "Lender") of the same date and covering the Property described in the Security Instrument and located at:

177 LINDEN #2 OAK PARK, IL 60302  
(Property Address)

The Property includes a unit in, together with an undivided interest in the common elements of, a condominium project known as:

LINDEN LANDMARK 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," there:

(i) Lender waives the privilege 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 revision 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.

William R. Campbell (Seal) 13.15  
WILLIAM R. CAMPBELL, BORROWER  
CO-OP OWNER, LENDER (Seal)

-BORROWER

(Seal)  
-BORROWER

89389386 (Seal)  
-BORROWER

(Sign Original Only)