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16/91/11 " mar nomen mon AM Mounty Public State of Illi Ange: M. Short **WFFICIAL SEAL**" My Commission expires: 06 61 Jo yab Olven under my hand and official seal, this free and voluntary act, for the uses and purposes therein set forth. before me this day in person, and acknowledged that Nikkisk, they signed and delivered the said instrument as MKNikk their personally known to me to be the same person(s) whose name(s) is(are) sub-cribed to the foregoing instrument, appeared VAD DEGGA G KBONING' ' HIZ MILE JEFFREY F KRONING, 1, the Undersigned, a Motary Public in and for said county and strue, do hereby certify that STATE OF ILLINOIS, and in any rider(s) executed by Borrower and recorded with it. BY SIGNING BELOW, Borrower accepts and sgrees to the terms and covenants contained in this Security Instrument

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 covenants and agreements of this Security Instrument.

22. Walver of Homestead. Borrower walves all right of homestead exemption in the Property.

The following Riders are attached:

26

18735

1990 NOV 2! PM 1: 51

90569498

BOX 333-GG

mail To

\$ 16.00

This instrument was prepared by: MARGARETTEN & COMPANY INC.

MORTGAGE

905 W 175TH ST HOMEWOOD IL 60430

November

62102675

THIS MORTGAGE ("Security Instrument") is given on

19th, 1990

The mortgagor is

JEFFREY E KRONING, AND PEGGY G KRONING, , HIS WIFE

("Borrower"). This Security Instrument is given to MARGARETTEN & COMPANY, INC.

a corporation which is organized and existing under the laws of the State of New Jensey , and whose address is

One Ronson Road

Iselin, New Jersov 08830

("Lender").

Borrower owes Lender the principal sum of

One Hundred Five Thousand, and 00/100

Dollars (U.S. \$ 105,000.05). 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 1st, 2020 . This Security Instrument secures to Lender: (a) the repayment of the December 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 project 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 7 (EXCEPT IN THE NORTH 68 FELT THEREOF) AND LOT 8 (EXCEPT THE SOUTH 49 FEET THEREOF) IN BLOCK 16 IN SUBDIVISION OF 54.55 ACRES NORTH OF WALLACE AND NORTH OF THE ILLINOIS CENTRAL RAIL-ROAD AND THE SOUTHEAST 1/4 OF SECTION 1. TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, The Clark's Office ILLINOIS.

PERMANENT TAX NO. 31-01-400-008-0000

804 PARK DRIVE, FLOSSMOOR, ILLINOIS 60422

which has the address of

804

PARK DR

FLOSSMOOR, IL 60422

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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not then due, with any excess paid to Bottower, in the event of a partial taking of the Property, unless Bottower and Lender otherwise agree

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 in iten of condemnation, are hereby 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 in the event of a partial taking of the Property, the proceeds shall be applied to the Property, unless flottower and Lender otherwise agree

B. Inspection. Lender of its agent may make reasonable entries upon and inspections of the Property. Lender shall give Botrower notice wal sidauligna to memeeraa nettien altenii ot annet luna a'rewor

breminins required to maintain the insurance or effect until such time as the requirement for the insurance terminates in accordance with Bor-Ti render required mortgage insurance as a condition of making the loan secured by this security morrower should pay the

ιαια θύά εμής μα υπλαύρα, ωιτή επίσεται, υρος ποιέςς ίτοπι Γαιάσε το Βοιτόwer requesting payment. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of dishutsement at the Mote

which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Aithough Lender may take action under this paragraph? I, Lender does not have to do so.
Any amounts dispursed by Lender under this paragraph? Instrument.

to broised the value of the Property and Lender's rights in the Property, Lender's actions may include paying any sums secured by a tentioned in this Security Instrument, or there is a service laws or regulations), then I ender may do and pay for whatever is necessary to bankingue, for condemnation or to enforce laws or regulations indiver I ender's rights in the Property (such as a property for their is a property in the Property and pay for whatever is necessary writing.

7. Protection of Lender's Mights in the Property; Mortgage Insurance, it Bostower fails to perform the covers and agreements con-

6. Preservation and Maintenance of Property; Leaveholds, Borrower shall not destroy, darinage or sco-mitally change the Property, allow the Property to detectorate or commit waste. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of allow the Property to detectorate or commit waste. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the Caste, and if Borrower acquires fee title to the Property, the leasehold and fee title shall not merge unless London the merger in spent basis to penger to the extent of the same secuted by this secutify histinging ininequately prior to be requireful.

acdificed by Lender, Horrower's right to any insurance policies and proceeds resulting from damage in the property prior to the acquisition Unless Lender and Borrower otherwise agree in writing, any application of the property is and Borrower otherwise agreed to in paragraphs I and 2 or change the amount of the property is

will begin when the notice is given. the proceeds to repair or restore the Property of to pay sums secured by this Security Instrument, whether or not then due. The 30-day period a notice from tender that the inautance carrier has offered to settle a chain, then tender maxicallect the inautance proceds. Lender may use attument, whether or not then due, with any excess paid to Bortower. It Bortower abands is my Property, or does not answer within 30 days. economically feasible of Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security in-Unless Lender and Borrower otherwise agree in wilding, insurance proceeds shan be applied to restoration or repair of the Property damaged, if the restoration or repair is not length to not resourced or repair is not lessened. If the restoration or repair is not lessened. If the restoration or repair is not lessened. If the restoration or repair is

made promptly by Borrower.

All insurance policies and renewals shall be acceptable to Lender and hall include a standard mortgage clause. I ender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall prof. give to Lender all receipts of paid premiums and renewal notice and renewal notice in the event of loss. I ender may make proof of loss if not tower subject to Lender's approval which shall not be unreasonably withheld.

fire, havards included within the term "extended coverage" and any other lot which I ender requires insurance. This insurance shall be chosen by Bor-be maintained in the amounts and for the periods that I ender requires. The insurance eartier providing the insurance shall be chosen by Bor-

within 10 days of the giving of notice. Bottower shall keep the improvement, now existing or hereafter erected on the Property insured against loss by payment of the obligation secured by the hen in 2.2, anner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the hen in, legal proceedings which in the cender's opinion operate to prevent the enforcement of the lien to this Security in part of the Property; or (c) secures from the holder of the ben an agreement satisfactory to 1 ender subordinating the lien to this Security instrument. If Lender defermines that any part of the Property is a lien which may attain priority over this Security Instrument,
attaining the Bronger of the lien, Boylocer shall satisfy the lien of take one or more of the actions set forth above
winder and the defermines of the lien. Boylocer shall satisfy the lien or take one or more of the actions set forth above
winder and the defermines of the lien.

Horrower shall prompily discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the rower shall prompily furnish to Lender receipts on lengths the phyments.

shall promoth furnish to Lender all notices of amounts to be paid under this paragraph. It Borrower makes these payments directly, Bor her provided in paragraph 2, or if not paid in our manner, Borrower shall pay them on time directly to the person owed payment, Borrower 4. C marges: Liens. Borrower shall flux all taxes, assessments, charges, fines and impositions attributable to the Property which map are

could import to the second of the second last, to principal due. 3. Application of Paymonts. Unless applicable law provides otherwise, all payments received by I ender under paragraphs I and 2 shall be applied. Our, to late charges due order the Note; second, to prepayment charges due under the Note; third, to amounts payable under the applied.

I ender. If ander passweep 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 activities by Lender at the time of application as a credit against the sums secured by this. See also be trues. Phote between a contract secured by this security instrument, I ender shall promptly retund to Horrower any Funds held by

dinted by Lender pay the escrowater 💉 here due, Borrower shall pay to I ender any amount necessary to make up the deficiency in one or more payments as recebaig to portower of cregited to portower on monthly basement of the minour of the finite help by Lender is not sufficient to eactow news: spail exceed the amount redunted to pay the except when due, the excess shall be, at Borrower's option, either promptly

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 Пившильні Кініпрақ кіңі Кір ралірақ қінік әді тор Кініпрақ (вітопіррік се реврајд reader shall not be required with five four and debut, to the found the purpose for which each ide build without charge, and antiminal accordance that go to be required by forecases any meters or earning in the formal formal without charge, and antiminal formal formal without charge, and antiminal formal form ters) aktee ii worde, trace interezi (part per bard ou the honder Colescential et inabele in abblicable aware interest ou ab parte opua j pun jawojiog fabulauas θάμβροδεία αιτ το sasodina τος επίτρο πάθειο με με τος καταίτας με με με με με μ איא בפרוניית בן פניקפנ גע נמיץ פי אחיני א באידו א באידור און באינדי און באינדיים באידו און אינון אוון אינון אינו

appeared was known are second or seasons are second missing and the following and subject pages and subject pages are second or seasons and applicable control become a control an institution of the deposits of another funds to pay the escrowatenes, tender may not charge for holding applies than the funds shall be held in an institution the deposits of accounts of which are instituted by a federal or state apency (in estimate the Funds due on the basis of current and reasonable estimates of turing escrowatenes.

Yearly hazard and insurance premiums, and (d) yearly mortgage insurance premiums, it any. These items are called "escrowateness" I ender may necessurents which may attain priority over this Security Instrument; (b) yearly leasehold payments of ground rents on the Property, if any; (c)

2. Funds for Texes 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-twellth of: (a) yearly taxes and terest on the debt evidenced by the Note and any prepayment and lare charges due under the Note.

t. Buyment of Principul und Interest: Prepayment and Lute Charges. Borrower shall promptly pay when due the principul of and in-UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

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in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before 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 condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or 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 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 such payments.

10. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment 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 time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising 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 cosigning this Security Ir, trument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note

without that Borrower's consent.

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 finally interpreted so that the interest 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 limit; and (b) any sums alread; collected from Borrower which exceeded 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 refund reduces principal, the reduction will be treated as a

partial prepayment without any prepayment charge under the Note.

13. Legislation Affecting Lender's Rights. If enactment or expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument unenforceable according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender

shall take the steps specified in the second paragraph of paragraph 17.

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another medica. The notice shall be directed to the 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 provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph

15. Governing Law; Severability. This Security Instrumen shall be governed by federal law and the law of the 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 and the Note are dichired to be severable.

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

17. Transfer of the Property or a Beneficial Interest in Borrower. I fill or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and different is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all suris, egured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all states ecured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without

further notice or demand on Borrower.

18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower's 18th have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such one; period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security, and present or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note had no acceleration occurred; (b) cures any default of any other covenants in agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, and (1) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Dorrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to remain fully effective as if no acceleration had occurred. However, this right to remain fully effective as if no acceleration had occurred. the case of acceleration under paragraphs 13 or 17.

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 and 17 unless applicable law provides otherwise). The notice shall specify: (n) 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 nonexistence 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 at any time prior to the expiration of any period of redemption following judicial sale, Lender (in person, by agent or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property 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 the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Security In-

strument.

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.

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OCCUPANCY RIDER

62102675

THIS	OCCUPANCY RIDER is made this	19th	day of	November,	1990 , and
is incorpo	rated into and shall be deemed to amen	d and supplement the N	Mortgage, Deec	Lof Trust or Seci	arity Deed (the
	Instrument") of the same date given				
	MARGARETTEN & COMPANY,	INC.			
				(the "Lender")
	and the second and an arranged the second se	eibad in the Security In	stemment and	levented at:	

of the same date and covering the property described in the Security Instrument and located at 804 PARK DR , FLOSSMOOR , II 60422

OCCUPANCY REPRESENTATIONS, WARRANTIES AND COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower further represents, warrants, acknowledges, covenants, and agrees as follows:

The loan (the "I (an") which I have obtained specifically requires that I occupy the property (the "Property") that I am purchasing (or refine (c) (g) with the proceeds of this loan as my primary residence. I understand that the eligibility criteria for Loan approval, in juding but not limited to the amount of the required down payment, could be materially different if I were to reside whether and instead rent the Property to others as an investment. Accordingly, I will move into the Property within a reasonable period of time after loan settlement and continue to occupy the Property for a reasonable period of time thereafter. While the phrase "reasonable period of time" is not capable of precise measurement, it shall be construed to further the intentions of the Lender to make an "owner-occupant loan" and not an "investor loan." Lender specifically relied on this representation, warranty and covenant in determining to make the I oan to Borrower and selling such Loan in the secondary market. In the event Borrower shall fail to occupy the Property as aforesaid, then, in accordance with Paragrap's 19 hereof, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument and pursue any other remedies permitted hereunder. Notwithstanding the foregoing, if the Federal Home Loan Mortga te Corporation ("FIII MC") buys all or some of the Lender's rights under this Security Instrument and Note, the promises and agreements in this Rider will no longer have any force or effect so long as FHLMC, or any of its successors and a resigns, holds those rights; provided, however, that in the event Lender repurchases all or any portion of the Loan from ELLMC, or any of its successors and/or assigns, the promises and agreements in this Rider will be reinstated and will be fully enforceable against Borrower by Lender.

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

JEFF(RING) KRONING
Peggy W Kroning

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Property or Coot County Clert's Office