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WHEN RECORDED MAIL TO:
 COUNTRYWIDE FUNDING CORPORATION
 155 N. LAKE AVENUE
 PO. BOX 7137
 PASADENA, CALIFORNIA 91109-7137

COUNTRYWIDE
 LOAN #: 5569079

NONE

SPACE ABOVE FOR RECORDER'S USE



MORTGAGE

THIS MORTGAGE ("Security Instrument") is given ... APRIL 3 , 19 91. The mortgagor is DWIJENDRA Y. SHARMA & NEETA SHARMA HUSBAND AND WIFE AS JOINT TENANTS

(Borrower).

This Security Instrument is given to

COUNTRYWIDE FUNDING CORPORATION

under the laws of NEW YORK , and whose address is 155 North Lake Avenue , Pasadena, Ca. 91109-7137 (Lender).

Borrower owes Lender the principal sum of ONE HUNDRED SEVENTY SEVEN THOUSAND SEVEN HUNDRED FIFTY & 00/100 Dollars (U.S. \$ 177,750.00).

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 MAY 1, 1998.

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 34 IN CAMBRIDGE OF ARLINGTON HEIGHTS UNIT ONE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 8 AND PART OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1986 AS DOCUMENT NUMBER 86-158551, IN COOK COUNTY, ILLINOIS.

TAX NUMBER: 03-09-313-004-0000

RECORDING
TAXES PAID ON 04/12/91 11:47:00
86-158551 G-91-166774
COOK COUNTY RECORDER \$16.39

which has the address of 2818 STANFORD ROAD (Street) ARLINGTON HEIGHTS (City)
 Illinois 60004 (Zip Code) (Property Address);

TOGETHER WITH all the improvements new 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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<p>22. Water or Home Instead. Borrower wills all right of homestead excepted as provided in the Property.</p> <p>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 as if the rider(s) were a part of this Security Instrument.</p>	<p><input type="checkbox"/> Adjustable ; <input type="checkbox"/> Rider <input type="checkbox"/> Condominium Rider <input type="checkbox"/> I-4 Family Rider <input type="checkbox"/> Other(s) [Specify] BALLOON RIDER</p> <p><input type="checkbox"/> Gaduated Payment Rider <input type="checkbox"/> Planned Unit Development Rider <input type="checkbox"/> Borrower and recorded together with this Security Instrument.</p>
<p>BY SIGNING BELOW, EACH OTHER ACCEPS AND AGREES TO THE TERMS AND COVENANTS CONTAINED IN THIS SECURITY INSTRUMENT AND IN ANY RIDER(S) EXECUTED BY BORROWER AND RECORDED WITH IT.</p>	
<p><i>Mary Linda K. Shamba</i> (Seal)</p>	<p><i>Neeta Shamba</i> (Seal)</p>
<p>— Borrower — Bonder — Seal</p>	

19. Upon acceleration of Remedies, Borrower and Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any applicable law or agreement in this Security Instrument not prior to acceleration under paragraphs 13 and 17 unless otherwise specified; (a) the notice shall specify; (b) the action required to cure the default must be cured; (c) a date, not less than 30 days from the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, for recourse by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to refuse acceleration after acceleration and the right to assert in the foreclosure proceeding the right to refuse acceleration and the right to refuse acceleration if the default is not cured or before the date specified in the notice. If the default is not cured or before the date specified in the notice, Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including but not limited to, reasonable attorney fees and costs of title insurance.

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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 for the 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. Lender 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 in lieu 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 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 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 co-signing this Security Instrument 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 already 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 Lender 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 method. 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 Instrument 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 declared 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. If all 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 Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured 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 sums secured 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 shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; 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 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 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 reinstate shall not apply in the case of acceleration under paragraphs 13 or 17.

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receipting party must
date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower
Security instrument Lender and Lender agree to other terms of payment, these amounts shall back interest from
Any amounts disbursed by Lender under this paragraph shall become additional debt of Borrower secured by this
Lender may take action under this paragraph, Lender does not have to do so.

Lender's obligations in course, paying reasonable attorney fees and costs relating to the property to make repairs. Although
in the property, Lender's actions may include paying any sums secured by a lien which has priority over this Security
restitutions), then Lender may do and pay for whatever is necessary to protectlich value of the property and Lender's rights
Lender's rights in the property (such as a proceeding in bankruptcy, probate, or administration or to enforce laws or
covenants and agreements contained in this Security instrument, or there is a legal proceeding that may significantly affect
7. Protection of Lender's Rights in the Property, Lender shall do to perform the
use title shall not merge unless Lender agrees to the merger in writing.
Borrower shall comply with the provisions of the lease, and if Borrower acquires fee title to the property, the lessee shall and
change the property, allow the property for committance, if this Security instrument is on a leasehold
6. Preservation of Lender's Rights in the Property, Lender shall not do so,
unless Lender immediately prior to the acquisition.
from damage to the property is acquired by Lender, Borrower's right to any insurance policies and paid reads resulting
postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments if
Unless Lender not concerned shall not exceed, by this Security instrument, shall not exceed or
which the note is given.

which property or to pay sums secured by this Security instrument, whether or not due, the day period will begin
offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore
Borrower abandons the property, or does not answer within 30 days a notice from Lender, unless the insurance carrier has
applied to the sums secured by this Security instrument, whether or not due, until they access paid to Borrower, if
restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be
of the property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened, it the
unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not exceed or
carrier and Lender may make payment by Borrower
all receipts of paid premiums and renewals, in the event of loss, Borrower shall give prompt notice to Lender
Lender shall have the right to hold the policies and renewals, if Lender requests, Borrower shall provide a standard mortgage clause.
All insurance policies and renewals shall be acceptable to Lender; and shall include a standard mortgage clause.

insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be
reduces insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The
insured against loss by fire, hazards included within the term "catastrophe" and any other hazards for which Lender
is covered in the insurance, or deducts certain expenses within the limit, legal proceedings within the limit, or
claims in writing to the party in whose name is secured by the lien in a manner acceptable to Lender; (b) contains in good
agreements in writing to the effect that all payments received by the Lender in the collection of the debts of the
Borrower shall promptly discharge such debts prior to the final payment of the principal amount of the
receipts evidencing the payments.

to be paid under this paragraph, if a sum is made payable directly to the Note, to pay the amounts of the items described in
pay them on time directly to the Lender or to another creditor within the term "catastrophe" and any other hazards for which
Borrower shall pay the same directly to the Lender or to another creditor within the term "catastrophe" and any other hazards for which
property which may affect the Note, second, to pay all taxes, assessments, charges, fines and impositions attributable to the
agreements in writing to the party in whose name is secured by the Lender in the collection of the debts of the
Borrower shall promptly discharge such debts prior to the final payment of the principal amount of the
receipts evidencing the payments.

4. Charges; Liens. To amount paid, to Lender, to pay the future monthly payments shall furnish to Lender
paragraphs 1 and 2 shall be applied; first, to late charges due under the Note, second, to preparements charged due under
application as a credit, against the sums secured by this Security instrument.
Upon payment in full of all sums secured by the Note, any funds held by Lender, no later
any funds held by Lender, if under paragraph 19 to the sale of the property to its acquisition by Lender, any funds held by Lender at the time of
amount necessary to make up the deficiency in the amount of the escrow items which pay to Lender any
at Borrower's option, either promptly repaid the amount required to pay the escrow items of Funds. If the
the due dates of the escrow items, shall exceed the amount required to pay the escrow items which shall be
this Security instrument in full the deficiency in the amount of the escrow items of Funds shall be
purposes for which each debt to the Funds was made. The Funds are pledged as additional security for the sums secured by
shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the
Lender may agree in writing that interest shall be paid on the Funds. Unless an agreement is made or applicable law
Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and
Lender may not charge for holding the Funds and applying the account of the escrow items, unless
state agency (including Lender in an institution the deposits of which are insured by a federal or
The Funds shall be held in an institution the deposits of future escrow items.

basis of current date and reasonable estimates of future escrow items.
mortgage insurance premiums, if any. These items are called "escrow items." Lender may estimate the Funds due on the
one-twelfth of (a) yearly taxes and assessments which may attain priority over this Security instrument; (b) yearly
leseshold payments of ground rents on the property, if any; (c) yearly hazard insurance premiums; and (d) yearly
to Lender on the day monthly payments are due under the Note, unless paid in full, a sum ("Funds") equal to
2. Funds for Taxes and Insurance. Subject to applicable law or to written waiver by Lender, Borrower shall pay
the principal of and interest on the debt evidenced by the Note and any charges due under the Note.

1. Payment of Principal and Interest, Prepayment and Late Charges. Borrower shall promptly pay when due
UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:
the principal of and interest on the debt evidenced by the Note and any charges due under the Note.

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COUNTRYWIDE

WHEN RECORDED MAIL TO:
COUNTRYWIDE FUNDING CORPORATION
 155 N. LAKE AVENUE
 P.O. BOX 7137
 PASADENA, CALIFORNIA 91109-7137

COUNTRYWIDE
 LOAN #: 5569079

91166774

SPACE ABOVE FOR RECORDER'S USE

BALLOON RIDER (CONDITIONAL RIGHT TO REFINANCE)

THIS BALLOON RIDER is made this 3 day of APRIL, 19 91, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure the Borrower's Note to **COUNTRYWIDE FUNDING CORPORATION** of the same date and covering the property described in the Security Instrument and located at: **2818 STANFORD AVE., ARLINGTON HEIGHTS, IL 60004**

The interest rate stated on the Note is called the "Note Rate." The date of the Note is called the "Note Date." I understand the Lender may transfer the Note, Security Instrument and this Rider. The Lender or anyone who takes the Note, the Security Instrument and this Rider by transfer and who is entitled to receive payments under the Note is called the "Note Holder."

ADDITIONAL COVENANTS. In addition to the covenants and agreements in the Security Instrument, Borrower and Lender further covenant and agree as follows (despite anything to the contrary contained in the Security Instrument or the Note):

1. CONDITIONAL RIGHT TO REFINANCE

At the maturity date of the Note and Security instrument (the "Maturity Date"), I will be able to obtain a new loan ("New Loan") with a new Maturity Date of MAY 1, 20 21, and with an interest rate equal to the "New Note Rate" determined in accordance with Section 3 below if all the conditions provided in Section 2 and 5 below are met (the "Conditional Refinancing Option"). If those conditions are not met, I understand that the Note Holder is under no obligation to refinance or modify the Note, or to extend the Maturity Date, and that I will have to repay the Note from my own resources or find a lender willing to lend me the money to repay the Note.

2. CONDITIONS TO OPTION

If I want to exercise the Conditional Refinancing Option at maturity, certain conditions must be met as of the Maturity Date. These conditions are: (1) I must still be the owner and occupant of the property subject to the Security Instrument (the "Property"); (2) I must be current in my monthly payments and cannot have been more than 30 days late on any of the 12 scheduled monthly payments immediately preceding the Maturity Date; (3) no lien against the Property (except for taxes and special assessments not yet due and payable) other than that of the Security Instrument may exist; (4) the New Note Rate cannot be more than 5 percentage points above the Note Rate; and (5) I must make a written request to the Note Holder as provided in Section 5 below.

3. CALCULATING THE NEW NOTE RATE

The New Note Rate will be a fixed rate of interest equal to the Federal National Mortgage Association's required net yield for 30-year fixed rate mortgages subject to a 60-day mandatory delivery commitment, plus one-half of one percentage point (0.5%), rounded to the nearest one-eighth of one percentage point (0.125%) (the "New Note Rate"). The required net yield shall be the applicable net yield in effect on the date and time of day that the Note Holder receives notice of my election to exercise the Conditional Refinancing Option. If this required net yield is not available, the Note Holder will determine the New Note Rate by using comparable information.

4. CALCULATING THE NEW PAYMENT AMOUNT

Provided the New Note Rate as calculated in Section 3 above is not greater than 5 percentage points above the Note Rate and all other conditions required in Section 2 above are satisfied, the Note Holder will determine the amount of the monthly payment that will be sufficient to repay in full (a) the unpaid principal, plus (b) accrued but unpaid interest, plus (c) all other sums I will owe under the Note and Security Instrument on the Maturity Date (assuming my monthly payments then are current, as required under Section 2 above), over the term of the New Note at the New Note Rate in equal monthly payments. The result of this calculation will be the amount of my new principal and interest payment every month until the New Note is fully paid.

5. EXERCISING THE CONDITIONAL REFINANCING OPTION

The Note Holder will notify me at least 60 calendar days in advance of the Maturity Date and advise me of the principal, accrued but unpaid interest, and all other sums I am expected to owe on the Maturity Date. The Note Holder also will advise me that I may exercise the Conditional Refinancing Option if the conditions in Section 2 above are met. The Note Holder will provide my payment record information, together with the name, title and address of the person representing the Note Holder that I must notify in order to exercise the Conditional Refinancing Option. If I meet the conditions of Section 2 above, I may exercise the Conditional Refinancing Option by notifying the Note Holder no later than 45 calendar days prior to the Maturity Date. The Note Holder will calculate the fixed New Note Rate based upon the Federal National Mortgage Association's applicable published required net yield in effect on the date and time of day notification is received by the Note Holder and as calculated in Section 3 above. I will then have 30 calendar days to provide the Note Holder with acceptable proof of my required ownership, occupancy and property lien status. Before the Maturity Date the Note Holder will advise me of the new interest rate (the New Note Rate), new monthly payment amount and a date, time and place at which I must appear to sign any documents required to complete the required refinancing. I understand the Note Holder will charge me reasonable fees and the costs associated with exercising the refinance option.

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

Dwijendra K. Sharma
 DWIJENDRA K. SHARMA

(Seal)
 Borrower

(Seal)
 Borrower

NEETA SHARMA

Neeta Sharma

(Seal)
 Borrower

(Seal)
 Borrower

[Sign Original Only]

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