

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

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and 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."

which has the address of 1309 W. Wellington Avenue (Street) Chicago (City) Illinois 60657 (Zip Code) ("Property Address"); P.L.N. 14-29-118-033-0500

Property of Cook County

LOT 41 IN GROSS AND COUNSELLOR'S SUBDIVISION OF BLOCK 9 IN THAT SUBDIVISION OF THAT PART LING NORTH EAST OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTH WEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. following described property located in Cook County, Illinois: Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the security of this Security Instrument, and (c) the performance of Borrower's covenants and agreements under this modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the secured 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 JUNE 1, 2021. 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. \$ 391,500.00). This debt is evidenced by Borrower's note Borrower owes Lender the principal sum of THREE HUNDRED NINETY-ONE THOUSAND FIVE HUNDRED AND NO/100 under the laws of Delaware, 105, Northrock, IL 60062 ("Lender"), and whose address is 707 Skokie Blvd., Suite 105, Northrock, IL 60062 ("Borrower"). This Security Instrument is given to Chase Manhattan Financial Services, Inc., which is organized and existing under the laws of Delaware, 105, Northrock, IL 60062, and whose address is 707 Skokie Blvd., Suite 105, Northrock, IL 60062.

1991. The mortgage is given to Chase Manhattan Financial Services, Inc. ("Borrower"). This Security Instrument is given to Chase Manhattan Financial Services, Inc., which is organized and existing under the laws of Delaware, 105, Northrock, IL 60062, and whose address is 707 Skokie Blvd., Suite 105, Northrock, IL 60062.

THIS MORTGAGE ("Security Instrument") is given on MAY 28 1991. The mortgage is given to Chase Manhattan Financial Services, Inc. ("Borrower"). This Security Instrument is given to Chase Manhattan Financial Services, Inc., which is organized and existing under the laws of Delaware, 105, Northrock, IL 60062, and whose address is 707 Skokie Blvd., Suite 105, Northrock, IL 60062.

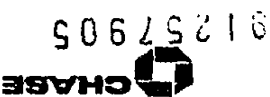
MORTGAGE

\$ 17.00

[Space Above This Line For Recording Date]

91257905

LOAN # 995618-2
Title order # 7303069
Boca Raton, FL 33431
1900 Corporate Blvd., NW, Suite 110
Chase Manhattan Financial Services, Inc.
and should be returned to: Dorothy Remel
David Sistol



1991 MAY 30 PM 2:49

Chase Manhattan Financial Services, Inc. Known as Chase Manhattan of Illinois

Residential Mortgage

BOX 333 - TR

1446977 of # 7303069 of 3 DE

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1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower and Lender agree as follows: 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 all taxes and insurance premiums which may become a lien on the Property. Lender shall pay all taxes and insurance premiums which may become a lien on the Property.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to any prepayment charges due under the Note; second, to amounts payable under paragraph 2; third, to interest due; fourth, to principal due; and last, to any late charges due under the Note.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may accrue or become a lien on the Property.

5. Hazard or Property Insurance. Borrower shall keep the improvements now existing on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which Lender requires insurance.

6. Occupancy, Preservation, Maintenance and Protection of the Property. Borrower's Loan Application, Leasehold, Borrower shall occupy, establish, and use the Property as Borrower's principal residence with the exception of the execution of the Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing.

7. Protection of Lender's Rights in the Property. 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, foreclosure, or condemnation or forfeiture 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.

91257905

My commission expires: _____

Notary Public

GIVEN under my hand and official seal, this

28th day of May 1991

and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth. subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and personally known to me to be the same person whose name is

County, in the State aforesaid, DO HEREBY CERTIFY THAT Barry A. Craig and Lynn T. Craig, Mrs wife

State of Illinois)
County of Cook)
(SS:)

Property of Cook County Clerk's Office

[Space Below This Line For Acknowledgment]

Social Security Number

(SEAL) Borrower

Social Security Number

(SEAL) Borrower

Social Security Number 321-52-0139

(SEAL) Borrower

Social Security Number 275-42-7223

(SEAL) Borrower

Barry A. Craig
Lynn T. Craig

Witnesses:

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.

- Adjustable Rate Rider
- Graduated Payment Rider
- Balloon Rider
- Other(s) [specify]
- Condominium Rider
- Planned Unit Development Rider
- Rate Improvement Rider
- 1-4 Family Rider
- Biweekly Payment Rider
- Second Home Rider

[Check applicable box(es)]

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.

21. 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 paragraph 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence.
22. 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.
23. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.
24. 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.

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Loan # 995618-2

ADJUSTABLE RATE RIDER

(Extended/Initial Fixed Rate Period)
(One Year Index - Interest Rate Caps)

THIS ADJUSTABLE RATE RIDER is made this 28TH day of MAY, 1991, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Decd (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Adjustable Rate Note to Chase Manhattan Financial Services, Inc. of the same date and covering the property described in the Security Instrument and located at: 1309 W. Wellington Avenue, Chicago, IL 60657 (Property Address)

THE NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN THE INTEREST RATE AND THE MONTHLY PAYMENT. THE NOTE ALSO CONTAINS THE OPTION TO CONVERT THE ADJUSTABLE RATE TO A FIXED RATE. IF MY INTEREST RATE INCREASES, MY MONTHLY PAYMENTS WILL BE HIGHER. IF MY INTEREST RATE DECREASES, MY MONTHLY PAYMENTS WILL BE LOWER. THE NOTE LIMITS THE MAXIMUM RATE THE BORROWER MUST PAY.

ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. INTEREST RATE AND MONTHLY PAYMENT CHANGES

The Note provides for an initial interest rate of 9.875 percent. The Note provides for changes in the interest rate and the monthly payments, as follows:

4. INTEREST RATE AND MONTHLY PAYMENT CHANGES

(A) Change Date. I have exercised my conversion option under Section 5 of this Note, the initial fixed interest rate I will pay will change to an adjustable interest rate on the first day of JUNE, 1998, and on that day every 12th month thereafter. Each date on which my interest rate could change is called a "Change Date."

(B) The Index. Beginning with the first Change Date, my adjustable interest rate will be based on an Index. The "Index" is the weekly average yield on United States Treasury securities adjusted to a constant maturity of one year, as made available by the Federal Reserve Board. The most recent index figure available as of the date 45 days before each Change Date is called the "Current Index." The Index most recently available is the index published in the standard statistical release issued by the Federal Reserve Board with the closest date prior to the 45th day before the Change Date. If the Index is no longer available, the Note Holder will choose a new index which is based upon comparable information. The Note Holder will give me notice of this choice.

(C) Calculation of Changes. Before each Change Date, the Note Holder will calculate my new interest rate by adding 2.750 percentage points to the Current Index. The Note Holder will then round (to the nearest 1/8 of 1 percentage point (0.125%)). Subject to the limits stated in Section 4(D), this rounded amount will be my new interest rate until the next Change Date. The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal that I am expected to owe at the Change Date in full on the maturity date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my monthly payment.

(D) Limit on the Interest Rate Changes. On the first Change Date the interest rate may not increase or decrease more than 4 percentage points from the initial interest rate. On the second Change Date, and on each Change Date thereafter, the interest rate may not increase or decrease more than 2 percentage points from the interest rate in effect immediately prior to the Change Date. Also, the interest rate may not increase or decrease over the entire term of the loan more than 4 percentage points from the initial interest rate. My interest rate will never be greater than 13.875 percent.

(E) Effective Date of Changes. My new interest rate will become effective on each Change Date. I will pay the new amount of my monthly payment beginning on the first monthly payment date after the Change Date until the amount of my monthly payment changes again. (F) Notice of Changes. The Note Holder will deliver or mail to me a notice of any changes in my interest rate and the amount of my monthly payment before the effective date of any change. The notice will include information required by any applicable law to be given me and also the title and telephone number of a person who will answer any questions I may have regarding the notice.

B. CONVERSION TO FIXED INTEREST RATE

The Note provides Borrower an option to convert the adjustable rate loan into a fixed interest rate loan, as follows:

5. FIXED INTEREST RATE OPTION

(A) Option to Convert to a Fixed Rate

I have a "Conversion Option" which I can exercise if I satisfy the conditions described in this Section 5(A) and I am not in default. The Conversion Option is my option to convert the interest rate I am required to pay under Sections 2 and 4 of this Note from an adjustable rate to a fixed rate. The conversion can only take place on the first day of the month in which my 6th monthly payment under this Note is due or on the first day of each month thereafter until and including the first day of the month in which my 60th monthly payment is due. The date on which my interest rate converts from an adjustable rate to a fixed rate is called the "Conversion Date."

50555216

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91257905

Property of Coolidge

(Seal) Borrower

(Seal) Borrower

(Seal) Borrower

(Seal) Borrower

[Handwritten signatures and names: Lynn A. Craig, Lynn A. Craig]

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

If I choose to exercise the Conversion Option, the Note Holder will determine the amount of the monthly payment that would be sufficient to repay the unpaid principal I am expected to owe at the Conversion Date in full on the maturity date at my new fixed interest rate in substantially equal payments. The result of this calculation will be the new amount of my monthly payment. Beginning with my first monthly payment after the Conversion Date, I will pay the new amount as my monthly payment until the maturity date.

(C) Determination of New Payment Amount
Information about the 30-year net yield is available through the Federal National Mortgage Association, 3900 Wisconsin Avenue, N.W., Washington, D.C. 20016. If this required 30-year net yield is not available, the Note Holder will choose a new index which is based upon comparable information to determine the fixed interest rate.

(ii) My new, fixed interest rate will be equal to the Federal National Mortgage Association's required net yield for 30-year fixed rate mortgages covered by 60-day mandatory delivery commitments that was in effect as of the date 15 days before the Conversion Date, plus 7/8th of 1 percentage point, rounded to the nearest 1/8th of 1 percentage point. This option requires my payment of a conversion fee of \$ 350.00

(i) My new, fixed interest rate will be equal to the Federal National Mortgage Association's required net yield for 30-year fixed rate mortgages covered by 60-day mandatory delivery commitments that was in effect as of the date 15 days before the Conversion Date, plus 5/8th of 1 percentage point, rounded to the nearest 1/8th of 1 percentage point. This option requires my payment of a conversion fee of \$ 350.00

In order to exercise the Conversion Option I will choose one of the following two methods to determine the calculation of my new, fixed interest rate:

- (B) Calculation of Fixed Rate
 - (v) I must sign and give the Note Holder any documents the Note Holder requires to effect the conversion.
 - (iv) On or before the Conversion Date, I must pay the Note Holder a conversion fee as described below in Section 5(B); and
 - (iii) As of the Conversion Date, I am not in default under this Note or the Security Instrument (as that term is described below in section 12);
 - (ii) I must not have been over 30 days delinquent in paying any of my scheduled monthly payments when they were due under this Note;
 - (i) I must give notice to the Note Holder at least 15 days before the Conversion Date of my intention to exercise the Conversion Option;
- If I want to exercise the Conversion Option, I must first meet certain conditions. Those conditions are: