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State of Illinois

MORTGAGE

FHA Case No.

131:6423092-734

THIS MORTGAGE ("Security Instrument") is made on JUNE 27, 1991
The Mortgagor is ANNA M. JANUARY, DIVORCED NOT SINCE REMARRIED AND ANGELITA C.
SAUCEDA, WIDOW

122 whose address is 122 MULLINGER COURT-UNIT 2A, SCHAUMBURG, ILLINOIS 60192
("Borrower").

This Security Instrument is given to UNITED SAVINGS ASSN
OF THE SOUTHWEST FSB which is organized and existing under the
laws of THE UNITED STATES, and whose address is
1301 NORTH BASSWOOD-4TH FLOOR, SCHAUMBURG, ILLINOIS 60173
("Lender").

Borrower owes Lender the principal sum of
SIXTY SIX THOUSAND FIVE HUNDRED AND 00/100

Dollars (U.S.\$. 66,500.00). 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
JULY 1, 2021. 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 6 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 2A, 122 MULLINGER COURT OF LAKEWOOD CONDOMINIUM TOGETHER
WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS
DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER
25252295, AND AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF
SECTION 27, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

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which has the address of 112 MULLINGER COURT-UNIT 2A, SCHAUMBURG, ILLINOIS 60192
("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 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.

1. PAYMENT OF PRINCIPAL, INTEREST AND LATE CHARGE. Borrower shall pay when due the principal of, and interest
on, the debt evidenced by the Note and late charges due under the Note.

2. MONTHLY PAYMENTS OF TAXES, INSURANCE AND OTHER CHARGES. Borrower shall include in each monthly payment,
together with the principal and interest as set forth in the Note and any late charges, an installment of any (a) taxes and special
assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums
for insurance required by paragraph 4.

Each monthly installment for items (a), (b), and (c) shall equal one-twelfth of the annual amounts, as reasonably estimated
by Lender, plus an amount sufficient to maintain an additional balance of not more than one-sixth of the estimated amounts. The
full annual amount for each item shall be accumulated by Lender within a period ending one month before an item would become
delinquent. Lender shall hold the amounts collected in trust to pay items (a), (b), and (c) before they become delinquent.

If at any time the total of the payments held by Lender for items (a), (b), and (c), together with the future monthly payments
for such items payable to Lender prior to the due dates of such items, exceeds by more than one-sixth the estimated amount of
payments required to pay such items when due, and if payments on the Note are current, then Lender shall either refund the
excess over one-sixth of the estimated payments or credit the excess over one-sixth of the estimated payments to subsequent
payments by Borrower, at the option of Borrower. If the total of the payments made by Borrower for item (a), (b), or (c) is
insufficient to pay the item when due, then Borrower shall pay to Lender any amount necessary to make up the deficiency on or
before the date the item becomes due.

Borrower(s) Initials AMJ A.C.S.
VMP 4G (IL)(9001)

	7. 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 place of condemnation, shall be paid to Lender to the extent of the full amount of the indemnities that remain unpaid under the Note and this Security instrument or other taking of any part of the property, or for conveyance in place of condemnation, in consideration of any award or claim for damages, direct or consequential, for a period of thirty days, to perform any other obligations contained in this instrument.
	8. FEES. Lender may collect fees and charges authorized by the Secretary.
	outstanding indebtedness under the Note and this Security instrument shall be paid to the entity legally entitled thereto.
	(a) DEFALT. Lender may, except as limited by regulations issued by the Secretary in the case of payment defaults, require immediate payment in full of all sums secured by this Security instrument if:
	((i)) Borrower defaults by failing to pay in full any monthly payment required by this Security instrument prior to or on the due date of the next monthly payment, or
	((ii)) Borrower defaults by failing to pay in full any monthly payment required by this Security instrument prior to or on the due date of the next monthly payment, for a period of thirty days, to perform any other obligations contained in this instrument.
	9. GROUNDS FOR ACCELERATION OF DEBT.

6. CHARGES TO BORROWER AND PROTECTION OF LENDERS' INTEREST IN THE PROPERTY.
Damage or subsidence liability change the Property or allow the Property to deteriorate, reasonable wear and tear excepted. Lender will
inspect the Property if the Property is vacant or abandoned or the Loan is in default. Lender may take reasonable action to protect
and preserve such vacant or abandoned Property. If this Security interest is on a leasehold, Borrower shall comply with the
provisions of the lease. If Borrower acquires fee title to the Property, the lessor shall not be merged unless
Lender agrees to the merging in writing.

governmental or municipal charges, fines and impositions that are not included in Paragraph 2. Borrower shall pay all
obligations on time which is owed the entity that the payment. If failure to pay would adversely affect Lender's interest in
the Property, upon Lender's request Borrower shall promptly furnish to Lender receipts evidencing these payments.

If Borrower fails to make these payments required by Paragraph 2, or fails to perform any other covenants
and agreements contained in this Security instrument, or there is a legal proceeding against Lender's rights in the Property,
the Property (such as a proceeding in bankruptcy), for condemnation or to enforce laws or regulations, then Lender may do any
pay whatever is necessary to protect the value of the Property and Lender's rights in the Property, including payment of taxes
hazard insurance and other items mentioned in Paragraph 2.

Any amounts disbursed by Lender under this Paragraph shall become an additional debt of Borrower and be secured by this
Security instrument. These amounts shall bear interest from the date of disbursement, at the Note rate, and at the option of
Lender, shall be immediately due and payable.

Equitable, to late charges due under the Note, for which to make and pay the same.

If Borrower tenders to Lender the full payment of all sums secured by this Security Instrument, Borrower's account shall be credited with the balance remaining for all installments for items (a), (b), and (c) and any mortgage insurance premium installment that Lender has not become obligated to pay to the Secretary, and Lender shall promptly refund any excess funds to Borrower. Credit will be given to the balance remaining for all installments for items (a), (b), and (c) and any mortgage insurance premium that Lender paid to a forceclosure sale of the property or its acquisition by Lender, Borrower's account shall be credited with the balance remaining for all installments for items (a), (b), and (c). All payments under paragraphs 1 and 2 shall be applied by Lender as follows:

As used in this Security instrument, "Secretary" means the Secretary of Housing and Urban Development or his or her designee. Most Security instruments insured by the Secretary are insured under programs which require advance payment of mortgage insurance premiums. If this Security instrument is or was insured under a program which requires advance payment of the entire mortgage insurance premium, then each monthly payment shall also include either: (i) an installment of the annual mortgage insurance premium to be paid by lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security instrument is held by the Secretary, or (iii) an installment of the monthly premium to be paid by lender to the Secretary to accumulate the full annual mortgage insurance premium. Each monthly charge instead of a monthly premium shall be in an amount sufficient to accumulate the full annual mortgage insurance premium with lender holding the mortgage insurance instrument as security for the payment of the monthly premium. Each monthly charge instead of a monthly premium shall be in an amount sufficient to accumulate the full annual mortgage insurance premium with lender holding the mortgage insurance instrument as security for the payment of the monthly premium. Each monthly charge instead of a monthly premium shall be in an amount sufficient to accumulate the full annual mortgage insurance premium with lender holding the mortgage insurance instrument as security for the payment of the monthly premium.

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ACCELERATION CLAUSE. Borrower agrees that should this Security Instrument and the note secured thereby not be eligible for insurance under the National Housing Act within 240 DAYS from the date hereof, Lendor may, at its option, and notwithstanding anything in Paragraph 9; require immediate payment in full of all sums secured by this Security Instrument. A written statement of any authorized agent of the Secretary dated subsequent to 240 DAYS from the date hereof, declining to insure this Security Instrument and the note secured thereby, shall be deemed conclusive proof of such ineligibility. Notwithstanding the foregoing, this option may not be exercised by Lender when the unavailability of insurance is solely due to Lender's failure to remit a mortgage insurance premium to the secretary.

RIDERS TO THIS SECURITY INSTRUMENT. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants 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 in a part of this Security Instrument. (Check applicable box(es))



Condominium Rider
Planned Unit Development Rider



Adjustable Rate Rider
Graduated Payment Rider



Growing Equity Rider
Other

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

Witness:

Jean F. Polley

Anna M. January (Seal)
ANNA M. JANUARY Borrower

✓ Angelita C. Saucedo (Seal)
ANGELITA C. SAUCEDA Borrower

(Seal)
Borrower

(Seal)
Borrower

STATE OF ILLINOIS,

County ss:

Notary Public Seal, a Notary Public in and for said county and state do hereby certify that ANNA M. JANUARY, DIVORCED NOT SINCE REMARRIED AND ANGELITA C. SAUCEDA, WIDOW

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

Given under my hand and official seal, this 27th day of

19

My Commission expires:

"OFFICIAL SEAL"
Germaine R. Reamer
Notary Public, State of Illinois
Commission Expires 7/11/93

This Instrument was prepared by: DEE. ELL
SCHAUMBURG, IL 60173

RECORD AND RETURN TO: UNITED SAVINGS ASSN OF THE SOUTHWEST FSB
1301 NORTH BASSWOOD-4TH FLOOR
SCHAUMBURG, ILLINOIS 60173

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CONDOMINIUM RIDER
9 1 3 4 5 3 1 2

THIS CONDOMINIUM RIDER is made this 27TH day of JUNE , 1991 , and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed ("Security Instrument") of the same date given by the undersigned ("Borrower") to secure Borrower's Note ("Note") to

UNITED SAVINGS ASSN OF THE SOUTHWEST FSB
("Lender") of the same date and covering the property described in the Security Instrument and located at: 1100 MULLINGER COURT-UNIT 2A
SCHAUMBURG, ILLINOIS 60192

(Property Address)

The property Address includes a unit in, together with an individual interest in the common elements of, a condominium project known as:
LAKEWOOD CONDOMINIUM

(Name of Condominium Project)

("Condominium Project"). If the owners association or other entity which acts for the Condominium Project ("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. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy insuring all property subject to the condominium documents, including all improvements now existing or hereafter erected on the Property, and such policy is satisfactory to Lender and provides insurance coverage in the amounts, for the periods, and against the hazards Lender requires, including fire and other hazards included within the term "extended coverage," and loss by flood, to the extent required by the Secretary, then: (i) Lender waives the provision in Paragraph 2 of this Security Instrument for the monthly payment to Lender of one-twelfth the yearly premium installments for hazard insurance on the Property, and (ii) Borrower's obligation under this Paragraph 4 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 and of any loss occurring from a hazard. In the event of a distribution of a hazard insurance proceeds in lieu of restoration or repair following a loss to the Property, whether to the condominium unit or to the common elements, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by this Security Instrument, with any excess paid to the entity legally entitled thereto.
- B. Borrower promises to pay Borrower's allocated share of the common expenses or assessments and charges imposed by the Owners Association, as provided in the condominium documents.
- C. If Borrower does not pay condominium dues and assessments when due, then Lender may pay them. Any amounts disbursed by the Lender under this paragraph C shall become additional debt of Borrowers 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.

Anna M. January (SEAL)
ANNA M. JANUARY Borrower

Angelita C. Saucedo (SEAL)
ANGELITA C. SAUCEDA Borrower

_____(SEAL)
Borrower

_____(SEAL)
Borrower
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