

UNOFFICIAL COPY

91387438 1 3 0 7 4

MAIL TO:  
FIRST SAVINGS OF SO. HOLLAND  
475 E. 162nd Street  
So. Holland, IL. 60473

1991 AUG -1 PM 12: 05

91387438

\$20-

[Space Above This Line For Recording Data]

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on JULY 16 1991. The mortgagor is DEBRA SMIT, A SPINSTER AND BARBARA SMIT WAYNER, MARRIED TO EDWARD J. WAYNER ("Borrower"). This Security Instrument is given to FIRST SAVINGS AND LOAN ASSOCIATION OF SOUTH HOLLAND, which is organized and existing under the laws of the State of Illinois, and whose address is 475 East 162nd Street - South Holland, Illinois 60473 ("Lender"). Borrower owes Lender the principal sum of FORTY THOUSAND AND NO/100THS Dollar (U.S. \$40,000.00). 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 AUGUST 1, 2006. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (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. IN THE STATE OF ILLINOIS, EDWARD WAYNER, THE HUSBAND OF BARBARA SMIT WAYNER, HEREIN AND BY THIS DOCUMENT, DOES RELEASE AND WAIVE ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAW OF THIS STATE AS IT DOES RELATE TO THE NOTE AND MORTGAGE ON THE PROPERTY, DESCRIBED, TO WIT:

RIDER CONTAINING LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

PERMANENT INDEX NUMBER: 29-27-407-006-0000

which has the address of 60 ARROWHEAD DRIVE, THORNTON, Illinois 60476 ("Property Address");

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."

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.

ILLINOIS—Single Family—Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 8814 8/88 (page 1 of 6 pages)

Product 44713

1991 SAF Systems & Forms, Inc.  
Chicago, IL • 1-800-323-3000

LOAN NO. 14966-7.3

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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") for: (a) yearly taxes and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items." Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. § 2601 *et seq.* ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items. Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. 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. Borrower and Lender may agree in writing, however, that interest shall be paid 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 all sums secured by this Security Instrument.

If the Funds held by Lender exceed the amount permitted to be held by applicable law, Lender shall account to Borrower for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender at any time is not sufficient to pay the Escrow Items when due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than twelve monthly payments, at Lender's sole discretion.

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 21, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale 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 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 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 owed 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 (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 or Property 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, including floods or flooding, 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. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 7.

**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.

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The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items. Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. 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. Borrower and Lender may agree in writing, however, that interest shall be paid 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 all sums secured by this Security Instrument.

If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender at any time is not sufficient to pay the Escrow Items when due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than twelve monthly payments, at Lender's sole discretion.

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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 (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 or Property 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, including floods or flooding, 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. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 7.

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LOAN NO. 14966-7.3

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Chicago, IL • 1-800-323-3000

Product 44713

Form 3814 5/90 (page 1 of 6 pages)

ILLINOIS—Single Family—Fannie Mae/ Freddie Mac Uniform Instrument

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."  
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.

91387438

835827

Illinois 60476 (Zip Code)  
..... ("Property Address")

which has the address of 60 ARROWHEAD DRIVE THORNTON, IL

PERMANENT INDEX NUMBER: 29-27-407-006-0000

RIDER CONTAINING LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

THE PROPERTY, DESCRIBED, TO WIT:  
HOMESTEAD EXEMPTION LAW OF THIS STATE AS IT BIDS RELATE TO THE NOTE AND MORTGAGE ON AND BY THIS DOCUMENT, DOES RELEASE AND WAIVE ALL RIGHTS UNDER AND BY VIRTUE OF THE IN THE STATE OF ILLINOIS, EDWARD WAYNER, THE HUSBAND OF BARBARA SMIT WAYNER, HEREIN as Borrower, County of Cook, Illinois, located in Cook County, Illinois, and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property and the Note: (a) the performance of the covenants and agreements under this Security Instrument modifications of the Note; (b) the payment of all interest, with interest, and all renewals, extensions and secures to Lender; (c) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (d) the performance of all covenants, with interest, and all renewals, extensions and secures to Lender as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on AUGUST 1, 2006. This Security Instrument dated the same date as this Security Instrument (U.S. \$40,000.00). This debt is evidenced by Borrower's note and mortgage. Borrower owes Lender the principal sum of FORTY THOUSAND AND NO/100THS (\$40,000.00) and whose address is 475 East 162nd Street - South Holland, Illinois, 60473 ("Lender").  
under the laws of the State of Illinois, which is organized and existing FIRST SAVINGS AND LOAN ASSOCIATION OF SOUTH HOLLAND, which is organized and existing EDWARD J. WAYNER ("Borrower"). This Security Instrument is given to  
19.91. The mortgage is DEBRA SMIT, A SPINSTER AND BARBARA SMIT WAYNER, MARRIED TO THIS MORTGAGE ("Security Instrument") is given on JULY 16, 1991.

## MORTGAGE

[Space Above This Line For Recording Data]

\$200-

MAIL TO:  
913874981 3  
7 4  
FIRST SAVINGS OF SO. HOLLAND  
475 E. 162nd Street  
So. Holland, IL 60473

91387438

1991 AUG - 1 PM 12:05

73-10-391-N



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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 21 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. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds.** Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this 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, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower may cure such a default and reinstate, as provided in paragraph 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger 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, probate, for 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. 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.

**8. Mortgage Insurance.** 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 mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender lapses or ceases to be in effect, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the mortgage insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the mortgage insurance previously in effect, from an alternate mortgage insurer approved by Lender. If substantially equivalent mortgage insurance coverage is not available, Borrower shall pay to Lender each month a sum equal to one-twelfth of the yearly mortgage insurance premium being paid by Borrower when the insurance coverage lapsed or ceased to be in effect. Lender will accept, use and retain these payments as a loss reserve in lieu of mortgage insurance. Loss reserve payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the amount and for the period that Lender requires) provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay the premiums required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement for mortgage insurance ends in accordance with any written agreement between Borrower and Lender or applicable law.

# UNOFFICIAL COPY

HOLLAND 475 EAST 162ND STREET SOUTH HOLLAND, ILLINOIS 60473  
LAURIE BOOMSMA, FIRST SAVINGS AND LOAN ASSOCIATION OF SOUTH

44771  
My Commission Expires 7/25/94  
Notary Public, State of Illinois  
Virginia M. Moore  
"OFFICIAL SEAL"  
My Commission Expires

(SEAL) .....  
Notary Public  
*Virginia M. Moore*  
..... day of July 1991

Witness my hand and official seal this ..... day of July 1991  
and deed and that HE, executed said instrument for the purposes and uses therein set forth.  
EDWARD J. WAYNER, MARIED TO BARBARA SMIT WAYNER, a Notary Public in and for said county and state, do hereby certify that  
EDWARD J. WAYNER, MARIED TO BARBARA SMIT WAYNER, personally appeared before me and is (are) known or proved to me to be the person(s) who, being informed of the contents of the foregoing instrument, have executed same, and acknowledged said instrument to be HIS, (his, her, their) free and voluntary act

STATE OF ILLINOIS }  
COUNTY OF COOK }  
SS: }

(Space Below This Line For Acknowledgment)  
Borrower Social Security Number 347380150  
BARBARA SMIT WAYNER  
(Seal) *Barbara Smit Wayner*  
Borrower Social Security Number 343-54-5257  
DEBRA SMIT  
(Seal) *Debra Smit*  
EDWARD J WAYNER - SIGNING FOR PURPOSES OF WAIVING HOMESTEAD RIGHTS ONLY  
*Edward J Wayner*

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. (Check applicable boxes)  
 Adjustable Rate Rider  
 Condominium Rider  
 Graduated Payment Rider  
 Planned Unit Development Rider  
 Balloon Rider  
 Rate Improvement Rider  
 Second Home Rider  
 Biweekly Payment Rider  
 1-4 Family Rider  
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.  
X] Other(s) [specify] WAIVER OF HOMESTEAD

# UNOFFICIAL COPY

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. [Check applicable box(es)]

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

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.

**WITNESSES:**

*Edward J. Wayner*  
EDWARD J WAYNER SIGNING FOR PURPOSES  
OF WAIVING HOMESTEAD RIGHTS ONLY

*Debra Smit* (Seal)  
DEBRA SMIT - Borrower

Social Security Number 343-54-5257

*Barbara Smit Wayner* (Seal)  
BARBARA SMIT WAYNER - Borrower

Social Security Number 347-38-0150

[Please Review This Line For Acknowledgment]

STATE OF ILLINOIS }  
COUNTY OF COOK } SS:

I, THE UNDERSIGNED, a Notary Public in and for said county and state, do hereby certify that EDWARD J. WAYNER MARRIED TO BARBARA SMIT WAYNER, personally appeared before me and is (are) known or proved to me to be the person(s) who, being informed of the contents of the foregoing instrument, have executed same, and acknowledged said instrument to be HIS free and voluntary act and deed and that HE executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 16th day of July, 1991.

My Commission Expires  
"OFFICIAL SEAL"  
Virginia M. Moore  
Notary Public, State of Illinois  
My Commission Expires 7/25/94

*Virginia M. Moore* (SEAL)  
Notary Public

This instrument was prepared by LAURIE ROOMSMA, FIRST SAVINGS AND LOAN ASSOCIATION OF SOUTH HOLLAND 475 EAST 162ND STREET SOUTH HOLLAND, ILLINOIS 60473

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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.

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**6. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds.** Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this 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, which consent shall not be unreasonably withheld, or unless extraordinary circumstances exist which are beyond Borrower's control. Borrower shall not destroy, damage or impair the Property or allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower may cure such a default and reinstate, as provided in paragraph 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger 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, probate, for 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. Lender's actions may include paying 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.

**8. Mortgage Insurance.** 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 mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender lapses or ceases to be in effect, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the mortgage insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the mortgage insurance previously in effect, from an alternate mortgage insurer approved by Lender. If substantially equivalent mortgage insurance coverage is not available, Borrower shall pay to Lender each month a sum equal to one-twelfth of the yearly mortgage insurance premium being paid by Borrower when the insurance coverage lapsed or ceased to be in effect. Lender will accept, use and retain these payments as a loss reserve in lieu of mortgage insurance. Loss reserve payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the amount and for the period that Lender requires) provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay the premiums required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement for mortgage insurance ends in accordance with any written agreement between Borrower and Lender or applicable law.

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# UNOFFICIAL COPY

7 1 3 5 7 4 3 8

LOT 134 IN TOEPFER'S THORNWOOD SUBDIVISION A SUBDIVISION OF THE NORTH 3/4 OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THEREFROM THAT PART CONVEYED TO COUNTY OF COOK BY DEED DATED AUGUST 8, 1944 AND RECORDED SEPTEMBER 26, 1944 AS DOCUMENT 13363699) ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 1956 AS DOCUMENT 16573860 IN COOK COUNTY, ILLINOIS.

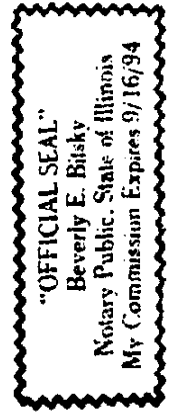
Property of Cook County Clerk's Office

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STATE OF ILLINOIS }  
 COUNTY OF COOK } ss.  
 I, THE UNDERSIGNED  
 DEBRA SMIT, A SPINSTER AND BARBARA SMIT WAYNER, MARRIED  
 DO HEREBY CERTIFY that DEBRA SMIT, A SPINSTER AND BARBARA SMIT WAYNER, MARRIED  
 TO EDWARD J. WAYNER  
 personally known to me to be the same person(s) whose name(s) I (it) (are) subscribed to the foregoing instrument, appeared  
 THEY  
 before me this day in person and acknowledged that  
 as THEIR free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of  
 the right of homestead.

GIVEN under my hand and Notarial Seal, this 31 day of July, 1991 A.D. 1991  
 Beverly E. Bisky Notary Public



My Commission Expires

RECORDER'S STAMP

Proprietary Book County Clerk's Office

RIDER TO MORTGAGE

THIS DOCUMENT IS ATTACHED TO AND MADE A PART OF THE MORTGAGE DATED JULY 16, 1991 FOR THE PROPERTY LOCATED IN COOK COUNTY, STATE OF ILLINOIS,

DESCRIBED TO WIT AS:

LOT 134 IN TOEPFER'S THORNWOOD SUBDIVISION A SUBDIVISION OF THE NORTH 3/4 OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THEREFROM THAT PART CONVEYED TO COUNTY OF COOK BY DEED DATED AUGUST 8, 1944 AND RECORDED SEPTEMBER 26, 1944 AS DOCUMENT 13363699) ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 1956 AS DOCUMENT 16573860 IN COOK COUNTY, ILLINOIS.

AND IS GIVEN AS A WAIVER AND RELEASE OF THE HOMESTEAD RIGHTS OF EDWARD WAYNER, GIVEN TO HIM BY VIRTUE OF THE HOMESTEAD EXEMPTION LAW OF THE STATE OF ILLINOIS. THIS WAIVER IS GIVEN ON THE PART OF THE UNDERSIGNED AS A COMPLETE AND IRREVOCABLE WAIVER AND RELEASE.

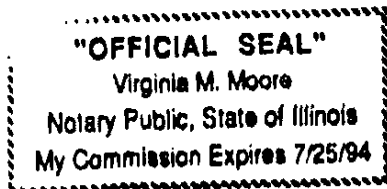
THE PARTY HERETO GIVES THIS WAIVER OF HIS OWN FREE WILL AND UNDER THE ADVICE OF HIS OWN COUNSEL, IN COMPLIANCE WITH IL REV. STAT. 1985, CH 33, PARAGRAPH 10.

IN WITNESS WHEREOF, THE PARTY HAS SET HIS HAND AND SEAL THIS 16TH DAY OF JULY, 1991.

*Edward J. Wayner*  
EDWARD J. WAYNER

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 16TH  
OF JULY, 1991

*Virginia M. Moore*  
NOTARY PUBLIC



LOAN NO. 14966-7.3

91387438