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BOX 260

(Sign Above This Line For Recording Date)

This instrument was prepared by:
MARGARETTEN & COMPANY INC.
625 NORTH CT. PALATINE, IL 60067 **MORTGAGE**

80108053

THIS MORTGAGE ("Security Instrument") is given on **August 14th, 1992**
The mortgagor is

C/ CHANG K LEE,
C/ YOUNG Y LEE, HIS WIFE
S/Y LEE YOUNG

("Borrower").

This Security Instrument is given to

MARGARETTEN & COMPANY, INC.
under the laws of the State of New Jersey, and whose address is
Borrower Road, Twp. of New Jersey 08830

which is organized and existing
("Lender").

One Hundred Sixty-five Thousand and 00/100 Dollars
(U.S. \$165,000.00). 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 September 1st, 2007. 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

County, Illinois:

LOT 41 IN CATALINA'S VALLEY VIEW SUBDIVISION A SUBDIVISION
OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 26,
TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #27-26-407-009-0000

COOK
. DEP1-01 RECORDING \$29.00
. T08888 TRAN 3437 08/20/92 13:39:00
. 00133 + E 00-92-619676
. COOK COUNTY RECORDER

which has the address of

8019 W 174TH PL. TINLEY PARK, IL 60477

("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 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.

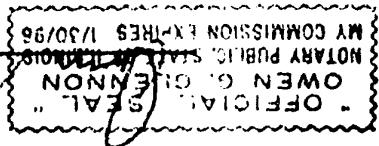
UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

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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LILLINOSIS-SINGLE FAMILY-SNMA/THINC UNIFORM INSTRUMENT MARGARETTEN & COMPANY, INC.
MARCH 1990 PAGE 3 OF 5 (REV. 3/91)
Form 304-9/90

MAIL TO:



My Commission expires:

1992 August day of

Given under my hand and official seal, this 14th

Personally known to the to be the same Person(s) whose name(s) is
before me this day in person, and acknowledged that he/she they sign
free and voluntary act, for the uses and purposes herein set forth.

C/K/C CHANG K LEE, , HIS WIFE
C/K/C YOUNG Y LEE, , HIS WIFE

I, the Undersigned, a Notary Public in and for said county and state, do hereby certify that:

STATE OF ILLINOIS.

C / K / C CHANG K LEE , HIS WIFE
C / K / C CHANG K LEE , HIS WIFE

STATE OF ILLINOIS.

93619676

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18M01108-

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יְהוָה יְהוָה

John F. Bodie

CHANG K LEE-BOTOWER

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

The following Rides are at NO RIDERS ATTACHED

26. Rides in this security instrument. If one or more riders are executed by Borrower and recorded together with this security instrument, the coverings and agreements of each such rider shall be incorporated into and shall form a part of this security instrument.

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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 (c) 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 as if no acceleration had 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 Paragraph 17.

19. **Sale of Note; Change of Loan Servicer.** The Note or a partial interest in the Note (together with this Security Instrument) may be sold one or more times without prior notice to Borrower. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Note and this Security Instrument. There also may be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change in accordance with Paragraph 14 above and applicable law. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made. The notice will also contain any other information required by applicable law.

20. **Hazardous Substances.** Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this Paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this Paragraph 20, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

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.

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9/05/2025

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6. Occupancy, Pre-termination, Maintenance and Protection of the Property; Borrower's Loan Application; Leasehold.

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 economic feasible or lessened, the insurance proceeds shall be applied restoration or repair is not economic feasible or 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 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, 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 pay sums accrued 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 amounts of the payments if under Paragraph 2 the Property is acquired by Lender, Borrower's right to any insurance 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.

All insurance policies and renewals shall be applicable to Lennder and shall include a standard mortgage clause. Lennder shall have the right to hold the policies and renewals. If Lennder receives a bill from a carrier and demands payment of premiums and renewals, BorroWer shall promptly give notice to the insurance carrier and Lennder may make good of loss if not made promptly by BorroWer.

3. Hazard or Property Damage. Borrower shall keep the improvements in good repair and erect on the property insured against loss by fire, hazards included within the term "extreme covered"; and any other hazards, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in 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 unreasonable with respect thereto. If Borrower fails to maintain coverage described in any Lender's application, obtain coverage to protect Lender's rights in the property in accordance with Paragraph 7.

1 and 2 shall be applied; first, to any preparation charges due under the Note; second, to amounts payable under Paragraph 4; third, to interest due; fourth, to principal due; and last, to any late charges due under the Note.

4. Changes; Lenses. 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 due to be paid under this paragraph, if Borrower makes these payments directly. Borrower shall provide Lender to receive payments including the parimutuels.

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 sum 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 in any time is not sufficient to pay the accrued items when due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay to Lender the amounts necessary to make up the deficiency. Borrower shall make up the deficiency in installments.

the Factors in Lenders may not charge Borrowers for holding and applying on the Funds, unusually analyzing the Factors, or verifying the Factors, 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. Lender may require Borrower to pay a one-time charge for a one-time charge for an independent real estate tax reporting service.

2. Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity including funds which are such an institution whose deposits are insured by a federal agency, instrumentality, or entity.

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RECEIVED MAR 12 1989 FILED 3 OF 6 (Rev. 8/91)

LITIGATION - SINGLETARY - RUMA - WILMINGTON INSTRUMENT

Form 3014-9/90

any prepayment charge under the Note.

If a reduced reduction of the principal, the reduction by reducing the principal owed under the Note or by making a direct payment to the Borrower, if a reduced reduction of the principal, the reduction by reducing the principal owed under the Note or by making a charge to the permitted limit; and (b) any such loan charge collected from the Borrower which exceeded permitted limits will be charged to the permitted limit; (c) any such loan charge collected or to be collected by the Amortization necessary to reduce the loan exceed the permitted limit; (d) any such loan charge collected or to be collected in connection with the consent.

13. **Loan Charge.** If the loan accrued by this Security instrument is subject to a law which sets maximum loan charges, it is finally interpreted by this Security instrument to the terms of this Security instrument or the Note without regard to the terms of this Security instrument or the Note.

Borrower's interest in the Property under the Note: (a) is co-signing this Security instrument only to mortgagors, Plaintiff and co-signers of this Security instrument who co-sign this Security instrument.

Paragraph 17, Borrower's covenant and assigns of lender and Borrower shall be solvent and several. Any Borrower who co-signs this Security instrument shall bind and benefit the successors and assigns of this Security instrument.

12. **Succession and Survival Clause; Co-Signers.** The covenants and agreements of this Security instrument shall be binding on the maker any assignee by this Security instrument by virtue of its creation or to pay the sum secured by this Security instrument, and (c) agrees that lender and any other Borrower may obligate to pay the sum secured by this Security instrument only to mortgagors, Plaintiff and co-signers of this Security instrument.

Borrower's interest in the Property under the Note: (a) is co-signing this Security instrument only to mortgagors, Plaintiff and co-signers of this Security instrument.

Paragraph 17, Borrower's covenant and assigns of lender and Borrower shall be solvent and several. Any Borrower who co-signs this Security instrument shall bind and benefit the successors and assigns of this Security instrument.

11. **Borrower Note Releases; Forfeiture Note & Waiver.** Extension of the time for payment of amortization of principal shall not exceed or

postpone the due date of the monthly payments referred to in Paragraphs 1 and 2 or change the amount of such payments.

Unless lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not exceed or

sums accrued by this Security instrument, whether or not then due.

Lender is authorized to collect and apply the proceeds, at its option, either to repossess or to make an award or settle a claim for damages, Borrower fails to respond to lender within 3 days after the date the notice is given,

If the Property is abandoned by Borrower, or if, after notice by lender to borrower that the condominium offers to make

proceeds shall be applied to the sums accrued by this Security instrument, whether or not the sums are due.

Before the taking, unless Borrower and lender otherwise agree in writing or unless applicable law permits, the

market value of the property immediately before the taking is less than the amount of a partial taking of the property in which

the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the property

reduced by this Security instrument shall be reduced by the amount of the proceeds multiplied by the following, the sums

market value of the property immediately before the taking, unless Borrower and lender otherwise agree in writing, the fair

market value of the sums secured of the amounts secured by whether or not then due, with any excess of the fair

market value of the property immediately before the taking in equal to or greater than the amount of the sums secured by

whether or not then due, with any excess of a partial taking in which the fair

market value of the property immediately before the taking of the amounts secured by this Security instrument,

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security instrument,

and shall be paid to lender.

Condemnation or other taking of any part of the Property, or for conversion in lieu of condemnation, are hereby assigued

10. **Condemnation.** The proceeds of any part of a claim for damages, director or consequential, in connection with any

Borrower notice at the time of or prior to an inspection specifically reasonable cause for the inspection.

9. **Impression.** Lender or his agent may make reasonable entries upon and inspect any premises of the Property, Lender shall give

for mortgage insurance ends in accordance with any written agreement between Borrower and Lender or applicable law.

shall pay the premium required to maintain coverage in effect, or to provide a loss reserve, in the event the premium

period that lender has agreed to provide by lender, if mortgagage insurance coverage lapses in the amount and for the

payments may no longer be required, at the option of lender in lieu of mortgagage insurance, ladas receive

to be in effect, lender will accept, and retain these payments as a loss reserve in lieu of mortgagage insurance, to one-twelfth of the yearly mortgage. Insurance premium being paid by Borrower which the insurance coverage lapsed or cascaded

to substandard mortgage insurance coverage is not available. Borrower shall pay to lender each month a sum equal

to the cost to Borrower of a mortgage insurance previously in effect, from an alternate mortgage issued by lender.

to obtain coverage under a liability equivalent to the mortgage insurance previously in effect, at a cost substantially equal

to the mortgage insurance cost, and pay the mortgage insurance in effect, to lender, for any reason, the

lender required to maintain the mortgage insurance in effect, Borrower shall pay the premium required to pay the

payments.

8. **Mortgage Lien.** If lender required mortgage insurance as a condition of making the loan secured by this Security

instrument, unless Borrower shall pay the Note under this Paragraph 7 shall become additional debt of Borrower secured by this

Security instrument, unless Borrower shall pay the Note under this Paragraph 7 shall become additional debt of Borrower secured by this

7. **Lender does not have to do so.**

Any amounts distributed by lender under this Paragraph 7 shall become additional debt of Borrower under this Paragraph

may include paying any sums received by a lien which has priority over this Security instrument, applying

do and pay for whatever is necessary to protect the value of the Property and lender's rights in the Property, Lender actions

as a proceeding in bankruptcy, probable, for condemnation that may significantly affect lender's rights in the Property (such

in this Security instrument, or where a legal proceeding in connection with the instrument of foreclosure or reorganization

instruments, the lender's rights in the Property, If lender does not have to do so.

Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If this Security

but not limited to, representations concerning information in connection with the loan including principal less than

(or failed to provide lender with any material information or to enforce laws or regulations), then lender may

default in Borrower, during the loan application process, gave materially false or inaccurate information or statements to lender

in a ruling that, in lender's good faith determination, precludes lender's security interests. Borrower also be in

any case such a default and render impact the lien created by this Security instrument or lender's security interests. Borrower

the Property or otherwise materially impact the lien created by this Security instrument or lender's security interests. Borrower

action or proceeding, whether civil or criminal, to waste on the Property, Borrower shall be liable to the result of

the Property, allow the trustee or receiver to deduct or control, or commingle, waste on the Property, Borrower shall not be liable to the

or unless certain circumstances exist which are beyond Borrower's control, Borrower shall not be liable to the

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Property of Cook County Clerk's Office

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