

UNOFFICIAL COPY

Loan # 0002855478  
Copies: 1 of 3 - Return to Lender  
2 of 3 - Borrower  
3 of 3 - File

CLOSER ID: 10380  
FNMA/FHLMC Uniform Instrument 3014 8/90  
AIM1  
Page 1 of 5  
10999 (08) 4/81 IL - Single Family

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.

PERMANENT INDEX NUMBER: 10-17-415-044  
92750578 DEPT-01 RECORDINGS \$31.50  
149888 TRAN 2789 09/02/92 15:27:00  
78220 # 6 \* -92-652443  
COOK COUNTY RECORDER  
DEPT-01 RECORDING \$31.50  
9039 PARKSIDE MORTON GROVE, IL 60053-0000  
which has the address of ("Property Address");  
COOK COUNTY RECORDER  
149888 TRAN 2789 09/02/92 15:27:00  
78220 # 6 \* -92-652443  
COOK COUNTY RECORDER  
DEPT-01 RECORDING \$31.50  
9039 PARKSIDE MORTON GROVE, IL 60053-0000  
which has the address of ("Property Address");

92652443

This property is being conveyed to Cook County, Illinois  
including additions.

AS PER LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.  
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:  
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 01, 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.  
Dollars (U.S. \$ \*\*\*\*\* 130,000.00). This debt is evidenced by ONE HUNDRED THIRTY THOUSAND AND 00/100 ("Lender"). Borrower owes Lender the principal sum of  
NATIONWIDE BANK, A FEDERAL SAVINGS BANK under the laws of THE UNITED STATES OF AMERICA , and whose address is 135 MAIN STREET, SAN FRANCISCO, CA 94105-1812 ("Borrower"). This Security Instrument is given to FIRST

LAND TITLE L-410668-C4

THIS MORTGAGE ("Security Instrument") is given on AUGUST 20, 1992 The mortgagor is JAMES M. KARP AND YVETTE C. KARP, HUSBAND AND WIFE

MORTGAGE

000.020

92750578  
92652443  
9 2 6 5 2 4 4 3

OT MAIL

FIRST NATIONWIDE BANK  
DOCUMENT CONTROL  
P.O. BOX 348450  
SACRAMENTO, CA 95834-8450

This Instrument Was Prepared By:  
LORI J. GENTILE  
When Recorded Mail To

UNOFFICIAL COPY

Property of Cook County Clerk's Office

9265244

05/07/05

05/07/05

created by this Security Instrument or Lender's security interest. Borrower may cure such a default and restate, as provided in  
or, as long as Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien  
to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or  
circumstances exist which are beyond Borrower's control. Borrower shall not destroy, damage or impair the Property, allow the Property  
occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extending  
Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of  
Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this  
6. Occupancy, Maintenance, and Protection of the Property; Borrower's Loan Application; Leasehold.  
shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

acquired by Lender, Borrower's right to any insurance proceeds and proceeds resulting from damage to the Property prior to the acquisition  
date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 2 the Property is  
Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due  
30-day period will begin when the notice is given.

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  
days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender  
instruments, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30  
economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security  
damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not  
Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property  
not make promptly by Borrower.

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 a receipt 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  
Property in accordance with paragraph 7.

Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the  
which Lender requires insurance. This insurance shall be maintained in the amount 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  
insured against losses by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for  
5. Hazard or Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property

giving of notice.  
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  
determines that any part of the Property is subject to a lien which may attach in priority over this Security Instrument, Lender may give  
secure from the holder of the lien an agreement satisfactory to Lender, terminating the lien to this Security Instrument. If Lender  
against enforcement of the lien in legal proceedings which in the Lender's opinion operates to prevent the enforcement of the lien; or (c)  
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  
Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower (a) agrees in writing  
directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly furnish to Lender all notices of arrears to be paid under this paragraph. If Borrower makes these payments  
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.  
may attach priority over this Security Instrument, and if unpaid payments or ground rents, if any, Borrower shall pay these obligations in  
4. Charges; Liens; Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which  
fourth, to principal due; and last, to any late charges due under the Note.

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 charge and 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.

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.

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.

Instrument.  
purpose for which each debit to the Funds was made. The Funds are pledged as additional security for all sums secured by this Security  
the Funds. Lender, at its option, may, without charge, an annual accounting of the Funds, showing credits and debits to the Funds and the  
to pay Borrower any interest or earnings on the Funds. Borrower and Lender may agree in writing, however, that interest shall be paid on  
applicable law provides otherwise. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required  
Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless  
unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. However, Lender may require  
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

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including  
Escrow Items or otherwise in accordance with applicable law.  
Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future  
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  
Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. paragraph 2601 et seq. ("RESPA"), unless another  
to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal  
of mortgage insurance premiums. These items are called "Escrow Items." Lender may, at any time, collect and hold Funds in an amount not  
premiums, if any; and (1) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment

may attach priority over the 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  
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 attach priority over the 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 (1) 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. paragraph 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.

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  
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, at its option, may, 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.

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 attach priority over the 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 (1) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment

UNIFORM COVENANTS, Borrower and Lender consent and agree as follows:

92652443

92750578

92652443

92750578

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, 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. 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 amount 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 coverage 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 is reinstated in the amount and for the period that Lender requires (provided by an insurer approved by the Lender again becomes available and is not in effect). 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.

**9. Inspection.** Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

**10. 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 any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is less than the amount of the sums secured immediately before the taking, unless Borrower and Lender otherwise agree in writing or unless applicable law otherwise provides, the proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemner offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application or 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 or such payments.

**11. Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

**12. Successors and Assigns Bound; Joint and Several Liability; Co-signers.** The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the consent of that Borrower's consent.

**13. Loan Charges.** If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limit, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceed permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

**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 which can be given effect without the conflicting provisions of this Security Instrument and the Note are declared to be severable.



92750578

92750578

16. Borrower's Copy. Borrower shall be given one conforming 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 the Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note 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 attorney's 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 party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower's firm, 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: gas, fire, 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 enter into this 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 attorney's 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. (Check applicable box(es))

Adjustable Rate Rider  
 Graduated Payment Rider  
 Balloon Rider  
 Other(s) specify

Condominium Rider  
 Planned Unit Development Rider  
 Convertible Rider

1-4 Family Rider  
 Biweekly Payment Rider  
 Second Home Rider

# UNOFFICIAL COPY

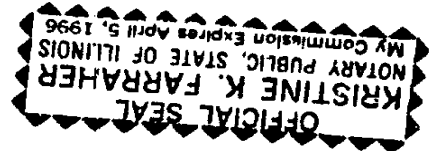
Loan # 0002855476  
Copies: 1 of 3 - Return to Lender  
2 of 3 - Borrower  
3 of 3 - File

CLOSER ID: 10380  
FNMA/FHLMC Uniform Instrument 3014 8/90  
AIMS  
Page 5 of 5  
L0959 (R05) 4/01 IL - Single Family

92652443

92750578

Property of Cook County Clerk's Office



MY COMMISSION EXPIRES: 1996

I, the undersigned, a Notary Public in and for said County and State do hereby certify that James M. Karp and Yvette C. Karp personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day free and voluntary act, for the uses and purposes therein set forth and acknowledged that they signed and delivered the said instrument as their own and official seal this 26 day of August 1996

NOTARY PUBLIC

STATE OF ILLINOIS

COUNTY OF Cook

(Space Below This Line For Acknowledgment)

Date

Date

Date

X YVETTE C. KARP  
Yvette C Karp

8-20-96

X JAMES M. KARP  
James M Karp

Date

8-20-96

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.

9 2 6 5 2 4 4 3

UNOFFICIAL COPY



Property of Cook County Clerk's Office

82750578

UNOFFICIAL COPY

9 2 7 5 8 1 1 J

926552A43

Property of Cook County Clerk

LOAN# 0002855476

Lot 5 and that part of lot 4 lying south of a line 45 feet (as measured along the East side of Parkside Avenue) South of and parallel with the North line of lot 3 and that part of lot 6 lying North of a line 105 feet (as measured along the East side of Parkside Avenue) South of and parallel with North line of lot 3, all in Block 8 in Hield and Martin's Dempster Street Terminal Subdivision, being a subdivision in the Southwest 1/4 of Section 16 and in the Southeast 1/4 of Section 17, Township 41 North, Range 13 East of the Third Principal Meridian, according to the Plat thereof recorded June 2, 1924 as document 8446276, in Cook County, Illinois.

9 2 6 5 2 4 4 3