

# UNOFFICIAL COPY

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811926376

## MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on NOVEMBER 6, 1992 The mortgagor is DAVID RODRIGUEZ AND RAMONA RODRIGUEZ, HIS WIFE

"Borrower": This Security Instrument is given to St. Paul Federal Bank for Savings

which is organized and existing under the laws of United States of America and whose address is 5788 W. North Ave, Chicago, Illinois 60635

"Lender": Borrower owes Lender the principal sum of SEVENTY SIX THOUSAND AND NO /100 Dollars U.S.S. 76,000.00

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 DECEMBER 1, 2022. 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:

THE NORTH 33 1/3 FEET OF LOT 108 IN HILL CREST, BEING A SUB-DIVISION IN THE NORTH 1/2 OF SECTION 36, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
PIN #12-36-210-063-0000

DEPT-01 RECORDING \$33.00  
T#1111 TR# 0392 11/16/92 10:26:00  
#8997 : A \* -92-855865  
COOK COUNTY RECORDER

which has the address of 2239 N 75TH AVE ELMWOOD PARK  
(Street) (City)  
Illinois 60635 ("Property Address")  
(Zip Code)

Form 504 9-90  
*[Signature]*

*Box 283*

*3272*

*92855865*

Form 3024, 9/90

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender...

4. Charges; Taxes. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the property which may arise during the term of this Security Instrument...

5. Application of Payments. A mess applicable law provides otherwise, all payments received by Lender in connection with this Security Instrument shall be applied first to any payment charges due under the Note...

6. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay the amount of an interest on the debt evidenced by the Note and any prepayment and late charges due under the Note...

7. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay the amount of an interest on the debt evidenced by the Note and any prepayment and late charges due under the Note...

8. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due the amount of an interest on the debt evidenced by the Note and any prepayment and late charges due under the Note...

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**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.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to void 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 sum 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 its 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 damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be made liable for any tortfeasance or proceeding, whether civil or criminal, as 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 in accordance with 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, in default of Borrower, during the loan application process, give materially false or misleading 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 principal residence. If this Security Instrument is 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 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 tortfeasance 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.

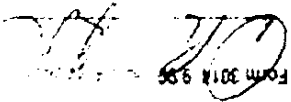
Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with 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 ceases 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 an amount 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

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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 of this Security Instrument or the Note which is in conflict with applicable law, such conflict shall not affect other provisions of this Security Instrument and the Note are declared to be severable.

14. **Notices.** Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by registered mail to Borrower at the address stated herein or any other address designated 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.

13. **Loan Charges.** If the loan secured by this Security Instrument is subject to a tax, such as maximum loan charges, and that tax is finally ascertained so that the interest on other loan charges collected or to be collected may now be determined, the amount of such loan charges shall be reduced by the amount necessary to reduce the total amount of such loan charges to the amount of such other loan charges. If a refund reduces the principal owed under the Note or by it being a charge to the principal, Lender may choose to make this refund by reducing the principal owed under the Note or by it being a charge to the principal, and if any sums already collected from Borrower which exceed the amount necessary to reduce the total amount of such loan charges, then, to any such loan charges shall be reduced by the amount necessary to reduce the total amount of such loan charges to the amount of such other loan charges. If the loan secured by this Security Instrument is subject to a tax, such as maximum loan charges, and that tax is finally ascertained so that the interest on other loan charges collected or to be collected may now be determined, the amount of such loan charges shall be reduced by the amount necessary to reduce the total amount of such loan charges to the amount of such other loan charges. If a refund reduces the principal owed under the Note or by it being a charge to the principal, Lender may choose to make this refund by reducing the principal owed under the Note or by it being a charge to the principal, and if any sums already collected from Borrower which exceed the amount necessary to reduce the total amount of such loan charges, then, to any such loan charges shall be reduced by the amount necessary to reduce the total amount of such loan charges to the amount of such other loan charges.

12. **Successors and Assigns; Bound, Joint and Several Liability; Co-signers.** The covenants and agreements herein shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of this Security Instrument. Borrower, co-signers and assignees shall be jointly and severally liable for the performance of the obligations of the Note and the Security Instrument. The covenants and agreements herein shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of this Security Instrument.

11. **Borrower Not Released; Forbearance By Lender Not a Waiver.** Lender's exercise of any right or remedy herein shall not constitute a release of Borrower's obligations or a waiver of any right or remedy herein. Lender's exercise of any right or remedy herein shall not constitute a release of Borrower's obligations or a waiver of any right or remedy herein.

10. **Condemnation.** If the Property is condemned, the proceeds of the condemnation shall be applied to the sums secured by this Security Instrument in the order of priority set forth in this Security Instrument. If the proceeds of the condemnation are insufficient to pay the sums secured by this Security Instrument, the deficiency shall be paid by Borrower. If the proceeds of the condemnation are sufficient to pay the sums secured by this Security Instrument, the deficiency shall be paid by Borrower.

9. **Inspection.** Lender may, at any time, cause the Property to be inspected by a qualified inspector to determine the condition of the Property. The proceeds of the Property shall be applied to the sums secured by this Security Instrument in the order of priority set forth in this Security Instrument. If the proceeds of the condemnation are insufficient to pay the sums secured by this Security Instrument, the deficiency shall be paid by Borrower. If the proceeds of the condemnation are sufficient to pay the sums secured by this Security Instrument, the deficiency shall be paid by Borrower.

5/19/95 HCB

Property Clerk's Office

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**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 the 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 at the 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, and shall not 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 remedial action 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" and "toxic 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.

Notwithstanding to whom, 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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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
- Ballloon Rider
- Other(s) [specify] **LOAN RIDER**
- Condominium Rider
- Planned Unit Development Rider
- Rate Improvement Rider
- 1-4 Family Rider
- Biweekly Payment Rider
- Second Home Rider

By Sign(s) 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.

*David Rodriguez* (Seal)  
DAVID RODRIGUEZ - Borrower

Social Security Number 327-46-8349

*Ramona Rodriguez* (Seal)  
RAMONA RODRIGUEZ - Borrower

Social Security Number 361-46-4776

[Space Below This Line For Acknowledgment]

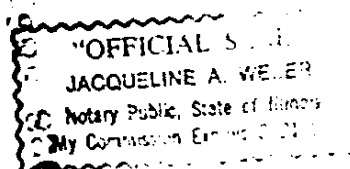
STATE OF ILLINOIS, COOK County ss:

I, JACQUELINE A. WEBER  
a Notary Public in and for said county and state, certify that DAVID RODRIGUEZ AND RAMONA RODRIGUEZ  
personally known to me to be the same person(s) whose name(s) ARE  
subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they  
signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein  
set forth.

Given under my hand and official seal, this 6th day of November

My Commission expires: AUGUST 21, 1993

*Jacqueline A. Weber*  
Notary Public



RAYMOND F SEIFFERT  
ST PAUL FEDERAL BANK FOR SAVINGS  
6700 W NORTH AV  
CHICAGO, IL 60635

**MAIL TO  
BOX 283**

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## LOAN RIDER

LOAN NO 011926376  
DATE NOVEMBER 6, 1992

THIS RIDER is incorporated into a certain Security Instrument dated of even date herewith given by the undersigned (the "Borrower") to St. Paul Federal Bank For Savings (the "Lender") to secure a mortgage indebtedness, said Security Instrument encumbers real property commonly described as

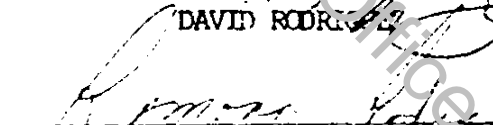
2239 N 75TH AVE, ELMWOOD PARK IL 60635

PROPERTY ADDRESS

- 1.) Borrower and Lender agree that notwithstanding anything contained in Uniform Covenant 21 of the Security Instrument, Lender is hereby authorized to charge a reasonable fee for the preparation and delivery of a release deed.
- 2.) Borrower and Lender agree that if the Federal National Mortgage Association or the Federal Home Loan Mortgage Corporation buy all or some of the Lender's rights under the Security Instrument, this Rider will no longer have any force or effect.

IN WITNESS WHEREOF, BORROWER has executed this RIDER

  
\_\_\_\_\_  
DAVID RODRIGUEZ Borrower

  
\_\_\_\_\_  
RAMONA RODRIGUEZ Borrower

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1992 076