

Date

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WHEN RECORDED MAIL TO

COOK COUNTY, ILLINOIS
FILE FOR RECORD

LOAN AMERICA FINANCIAL CORP.
8100 OAK LANE
MIAMI LAKES, FL 33016
LOAN NUMBER: 50-512043-4

22 NOV 24 1H11:59

92880542

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— [Space Above This Line For Recording Data] —

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on
The mortgagor is RICHARD E. DOHRN JR., A SINGLE MAN

NOVEMBER 18TH , 1992 *31*

LOAN AMERICA FINANCIAL CORPORATION
which is organized and existing under the laws of FLORIDA
8100 OAK LANE, MIAMI LAKES, FL 33016

("Borrower"). This Security Instrument is given to
, and whose address is

("Lender"). Borrower owes Lender the principal sum of
NINETY FIVE THOUSAND NINE HUNDRED AND NO/100
Dollars (U.S. \$ 95,900.00). 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 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

COOK County, Illinois:

LOT 30 (EXCEPT THE SOUTH 4 FEET 6 INCHES THEREOF) AND LOT 31 IN BLOCK
8 IN FIRST ADDITION TO FRANKLIN PARK, BEING A SUBDIVISION IN THE EAST
1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN #12-28-216-034

92880542

which has the address of 3020 GUSTAVE STREET
(Street)

, FRANKLIN PARK
(City)

Illinois 60131
(Zip Code) ("Property Address");

ILLINOIS -- Single Family -- Fannie Mae/Freddie Mac UNIFORM INSTRUMENT
ITEM 107FL1 (9/03)

MFIL9141-04/91

Form 3014 9/99 (page 1 of 6 pages)
Great Lakes Business Forms, Inc. *BL*
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(read & go & read) again & see more.

תלמוד 10702 (901)

5. Hazard of Property Damage. Both owner shall keep the improvements now existing or hereafter erected on the property insured against loss by fire, hazards included within the term "casualty coverage" and any other hazards, including floods or flooding, for which Landlord requires insurance. This insurance shall be maintained in the amounts and

4. **Chargers; Leases.** Borrower shall pay all taxes, assessments, charges, rates and imposts due and payable to the Property which may accrue prior to the Security Instrument, and shall pay all amounts due under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender records

3. Application of Payment. Unless applicable law provides otherwise, all payments, rendered by Lender under paragraphs 1 and 2 shall be applied first, to any prepayment charges due under this Note; second, to non-accrued payable under paragraph 2; third, to accrued interest due; and last, to any late charges due under this Note.

Rounds held by Lesader, II, under paragraph 21, Lesader shall acquire or sell the Property; Lesader, prior to the acquisition or sale of the Property, shall apply any Funds held by Lesader at the time of acquisition or sale as a credit against the sum secured by this Security Instrument.

of contributions to the Funds. Borrower and Lender may merge in writing; however, this instrument shall be paid on the Funds.

The Funds shall be held in an escrow account whose depositors are limited by a federal agency, institutionally, or entity including Lenders, if Lender is such as bank, (union) or in any Federal Home Loan Bank. Lenders shall apply the Funds to pay the Escrow items. Lender may not charge Borrower for holding and applying the Funds, unusually multiplying the escrow account, or verifying the Escrow items, unless Lender has agreed to do so in writing.

shoulder level than applies to the Funds less a lesser amount if so. Leaders may, at any time, collect and hold Funds in an amount not to exceed the lesser amount of either the amount of Funds due on the basis of current due and should be entitled to receive payment of such amounts as soon as practicable after the date of the original or subsequent payment by the Fund.

1. **Particulars of Partnership and Letterhead:** Proprietary name shall prominently pay by the Notee and any other document by the debt evidenced by the Notee and any other document by the Notee.

2. **Funds for Taxes and Expenses:** Subject to applicable law or to a written waiver by Lender, Borrower shall pay taxes and expenses which may accrue under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly lesseehold payments or (b) yearly lesseehold payments on the Note, until the Note is paid in full, a sum ("Funds") for: (c) yearly lesseehold payments or (d) yearly lesseehold payments or (e) yearly mortgage instrument, if any; and (f) any sums payable by Borrower to lessors, lessees, partners, joint venturers, or any other persons in connection with the partnership or partnership premises, if any, and (g) any sums payable by Borrower to lessors, lessees, partners, joint venturers, or any other persons in connection with the partnership or partnership premises, if any.

3. **Funds for Taxes and Expenses:** Subject to applicable law or to a written waiver by Lender, Borrower shall pay taxes and expenses which may accrue under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly lesseehold payments or (b) yearly lesseehold payments on the Note, until the Note is paid in full, a sum ("Funds") for: (c) yearly lesseehold payments or (d) yearly lesseehold payments or (e) yearly mortgage instrument, if any; and (f) any sums payable by Borrower to lessors, lessees, partners, joint venturers, or any other persons in connection with the partnership or partnership premises, if any, and (g) any sums payable by Borrower to lessors, lessees, partners, joint venturers, or any other persons in connection with the partnership or partnership premises, if any.

UNIFORM COVENANTS. Boundary and easement covenants and agrees as follows:

Used ventilation may be deducted to calculate a maximum deduction covering real property.

THIS SECURITY INSTRUMENT combines all forms of conveyance for national use and non-national use and contains all the usual forms of record.

BORROWER COVENANTS shall Borrower to severally second of the series hereby conveyed and than the right to
lender's payment. All of the foregoing is referred to in this Security instrument as the "Property".
and fixtures now or hereafter a part of the property. All improvements and additions shall also be covered by this Security
instrument. With the due notice, either may sue upon the property, and the covenants, stipulations and conditions
and fixtures now or hereafter a part of the property. All improvements and additions shall also be covered by this Security
instrument.

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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 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 2, 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; Leasehold. 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 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 foreclosure 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.

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

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Item 187(a) (1)(c)

Form 304 5/90 (Page 4 of 6 pages)

enforcement of this Security Instrument disclosed at any time prior to the earlier of: (a) 5 days (or such other period as 18. Borrower's Right to Retainee. If Borrower needs certain conditions, Borrower shall have the right to have

remedies provided by this Security Instrument without further notice or demand on Borrower.

this Security Instrument if Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any action more than 30 days from the date the notice is delivered or modified within which Borrower must pay all sums secured by this Security Instrument.

17. Lender exercises his option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of the date of this Security Instrument.

this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of without Lender's prior written consent. Lender may, at its option, require immediate payment in full of all sums secured by it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) in 18. Transfer of the Property to Beneficial Interest in Borrower. If all or any part of the Property or any interest

in 19. Borrower's Copy. Borrower shall be given one copy of the Note and of this Security Instrument.

15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the state where it is given effect without the conflict-of-laws provision. To this end the provisions of this Security Instrument and the Note can be applied hereunder, such conflict shall not affect other provisions of this Security Instrument or the Note which

pertains to which the Property is located. In the event that any provision or clause of this Security Instrument or the Note purports to be ineffective or unenforceable, it will not affect other provisions of this Security Instrument or the Note which

can be applied hereunder, such conflict shall not affect other provisions of this Security Instrument or the Note which

pertains to the Property located hereunder, such conflict shall not affect other provisions of this Security Instrument or the Note which

is given effect throughout the period of the Note or by making it or by

mailing it by first class mail unless applicable law requires otherwise. The notice shall be directed to the address provided

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by

prepayment under the Note.

13. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan fees provided for in this Security Instrument shall be reduced as a partial prepayment without any

directed to Borrower. Lender may choose to make this reduction by reducing the Note or by making

12. Successors and Assigns; Co-signers. The covantees and agreeements of this Security Instrument or the Note without

Secuity Instrument shall bind and bear all the successions and assignments of Lender and Borrower, subject to the provisions of

paragraph 17. Borrower's successors and assigns shall be joint and several. Any Borrower who co-signs this Security

Instrument but does not execute the Note: (a) is so signing this Security Instrument only to mortgage, grant and convey this

Borrower's interest in the Property under the Note; (b) is not personally obligated to pay the amount needed to reduce

the charge, and that law is finally interpreted so that the interest or a loan charges collected or to be collected in connection

with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce

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applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this 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 attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the title 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 action 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.

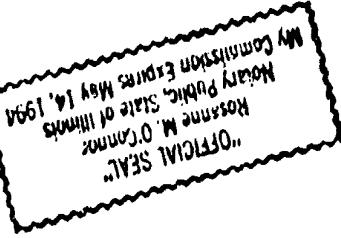
23. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.

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Form 3014-9190 (page 6 of 6 pages)
Date 1-20-92
Phone 305-620-5000 □ FAX 615-281-1131
Fax 615-281-1131
Email 305-620-5000 □ FAX 615-281-1131

1750A 197606 (8100)



8100 OAK LANE, MIAMI LAKES, FL 33106
(Name)
LOAN AMERICA FINANCIAL CORPORATION,

This instrument was prepared by

Notary Public

Notary Public

18TH day of NOVEMBER , 1992

Given under my hand and official seal, this

My Commission expires:

forth,

free and voluntary act, for its uses and purposes herein set forth,
and delivered the said instrument, appeared before me this day in person, and acknowledged that he
subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he
is personally known to me to be the same person(s) whose name(s) is
do hereby certify that RICHARD E. DOHRN JR., A SINGLE MAN

, a Notary Public in and for said county and state,

STATE OF ILLINOIS,

I, the undersigned

County of Cook

do

Social Security Number Borrower (Seal)	Social Security Number Borrower (Seal)
Social Security Number Borrower (Seal)	Social Security Number Borrower (Seal)

Witness:

BY SIGNING BELOW, Borrower accepts and agrees to the terms and conditions contained in pages 1 through 6 of this
Security Instrument and in any rider(s) executed by Borrower and recorded with it.

- | | | | | | | |
|--------------------------|--------------------------|-----------------------------|--------------------------------|--------------------------|--------------------------|--------------------------|
| Admirable Rider | Goodwill Rider | Grandfathered Pyramid Rider | Planned Unit Development Rider | Ride Improvement Rider | Second Home Rider | Other(s) [Specify] |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Instrument (Check applicable box(es))
Supports the coverages and agreements of this Security Instrument as if the rider(s) were a part of this Security
Instrument, the coverages and agreements of each such rider shall be incorporated into and shall stand and
the Security Instrument, the coverages and agreements of each such rider shall be incorporated into and shall stand and
support the coverages and agreements of this Security Instrument as if the rider(s) were a part of this Security
Instrument.