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(Please Above This Line for Recording Date).

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on NOVEMBER 24, 1992. The mortgagor is WALTER SCHNEIDER AND JOY SCHNEIDER, HUSBAND AND WIFE.

given to SHELTER MORTGAGE CORPORATION which is organized and existing under the laws of THE STATE OF WISCONSIN, and whose address is 4201 EUCLID AVENUE, ROLLING MEADOWS, IL 60098 ("Lender"). Borrower owes Lender the principal sum of EIGHTY FIVE THOUSAND AND NO/100 Dollars (U.S. \$ 85,000.00). 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:

LOT EIGHT, (8), IN PLUM GROVE COUNTRYSIDE UNIT NO. 11, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 32 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON FEBRUARY 1, 1967, AS DOCUMENT NUMBER 2310364.

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02-26-116-008
1121-9731-12-0290-00-1256
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Tax Key No: 02-26-116-008

which has the address of 4556 GETTYSBURG DRIVE
[Street]
Illinois 60098 ("Property Address");
[Zip Code]

ROLLING MEADOWS
[City]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not exceed the amount due the date of the monthly payments received from lessees; and 2 or clause 2 of the payments. (1) Possession of the due date of the monthly payments received from lessees due under the Note, until the Note is paid in full, a sum ("Funds") for Lender to pay monthly payments due under the Note, unless Lender has given notice to the acquirer to the acquisition.

(d) yearly taxes and assessments which may attain priority over this Security instrument as a lien on the property; (b) for yearly leasehold payments or ground rents on the property, if any; (c) yearly hazard or property insurance premiums; (a) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums.

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

1. Payment of Principle 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 premium and late charges due under the Note.

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The Funds shall be held in an institution whose deposits are insured by a Federal agency, instrumentality, or entity (including Lender), in accordance with the provisions of paragraph 8, in lieu of the payment of property taxes, insurance premiums, or any other expenses of the Fund.

Interest (including Lender), if Lender is such an institution) or in any Federal agency, instrumentality, or entity (including Lender), in accordance with the provisions of paragraph 8, in lieu of the payment of property taxes, insurance premiums, or any other expenses of the Fund.

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6. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application;

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

7. Protection of Lender's Rights in the Property. If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Until a 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 an 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 any condemnation or other taking of any part of the Property, or for 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 condemned 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 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 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 that Borrower's consent.

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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 on other loan charges collected or to be collected in connection with the loan exceeds the permitted limits, then: (a) any such loan charge shall be reduced by the amount permitted limits which loan charge to be reduced to Borrower, and (b) any sums already collected from Borrower which exceed the amount necessary to reduce the charge to the permitted limit.

14. **Notices.** Any notice to Borrower provided for in this Security Instrument shall be given by delivery in 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 by making a direct payment to Borrower. Any notice to Lender shall be given by delivery in or by first class mail to Lender's address listed 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 when given as provided under the Note or by Lender as of the date of this Security Instrument.

15. **Governing Law; Separability.** 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 conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which are declared to be severable.

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

17. **Transfer of the Property or a Beneficial Interest in the Property.** 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 require Lender to pay the amount of any sum paid or less than 30 days from the date the notice is delivered or mailed within which Borrower must pay it, sums received by Lender by this instrument, if Borrower fails to pay the same prior to the expiration of this period. Lender may invoke any remedy permitted by law to Lender, if Borrower fails to pay the same prior to the expiration of this period or not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay it, sums received by Lender as of the date of this Security Instrument.

18. **Borrower's Rights.** If Borrower fails to pay the same prior to the expiration of this period, Lender may invoke any remedy permitted by law to Lender, if Borrower fails to pay the same prior to the expiration of this period or not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay it, sums received by Lender as of the date of this Security Instrument.

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 notice to Borrower. A sale may result in the Note being re-accelerated in whole or in part, or in the Note being reconveyed to a new servicer. There may be one or more changes in the Note and the Note may be reconveyed to a new servicer if the Note is a transfer instrument. However, this right to re-accelerate shall not apply in the case of a change in the Note to a new servicer resulting from a transfer of the Note by the Noteholder to a new servicer.

20. **Hazardous Substances.** Borrower shall not cause of any Hazardous Substances to do, anything affecting any Hazardous Substances on or in the Property. The proceeds of any removal of such substances shall not apply to the presence of any Hazardous Substances on or in the Property.

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 to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the notices applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) the sums secured by this Security Instrument or before the date acceleration and sale of the property, The notice shall further inform Borrower of the right to remitate after acceleration and sale of the default must be cured; and (d) that failure to cure the default on or before the date specified by judicial proceeding and forceclosure, if the default is not cured or before the date specified in the notice to accelerate at its option may result in pursuance of the remedies provided in this Paragraph 21, including, but not limited to, reasonable attorney fees and costs of title evidence.

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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 recording 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

Rate Improvement Rider

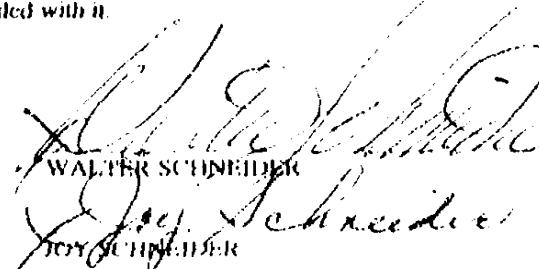
1-4 Family Rider

Biweekly Payment Rider

Second Home Rider

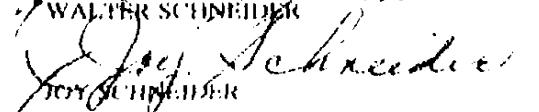
BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Witnesses:



WALTER SCHNEIDER

(Seal)
Borrower



TROY SCHNEIDER

(Seal)
Borrower

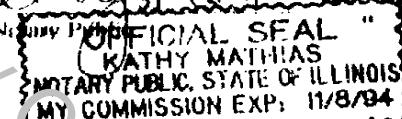
(Space Below This Line for Acknowledgment)

STATE OF ILLINOIS, County of *COOK*, County ss:

I, *Kathy Mathias*, a Notary Public in and for said county and state, do hereby certify WALTER SCHNEIDER AND TROY SCHNEIDER, HUSBAND AND WIFE 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 said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24TH day of NOVEMBER 1992.

My commission expires: *11/8/94*



This instrument was prepared by: DIANNE P. BATES.

For value received, Shelter Mortgage Corp. of Milwaukee, WI, hereby assigns ~~the above instrument~~ S.S.# of Milwaukee, WI without recourse the within Mortgage together with the indebtedness thereon mentioned.

Witness its hand and seal this 24TH day of NOVEMBER 1992.

SHELTER MORTGAGE CORPORATION

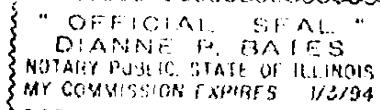
By: *Pamela Rohlwing* (SEAL) Attest: *Lisa D. Fleck* (SEAL)
Attest: Assistant Secretary

State of Illinois, County of COOK : The foregoing instrument was acknowledged before me this 24TH day of NOVEMBER 1992, by Pamela Rohlwing and Lisa D. Fleck of Shelter Mortgage Corp., a Wisconsin Corporation, on behalf of the corporation.

My commission expires: *4/3/94*

This instrument was prepared by: DIANNE P. BATES.

Return to:
SHELTER MORTGAGE CORPORATION
4201 EUCLID AVENUE
ROLLING MEADOWS, IL 60008



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