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Prepared by and return to:
Northern Trust Bank/O'Hare N.A.
1501 Woodfield Rd.
Schaumburg, IL 60173
Attn: Janine McDonald

Loan # 20030602

[Space Above This Line For Recording Data]

MORTGAGE

. DEPT-01 RECORDING 131.50
. T05555 TRAN 7520 01/21/92 11:11:00
. 09001 E 92-037830
. COOK COUNTY RECORDER

THIS MORTGAGE ("Security Instrument") is given on

January 17, 1992

The mortgagor is

Tomas Santillanes, Monserrat Santillanes, Husband and Wife and Miguel Sosa,
a Bachelor

"Borrower"). This Security Instrument is given to Northern Trust Bank/O'Hare N.A.

which is organized and existing under the laws of the State of Illinois , and whose address is 8501 W. Higgins Rd., Chicago IL 60632

("Lender"). Borrower owes Lender the principal sum of Seventy-eight thousand four hundred and NO/100 Dollars (U.S. \$ 78,400.00).

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 February 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 six in Frank-Lon Homes, Inc., Unit 2, being a Subdivision of the South Half of the Northeast Quarter of the Southeast Quarter of Section 21, Township 40 North, Range 12, East of the Third Principal Meridian, (except the East 661.08 feet of the South 660 Feet and except the West 16.5 feet thereof and also except the South 233 feet of the East Half of the East Half of the West Half of the Northeast Quarter of the Southeast Quarter also the Northwest Quarter of the Northeast Quarter of the Southeast Quarter of Section 21, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Property Index Number: 12-21-429-007

which has the address of 9725 Addison
Illinois 60131
(Zip Code)

("Property Address");

Franklin Park (Street, City),

ILLINOIS-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT
100-6R(IL) 101081

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Form 3014 B/90
Amended 6/91

VMP MORTGAGE FORMS - 10131293-8100 - (800)621-7281

3150

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Form 3014 B/90

Given under my hand and affixed seal, this 17 day of July, 1992.

Subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it is personally known to me to be the same person(s) whose name(s) are subscribed thereto.

Notary Public, State of Illinois
JOAN BLAIR
NOTARY PUBLIC
My Commission Expires 2/28/99

This instrument was prepared
for the use and benefit of the parties
free and voluntarily set forth, for the uses and purposes herein set forth.

1. **STATE OF ILLINOIS**
2. **COUNTY AS: COOK**
3. **THE TOWN OF ANTIOCH, ILLINOIS, CONVENUES, WESANDO**
4. **A Notary Public in and for said county and state do hereby certify**
5. **that the instrument hereinabove described is a true copy of the original instrument.**

Borrower: MARGARET SORAN
(Seal)

Margaret Soran
(Seal)

Witnesses:
in any rider(s) executed by Borrower and recorded with it.

ILLINOIS
COUNTY CLERK'S OFFICE

- [Check applicable boxes]
24. Riders to this Security Instrument, if one or more riders are executed by Borrower and recorded together with this Security Instrument, all 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.
- V.A. Rider
 Balloon Rider
 Biweekly Payment Rider
 Biweekly Payment Rider
 Condominium Rider
 Creditable Payment Rider
 Fixed Term Development Rider
 Second Home Rider
 Other(s) [Specify]

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

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

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

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

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

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 attain priority over this 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 (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. 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. Section 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.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including 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 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 by 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 shall give to Borrower 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.

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.

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.

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 charges due under the Note; 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.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing 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 against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give 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 giving of notice.

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23. Waiver of Lieneslaid. Borrower waives all right of lien and precedent example in the Propety.

without charge to Borrower. Borrower shall pay any incidental costs.

22. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument

21. Indemnity, but not limited to, reasonable attorney's fees and costs of title evidence.

proceeding, Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph
severed by this Security Instrument without further demand and may foreclose this Security Instrument by judgment
or before the date specified in the notice, Lender, at his option, may require immediate payment in full of all sums
indemnity of the right to accelerate after acceleration and the right to assert in the foreclosure proceeding the
former Borrower by this Security Instrument, foreclosure by judgment and sale of the property. Lender shall further
recover by this Security Instrument, foreclosed by judgment preceding a sale of the property. The notice shall further
(d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sum
(e) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and
(f) any equitable law provides otherwise). The notice shall specify: (a) the default to accelerate; (b) the action available
of any covenant of appearance in this Security Instrument (but not prior to acceleration to force the Borrower's breach
of any covenant Kremedies. Lender shall further covenant and agree as follows:

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

relative to health, safety or environmental protection.
Paragraph 20. "Environmental law" means federal laws and laws of the jurisdiction where the Property is located that
pertains and includes, volatile solvents, asbestos containing asbestos of commercial products, and radioactive materials. As used in
Environmental Law and the following subsections, "asbestos" means substances identified as toxic or hazardous substances by
As used in this paragraph 20, "hazardous Substances" are those substances defined as toxic or hazardous substances by

all necessary remedial actions in accordance with Environmental Law.
any removal or other remediation of any Hazardous Substance affecting the property is necessary, Borrower shall promptly take
of which Borrower has actual knowledge; if Borrower learns, or is通知ed by any government of regulation authority, that
borrower of regularly agency or private party involving the Property and any Hazardous Substance of Environmental Law
Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any
residential uses and to maintenance of the Property.

Borrower of the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal
usage is in violation of any Environmental Law, the predecessor two substances shall not apply to the presence, use, or
Hazardous Substances on or in the Property. Borrower shall do otherwise to do, undergoing infestation the
20. Hazardous Substances, Borrower shall not cause or permit the presence, use, disposal, storage, or release of any
information required by applicable law.

address of the new loan servicer and the address to which payments should be made. The notice will also contain any other
given written notice of the loan Servicer intended to a sale of the Note. If there is a change of the loan Servicer, Borrower will be
or more changes of the loan Servicer payables due under the Note and this Security Instrument. There also may be one
as the "loan Servicer", this servicer monthly payables due under the Note and this Security Instrument. This servicer will be known
instruments may be sold one or more times without prior notice to Borrower. A sale may result in a change in the entity known
19. Sale of Note: Change of loan servicer. The Note or a partial interest in the Note (together with this Security
not apply in the case of a transfer under paragraph 17.

obligations secured hereby shall remain fully effective as if no acceleration had occurred; however, this right to remediate shall
the Security instrument shall continue unchanged. Upon remittance by Borrower, this Security Instrument and the
due the loan of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by
the owing, but not limited to, reasonable attorney's fees; and (d) takes such action as Lender may reasonably require to issue
any default of any covenants of agreement (c) pays all expenses incurred in enforcing this Security Instrument;
Lender all sums when due under this Security Instrument and the Note as if no acceleration had occurred; (b)
Security instrument of this entity to a liquidate remaining this Security Instrument. These conditions are due that
applicable law may apply for remediation before sale of the Property pursuant to my power of sale contained in this
entitlement of this Security instrument disclosed in any time prior to the earlier of: (a) 5 days (or such other period as
18. Borrower's Right to Remake to Reclaim. If Borrower meets certain conditions, Borrower shall have the right to have
permitted by this Security Instrument without further notice or demand on Borrower.

Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies
less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this
If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not
of this Security Instrument.

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

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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 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 21 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; 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 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 ceasing 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. 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

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

15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the laws of the state where it is executed or by any other applicable law, such conflict shall not affect other provisions of this Security Instrument or this Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

16. Lender's address. In which the Property is located, in the event that any provision or clause of this Security Instrument or the Note is declared invalid by a court of competent jurisdiction, the Note and the law of the state where it is executed or by any other applicable law, such conflict shall not affect other provisions of this Security Instrument or this Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

17. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by first class mail to

it by First class mail unless otherwise specified below in accordance with the terms of this Note.

18. Preparation charge under the Note. Any notice to Borrower, if a renewal reduces principal, the reduction will be treated as a partial payment without any

Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by returning it directly to the borrower. Lender may collect from Borrower within the permitted limits and (b) any sums already collected from Borrower which exceed the amount necessary to reduce the charge loan exceeded by the amount necessary to reduce the charge loan exceeded by the amount necessary to reduce the charge loan exceeded the permitted limits, then: (a) any such loan charge shall be reduced or to be collected in connection with the and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the

19. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charge

take any accommodations with regard to the terms of this Security Instrument or the date without this Borrower's consent.

20. Secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forgive or

21. Borrower's interest in the Property under the terms of this Security Instrument only to pay the sum

Instrument but does not execute the Note; (a) is co-signing this Security Instrument only to mitigate, garnish and convey this Security

22. Borrower's successors and assigns and heirs and beneficiaries of Lender and Borrower, subject to the provisions of

23. Successors and Assigns; Joint and Several Liability; Co-signers. The successors and assignees of this

exercise of any right or remedy.

24. Borrower Not Releasable; Borrower; Not a Waller. Extension of the time for payment of such payments.

25. Lender and Borrower otherwise 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 of clause 1 of this Note.

26. Lender is authorized to collect and apply the proceeds, in its option, either to restoration or repair of the property or to the sum

27. If the property is damaged by Borrower, or if, after notice to Borrower that the condenser 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 entitled to sue for the amount of the damage suffered by Lender or not the sum are then due.

28. Lender is entitled to sue for the amount of the damage suffered by Lender or not the sum are then due.

29. Lender is entitled to sue for the amount of the damage suffered by Lender or not the sum are then due.

30. Lender is entitled to sue for the amount of the damage suffered by Lender or not the sum are then due.

31. Lender is entitled to sue for the amount of the damage suffered by Lender or not the sum are then due.

32. Lender is entitled to sue for the amount of the damage suffered by Lender or not the sum are then due.

33. Lender is entitled to sue for the amount of the damage suffered by Lender or not the sum are then due.

34. Lender is entitled to sue for the amount of the damage suffered by Lender or not the sum are then due.

35. Lender is entitled to sue for the amount of the damage suffered by Lender or not the sum are then due.

36. Lender is entitled to sue for the amount of the damage suffered by Lender or not the sum are then due.

37. Lender is entitled to sue for the amount of the damage suffered by Lender or not the sum are then due.