

UNOFFICIAL COPY

Form 2014 12/03
Amended 9/07

ILLINOIS - Single Family - FIMA/THMC UNIFORM INSTRUMENT

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

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this security instrument. All of the

which has the address of 5500 CARRIAGEWAY DRIVE #214C, ROLLING MEADOWS 60008 Illinois (Street, City)

08-08-301-036-1111 08-08-301-037-1111

UNIT 214-C" AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL) LOTS 1 AND 2 IN THREE FOURTHS AT PLUM GROVE UNIT NUMBER 2 (ACCORDING TO THE PLAT MAPS OF RECORD RECORDED APRIL 19 1970 AS DOCUMENT NUMBER 21132050) BEING A SUBDIVISION IN SECTION 8, TOWNSHIP 47 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY LASCALL NATIONAL BANK AS TRUSTEE UNDER TRUST NUMBER 39885 IN RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 2145645. FOR THIS PARCEL ALL THE PROPERTY AND SPACE COMPRISING THE UNITS) IN COOK COUNTY, ILLINOIS.

92062360

SEARS MORTGAGE CORPORATION which is organized and existing under the laws of the STATE OF OHIO address is 2500 LAKE COOK ROAD, RIVERWOODS, ILLINOIS 60015 ("Lender"). Borrower owes Lender the principal sum of EIGHTY-NINE THOUSAND EIGHT HUNDRED DOLLARS AND ZERO CENTS (\$89,800.00). 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 August 1, 2021. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (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 property described in the Note.

92062360

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on

The Mortgagor is STEPHEN F. VALES, A BACHELOR

JULY 26, 19 91

LENDER'S 1 09-58-60798

*THIS MORTGAGE IS TO BE RE-RECORDED TO ADD PROJECT NAME. [Space Above This Line For Recording Data]

RECORD AND RETURN TO
SEARS MORTGAGE CORPORATION
300 KNIGHTSBRIDGE PARKWAY
SUITE 350
L (NCLMNH) RE. IL 60069

92 0623602

91 134302

92062360

91434302

A.T.G.F.
BOX 370

117.00
7/27/91 11:44:00
7/27/91 11:44:00
434302

dmst/cst79ae

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Property of Cook County Clerk's Office
923623160

A.T.G.F. BOX 370

KC50000

MULTI-STATE CONDOMINIUM RIDER - Single Family - FPMMA/FHLMC UNIFORM INSTRUMENT

Form 8140 12/83

91434302

(Signer) Borrower (Seal) Borrower (Seal) STEPHEN F. YATES

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this Condominium

Rider. Borrower requesting payment.

Interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to the Security Instrument. Unless Borrower and Lender agree to other terms of payment, this amount shall bear

them. Any amount disbursed by Lender under this paragraph F shall become additional debt of Borrower secured by

F. Remedies. If Borrower does not pay condominium dues and assessments when due, then Lender may pay

maintained by the Owners Association unacceptable to Lender.

(iv) any action which would have the effect of rendering the public liability insurance coverage

or Association; (iii) termination of professional management and assumption of self management; of the Owners

benefit of Lender; (ii) any amendment to any provision of the Constituent Document if the provision is for the express

condemnation or eminent domain; (i) the abandonment or termination of the Condominium Project, except for abandonment or termination

required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by

consent, either partition or subdivision of the Property or consent to: E. Lender's Prior Consent. Borrower shall not, except after notice to Lender and with Lender's prior written

Uniform Covenant 9. Lender, such proceeds shall be applied by Lender to the sums secured by the Security Instrument as provided in

or of the common elements, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to

Borrower in connection with any condemnation or other taking of all or any part of the Property, whether of the unit

D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to

Lender. (Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to

C. Public Liability Insurance. Borrower shall take such actions as may be reasonable to insure that the

be paid to Lender for application to the sums secured by the Security Instrument, with any excess paid to Borrower.

Property, whether to the unit or to common elements, any proceeds payable to Borrower are hereby assigned and shall

In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the

Borrower shall give Lender prompt notice of any lapse in required hazard insurance coverage.

Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

(ii) Borrower's obligation under Uniform Covenant 5 to maintain hazard insurance coverage on the

one-twelfth of the yearly premium in installments for hazard insurance on the Property; and (i) Lender waives the provision in Uniform Covenant 2 for the monthly payment to Lender of

and hazards included within the term "extended coverage," then: Lender waives the provision in Uniform Covenant 2 for the monthly payment to Lender of

provides insurance coverage in the amount, for the periods, and against the hazards Lender requires, including fire

carrier, a "master" or "tenant" policy on the Condominium Project which is satisfactory to Lender and which

B. Hazard Insurance. So long as the Owners Association maintains, with a generally accepted insurance

shall promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

creates the Condominium Project; (ii) by laws; (iii) code of regulations; and (iv) other equivalent documents. Borrower

Project's (Constituent Documents). The "Constituent Documents" are the: (i) Declaration or any other document which

A. Condominium Obligations. Borrower shall perform all of Borrower's obligations under the Condominium

Instrument, Borrower and Lender further covenant and agree as follows: (the "Condominium Project"). If the owners association or other entity which acts for the Condominium Project also

include Borrower's interest in the Owners Association and the uses, profits and benefits of Borrower's interest.

COMPROMISE COVENANTS. In addition to the covenants and agreements made in the Security

[Property Address] The Property includes a unit in, together with an undivided interest in the common elements of, a condominium project

known as: THREE FOUNTAINS AT PLUM GROVE UNIT NUMBER 2

5500 CARRIAGEWAY DRIVE, #214C, ROLLING MEADOWS, IL 60008

of the same date and covering the Property described in the Security Instrument and located at:

(the "Lender") SEARS MORTGAGE CORPORATION, AN OHIO CORPORATION

and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed

(the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to

THIS CONDOMINIUM RIDER is made this 26th

day of JULY, 1991

CONDOMINIUM RIDER

9262360

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 insurance in effect until such time as the requirement for the insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

8. 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.

9. 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, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor 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.

10. 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.

11. 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.

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

13. Legislation Affecting Lender's Rights. If enactment or expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument unenforceable according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall take the steps specified in the second paragraph of paragraph 17.

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of the Security Instrument or the 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. 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 in Borrower or if a beneficial interest in Borrower is sold or transferred and payment in full of all sums secured by this Security Instrument, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. Lender 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 (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 had no acceleration 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 paragraphs 13 or 17.

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A.T.G.F.
BOX 370

91134302

JAMIE LUKA
1 INCOLNSHIRE, IL 60069

Official Seal of Notary Public, State of Illinois
Patrick M. Gallagher
My Commission Expires 6/3/95

My Commission expires:

That I, the undersigned, a Notary Public in and for said county and state do hereby certify that Stephen F. Yates, a Lender, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth. (Given under my hand and official seal, this day of July, 1991.)

County ss: Cook

[Space Below This Line for Acknowledgment]

Borrower (Seal) _____
Borrower (Seal) _____
Borrower (Seal) _____
WITNESSES: _____
BY SIGNING BELOW, Borrower accepts and agrees to the terms and conditions contained in this Security Instrument and in any riders executed by Borrower and recorded with it.

- Adjustable Rate Rider
- Concomitum Rider
- Planned Unit Development Rider
- 1-4 Family Rider
- Others (specify) _____
- OCCUPANCY RIDER

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

19. 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 paragraphs 13 and 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 19, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

20. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property and at any time prior to the expiration of any period of redemption following judicial sale, Lender (in person, by agent or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. Any rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Security Instrument. Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

21. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower waives all right of homestead exemption in the Property.

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

23. 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 riders) were a part of this Security Instrument. (Check applicable boxes)