RECORD & RETURN TO:

WM. BLOCK & COMPANY INC. 5 MARKET SQUARE COURT LAKE FOREST, IL. 80045

THIS DOCUMENT PREPARED BY:
BIMONE UENLEIN
FOR WM. BLOCK & COMPANY INC.

92088273

100 (10 0) (10 0

LOAN # 301051

#### MORTGAGE

| Space Above This Line For Recording Data | \_

THIS MORTGAGE ("Specifity Instrument") is given on FEBRUARY 3

19 92 . The mortgager is BENNY T. TAYLOR AND THERESA M. TAYLOR, HUSBAND AND WIFE

("Borrower"). This Security Laterment is given to WM. BLOCK & CO., INC.

ITS SUCCESSORS OR ASSIGNS

which is organized and existing under the laws of

THE STATE OF ILLINOIS

, and whose address is

("Lender").

FIVE MARKET SQUARE COURT

LAKE FOREST, IL 60045

Borrower owes Lender the principal sum of ETTTY-EIGHT THOUSAND FIVE HUNDRED AND 00/100

Dollars (U.S. 68,500.00). This debt is evidenced by Borrowar's note deted the same date as this Security Instrument ("Noto"), which provides for marithly payments, with the full debt, if not paid earlier, due and payable on MRRCH 1, 2022.

This Security Instrument secures to Lender: le) the repayment of the debt evidenced by the Note, with microst, 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 agraements under this Security Instrument and the Note. For this purpose. Borrower does hereby more gage, great, and convey to Lender the following described property located in COOK County, (Illinois)

LOT 4 IN BLOCK 1 IN WINSTON KNOLLS UNIT 2 BEING A SUBDIVISION OF PARTS OF SECIONS 19, 20 AND 29, AND 30 ALL IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERITIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS APRIL 14, 1969 AS DOCUMENT 20 809 713 IN COOK COUNTY, ILLINOIS.

PIN # 02 20 303 004 0000 which has the address of 4335 NEWMAN PLACE | Street

HOFFMAN ESTATES

Illinois 60195

("Property Address");

(Zip Code)

TOGETHER WITH, all the improvements now or horeafter erected on the property, and all easements, appurtonances, 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 uncumbrances 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.

ILLINOIS -- Single Family -- Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

FORM 3014 9/90 (page 1 of 5 pages)

Initials 1771

UNIFORM COVENANTS Borrower and Lender covenant and sures 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 weiver by Lander, Borrower shall pay to Lander on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funda") for: (a) yearly taxes and assessments which may ettain 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 premiume; (d) yearly flood insurance premiums, if any; 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 federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12.

  U. S. C. 2601 et seq. ("RESPA"), unless another law that applies to the Funda sets a leaser 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 foderal 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 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 or an 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 is in the paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds, showing credits and realist 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 o, lander 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 Funds held by Lender at any time is not sufficient to pay the Escrow tonis when due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay to Lender the emount necessary to nave 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 a mis secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If, under paragraph 21, harder shall acquire or sell the Property, Lender, prior to the acquisition or sale of the Property, shall apply any Funds held by Lendar of the time of acquisition or sale as a credit against the sums secured by this Security Instrument.

- 3. Application of Payments. Unless of pluc, ble 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 tax as, 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 Lenser 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 prior ty over this Security Instrument unless Borrower; (a) agrees in writing to the payment of the obligation secured by the lien in a machinal 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 apinion 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 fee 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.

5. Hazard or Property Insurance. Borrower shall keep the improvements now existing or hereafter crected 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 meintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to I ender's approval which shall not be unreasonably withhald. If Borrower fails to maintain coverage described above, Lender mr., 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 stance of mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to under all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance corner 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 abond inside 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 19 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 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 occupanct, unless Lender otherwise agrees in writing, which consum shall not be unreasonably withheld, or unless extenuating circumstences 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 dienty forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgement 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, practices forfeiture of the Borrower's inturest 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

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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 Instrumnet is on a lessehold, Borrower shall comply with all the provisions of the lesse. If Borrower acquires fee title to the Property, the lessehold and the title fee shall not merge unless Lender agrees to the merger in writing.

7. Protection of Lender's Rights in the Property; Mortgage Insurance. If Borrower fails to purform the covenants and agree-ments contained in this Security Instrument, or there is a legal proceeding that may significantly affect Londer's rights in the Property (such as a proceeding in bankmiptcy, probate, for condemnation or to enforce laws or regulations), then Lander 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 accured by a lien which has promity over this Security Instrument, appearing in court, paying reasonable attornays 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 rare 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 Inspace or ceases to be in effect. Borrower shall pay the premiums required to obtain coverage substantially equivalent to the mortgage insurance previously at effect, at a cost substantially equivalent to the cost the Borrower of the mortgage insurance previously in effect, from an alternate mortgage insurance approved by Lander. It 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 lose reviews in lea of mortgage insurance. Loss reserve payments may no longer be required, at the option of Lender, if mortgage insurance in lea of mortgage insurance in the amount and for the period that Lender requires provided by an insurer approved by Lender ingain becomes available and in 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. Line error its agent may make reasonable entries upon and inspections of the Property. Lender shall give Bortower natice at the time of orprior to an inspection specifying reasonable cause for the inspection.

10. Condemnation. The priceeds 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 convayance 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 rail to Borrower. In the event of a partial taking of the Property, unless Borrower and Lander 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 this sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any halonce shall be paid to Borrower.

If the Property is abandoned by Borrower, (i.i.) after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower feels to respon a 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 expration 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 in Walver. 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 as at feet. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or office was modify amortization of the sums secured by this Security Instrument by reason of any Jernarid made by the original Borrower of Borrower's successors in interest. Any forbaniance by Lender in exercising any right or remedy shall not be a waiver of or preclude the audies of any right or remedy.

12. Successors and Assigns Bound; Joint and Several Liability; Co-signers—Lie coverants and agreements of this Security Instrument shall be denote the successors and assigns of Lender and Borrowe, subject to the provisions of paragraph 17. Borrower's coverants and agreements shall be joint and several. Any Borrower who co-signs for 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 the Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommoditions with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

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 or other loan charges collected or to be collected in adjunction with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refund die Borrower. Lender may choose to make this retund by reducing the principal owed under the Note or by making a direct payment it. Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

14. Notices. Any notice to Betrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class multimes applicable tax 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 this Security Instrument or the Note which can be given effect without the conflict ing provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

16. Berrower's Copy Borrower shall be given one conformed copy of the Note and of this Security Instument.

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

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

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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 as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully affective 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 (togother with this Security Instrument) may be sold one or more times without prior notice to Borrower. A sale may result 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 Service, 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 closely form 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, are, 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 shalf promptly give Lender written notice of any investigation, claim, demand, lawsoit or other action by any governmental or regulatory againsy or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower leams, or is notified by any governmental or regulatory authority, that any removal or other remadiation of any hearthurs Substance affecting the Property is necessary. Borrower shall promptly take all necessary remedial actions in accordance with Supromiental Law.

As used in this paragraph 2C "Hazardous Substraces" are those defined as toxic or hazardous substances by Environmental Law and the following substances: grisoline, korosene, other flammable or toxic petroleum products, toxic pesticides and harbicides, volatile solvents, materials contained, asbestos or formaldehyde, and redicactive materials. As used in this paragraph 20, "Environmental Law" means federal laws and law, of the jurisdiction where the Property is located that relate to health, sofety or unvironmental 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 Instrume. 16.1 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 or on series 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 procedoes this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedial 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 or amption in the Property.

24. Riders to this Security Instrument. If one or more riders are executed by the order and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be succeparated 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 Ride:	Condominium Rider	1 - 4 Family Bider
Graduated Payment Rider	Planned Unit Development Rider	Biw eckly Payment Rider
Balloon Rider	Rate Improvement Rider	Second Home Rider
Other(s) Ispecify		C

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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:	
	and the the
	BENNY T. TAYLOR (Sent)  Borrower
	Social Security Number 347-46-9951
	THERESA M. TAYLOR Borrower
	Social Security Number 037-32-8687
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	Line For Acknowledgment!
Space Below This	Cine For Acknowledgmenti
TATE OF ILLINOIS. (COL Ox	County sa:
n. the undersigned	, a Notary Public in and for said county and state,
o hereby certify that Benny T. Taylor civi	d Theresa M. Taylor, his
1, \( \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	o me to be the same person(s) whose name(s)
ubscribed to the foregoing instrument, appeared before me th	is day in person, and acknowledged that Lhoy
igned and delivered the said instrument as their	ree and voluntary act, for the uses and purposes therein
at forth.	. '7 <sub>7</sub> ,
Given under my hand and official seal, this	day of February 1992
ty Commission expires: 3-17-95	
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	30
"OFFICIAL SEAL	$\mathcal{O}_{\mathcal{S}_{c}}$

"OFFICIAL SEAL"
BECKY NORTH
Notary Public, State of Illinois
My Commission Expires 3/12/95

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