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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on MARCH 3, 1992. The mortgagor is JOHN DANIEL HANSEN AND TERESA DASON HANSEN, HIS WIFE ("Borrower"). This Security Instrument is given to St. Paul Federal Bank for Savings, which is organized and existing under the laws of United States of America, and whose address is 6700 W. North Ave., Chicago, Illinois 60635 ("Lender"). Borrower owes Lender the principal sum of THREE HUNDRED SEVENTY FIVE THOUSAND AND NO /100 Dollars (U.S. \$ 375,000.00). 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 APRIL 1, 1999. 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 8 IN BLOCK 22 IN THE CHICAGO NORTH SHORE LAND COMPANY'S
SUBDIVISION OF SECTIONS 8, 17 AND 18, TOWNSHIP 42 NORTH,
RANGE 13, EAST OF 5TH PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS
PERMANENT TAX 05-18-214-005-0000

which has the address of 1436 SCOTT, WINNETKA,
(Street) (City)

Illinois 60093, ("Property Address");
(Zip Code)

ILLINOIS—Single Family—Fannie Mae Freddie Mac UNIFORM INSTRUMENT

2395 SEP 91

Form 3014 9-90 space for signature

J.D. D.A.

BOX 15

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2395 SEP 91

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) consents in good faith the lien by, or defrads against entitlement of the lien in, legal proceedings which in the Lender's opinion operate to satisfy the lien or (c) secures from the holder of the lien an adequate satisfaction of the debt or interest due thereon.

4. (Chargé) Lessor, Borrower shall pay all taxes, assessments, charges, fees and impositions attributable to the property over which they have dominion, and keep said premises in good repair.

3. Application of Penalties

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any funds held by Lender in trust for all sums received by Lender by reason of the terms of this Security Instrument.

If the Funds held by Lender exceed the amounts permitted to be held in applicable law, Lender shall account to Borrower for the excess funds in accordance with the applicable law. If the amount of the Funds held by Lender at any time is not sufficient to pay the expenses then 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.

(SIBORAI COUNCILS), Borrower and Lender consent and agree as follows:

This section presents the results of two different scenarios for the initial state and the evolution of secondary winds induced by precipitation.

great and costly the Property and that the Property is otherwise unoccupied, except for experimental purposes of record. From over winter

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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 flood, or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The amount(s) carried 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 as aforesaid, Lender may, at Lender's option, obtain such coverage to protect Lender's rights in the Property in accordance with paragraph

10.4 Lender's option to obtain payment by prepaying. Lender retains the right to require payment in accordance with paragraph 10.1.

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 if at the time the security is not lessened. If the restoration or repair is not economically feasible, Lender's security would be released, the insurance proceeds shall be applied to the sums required by the Security Instrument, whether or not then due, and any excess will be paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days after notice from Lender that the amount Lender 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 accrued by the 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 of clause (a) amount of the payments. If under paragraph 23 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 together with the title to the same secured by this Security Instrument immediately prior to the acquisition.

7. Protection of Lender's Rights in the Property. It is the intent of the parties that the covenants and agreements contained in this Agreement, or any part hereof, shall preserve the rights of the Lender to protect the Lender's rights in the Property during any bankruptcy, bankruptcy proceeding, or other insolvency or reorganization proceeding, or in any other manner, in accordance with the laws of the State of California, or any other jurisdiction in which the Property may be located, or in the Property, or in any action or proceeding brought against the Lender or the Property, or in any proceeding to protect the Security Interest appearing in any court, paying reasonable attorney's fees and expenses in the Property in those jurisdictions. Without limiting the foregoing, under this paragraph 7, if Lender does not have a sale set

No amounts paid or payable by Lender under this paragraph shall become additional debt of Borrower except by the Security Instrument until Borrower and Lender agree to other terms of payment to the account, which bear interest from the date of drawing, at one of the Note rate and shall be payable with the appearance of a note from Lender to Borrower for such amount.

8. Mortgage Insurance. If Lender requires mortgage insurance, Borrower shall pay the premiums required by the Security Insurance, Borrower shall pay the premiums required to maintain the coverage. If Lender requires the insurance, the mortgagor's coverage required by Lender (up to a maximum of \$13,400) and Borrower shall pay the premiums required to obtain coverage substantially equivalent to the mortgagor's coverage, provided that at least substantially equivalent to the cost to Borrower of the mortgage insurance premium as offset from an alternate mortgage insurer approved by Lender. If substantially equivalent mortgage insurance coverage is not available, Borrower shall pay to Lender each month an amount equal to one-twelfth of the yearly mortgage insurance premium being paid by Borrower when the insurance coverage lapses or is allowed to be ineffective. Lender will accept and retain the payments as a loss reserve in lieu

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Item 301A 9.99 Please sign & return

16-435 9627

15. **Offering Securities Law Separability.** This Securities instrument shall be governed by federal law and the law of the jurisdiction in which the offering is located, but shall not be subject to the laws of any state or territory of the United States.

13. **Notes:** Any note to notes or notes to notes or notes to notes shall be deemed to have been given to the owner of the instrument as provided for in this paragraph.

12. **Local government** – it can either nominate or accept the local government as a member of this association. It can also nominate a representative to act on its behalf.

Individualization of instruction is demanded by teachers in any successful program in education. The teacher must be a master of a particular discipline and any teacher of any subject must be a master of promotion and success in his field.

If the responses are determined as the sum of the individual responses of each of the four categories, it is found that the cumulative effect of the different categories is additive. The total response is the sum of the individual responses of each category.

In the example of a hotel staying open to the public, the proceeds should be applied to the sum's demand by the Society.

of ownership can be obtained. However, such cases have frequently arisen in the period that followed, when the transfer of property was made by a holder in due course, or when the original owner had died.

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BALLOON RIDER (CONDITIONAL RIGHT TO REFINANCE)

THIS BALLOON RIDER is made this 3RD day of MARCH 19....92.., and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument") or the same date given by the undersigned (the "Borrower") to secure the Borrower's Note to ST., PAUL FEDERAL BANK FOR SAVINGS..... (the "Lender") of the same date and covering the property described in the Security Instrument and located at:

1436 SCOTT, WINNETKA IL 60093

(Property Address)

The interest rate stated on the Note is called the "Note Rate." The date of the Note is called the "Note Date." I understand the Lender may transfer the Note, Security Instrument and this Rider. The Lender or anyone who takes the Note, the Security Instrument and this Rider by transfer and who is entitled to receive payments under the Note is called the "Note Holder."

ADDITIONAL COVENANTS. In addition to the covenants and agreements in the Security Instrument, Borrower and Lender further covenant and agree as follows (despite anything to the contrary contained in the Security Instrument or the Note):

1. CONDITIONAL RIGHT TO REFINANCE

At the maturity date of the Note and Security Instrument (the "Maturity Date"), I will be able to obtain a new loan ("New Loan") with a new Maturity Date of APRIL 1 20....22.., and with an interest rate equal to the "New Note Rate" determined in accordance with Section 3 below if all the conditions provided in Sections 2 and 5 below are met (the "Conditional Refinancing Option"). If those conditions are not met, I understand that the Note Holder is under no obligation to refinance or modify the Note, or to extend the Maturity Date, and that I will have to repay the Note from my own resources or find a lender willing to lend me the money to repay the Note.

2. CONDITIONS TO OPTION

If I want to exercise the Conditional Refinancing Option at maturity, certain conditions must be met as of the Maturity Date. These conditions are: (1) I must still be the owner and occupant of the property subject to the Security Instrument (the "Property"), (2) I must be current in my monthly payments and cannot have been more than 30 days late on any of the 12 scheduled monthly payments immediately preceding the Maturity Date, (3) no lien against the Property (except for taxes and special assessments not yet due and payable) other than that of the Security Instrument may exist, (4) the New Note Rate cannot be more than 5 percentage points above the Note Rate, and (5) I must make a written request to the Note Holder as provided in Section 5 below.

3. CALCULATING THE NEW NOTE RATE

The New Note Rate will be a fixed rate of interest equal to the Federal National Mortgage Association's required net yield for 30-year fixed rate mortgages subject to a 60 day mandatory delivery commitment, plus one-half of one percentage point (0.5%), rounded to the nearest one-eighth of one percentage point (0.125%) (the "New Note Rate"). The required net yield shall be the applicable net yield in effect on the date and time of day that the Note Holder receives notice of my election to exercise the Conditional Refinancing Option. If this required net yield is not available, the Note Holder will determine the New Note Rate by using comparable information.

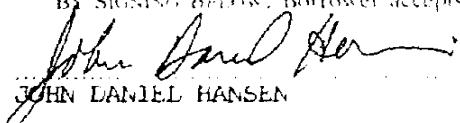
4. CALCULATING THE NEW PAYMENT AMOUNT

Provided the New Note Rate as calculated in Section 3 above is not greater than 5 percentage points above the Note Rate and all other conditions required in Section 2 above are satisfied, the Note Holder will determine the amount of the monthly payment that will be sufficient to repay in full (a) the unpaid principal, plus (b) accrued but unpaid interest, plus (c) all other sums I will owe under the Note and Security Instrument on the Maturity Date (assuming my monthly payments then are current, as required under Section 2 above), over the term of the New Note at the New Note Rate in equal monthly payments. The result of this calculation will be the amount of my new principal and interest payment every month until the New Note is fully paid.

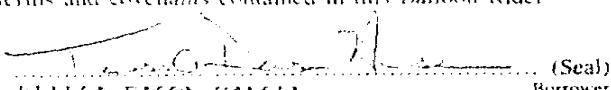
5. EXERCISING THE CONDITIONAL REFINANCING OPTION

The Note Holder will notify me at least 60 calendar days in advance of the Maturity Date and advise me of the principal, accrued but unpaid interest, and all other sums I am expected to owe on the Maturity Date. The Note Holder also will advise me that I may exercise the Conditional Refinancing Option if the conditions in Section 2 above are met. The Note Holder will provide my payment record information, together with the name, title and address of the person representing the Note Holder that I must notify in order to exercise the Conditional Refinancing Option. If I meet the conditions of Section 2 above, I may exercise the Conditional Refinancing Option by notifying the Note Holder no later than 45 calendar days prior to the Maturity Date. The Note Holder will calculate the fixed New Note Rate based upon the Federal National Mortgage Association's applicable published required net yield in effect on the date and time of day notification is received by the Note Holder and as calculated in Section 3 above. I will then have 30 calendar days to provide the Note Holder with acceptable proof of my required ownership, occupancy and property lien status. Before the Maturity Date the Note Holder will advise me of the new interest rate (the New Note Rate), new monthly payment amount and a date, time and place at which I must appear to sign any documents required to complete the required refinancing. I understand the Note Holder will charge me a \$250 processing fee and the costs associated with updating the title insurance policy, if any.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Balloon Rider


JOHN DANIEL HANSEN

(Seal)
Borrower


TERESA DASON HANSEN

(Seal)
Borrower


..... (Seal)
Borrower

/Sign Original Only

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LOAN RIDER

LOAN NO 051832704
DATE MARCH 3, 1992

THIS RIDER is incorporated into a certain Security Instrument dated of even date herewith given by the undersigned (the "Borrower") to St. Paul Federal Bank For Savings (the "Lender") to secure a mortgage indebtedness; said Security Instrument encumbers real property commonly described as

1436 SCOTT, WINNETKA IL 60093

(PROPERTY ADDRESS)

- 1.) Borrower and Lender agree that notwithstanding anything contained in Uniform Covenant 21 of the Security Instrument, Lender is hereby authorized to charge a reasonable fee for the preparation and delivery of a release deed
- 2.) Borrower and Lender agree that if the Federal National Mortgage Association or the Federal Home Loan Mortgage Corporation buy all or some of the Lender's rights under the Security Instrument, this Rider will no longer have any force or effect.

IN WITNESS WHEREOF, BORROWER has executed this RIDER


John Daniel Hansen

JOHN DANIEL HANSEN

Borrower


Teresa Dason Hansen

TERESA DASON HANSEN

Borrower

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