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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 10/100 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 THE PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS
 PERMANENT TAX 05-18-214-005-0000

Handwritten signature/initials

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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
 JON TANA

BOX 15

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Form 3014, 9-90
Page 7 of 9 pages

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender. 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.

the payments. Borrower makes these payments directly. Borrower shall promptly furnish to Lender receipts evidencing this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender all notices of amounts to be paid under time delay to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under time delay to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under time delay to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under time delay to the person owed payment.

Property which may attain priority over this Security Instrument, and unpaid payments of ground rents, taxes, and impositions attributable to the 4. (Charges; Liens; Taxes; Assessments; Charges; Taxes; and Impositions) attributable to the Property shall pay all taxes, assessments, charges, taxes, and impositions due under the Note.

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, and last to any late charges due under the Note.

4. (Charges; Liens; Taxes; Assessments; Charges; Taxes; and Impositions) attributable to the Property shall pay all taxes, assessments, charges, taxes, and impositions due under the Note.

5. (Charges; Liens; Taxes; Assessments; Charges; Taxes; and Impositions) attributable to the Property shall pay all taxes, assessments, charges, taxes, and impositions due under the Note.

6. (Charges; Liens; Taxes; Assessments; Charges; Taxes; and Impositions) attributable to the Property shall pay all taxes, assessments, charges, taxes, and impositions due under the Note.

7. (Charges; Liens; Taxes; Assessments; Charges; Taxes; and Impositions) attributable to the Property shall pay all taxes, assessments, charges, taxes, and impositions due under the Note.

8. (Charges; Liens; Taxes; Assessments; Charges; Taxes; and Impositions) attributable to the Property shall pay all taxes, assessments, charges, taxes, and impositions due under the Note.

9. (Charges; Liens; Taxes; Assessments; Charges; Taxes; and Impositions) attributable to the Property shall pay all taxes, assessments, charges, taxes, and impositions due under the Note.

10. (Charges; Liens; Taxes; Assessments; Charges; Taxes; and Impositions) attributable to the Property shall pay all taxes, assessments, charges, taxes, and impositions due under the Note.

11. (Charges; Liens; Taxes; Assessments; Charges; Taxes; and Impositions) attributable to the Property shall pay all taxes, assessments, charges, taxes, and impositions due under the Note.

12. (Charges; Liens; Taxes; Assessments; Charges; Taxes; and Impositions) attributable to the Property shall pay all taxes, assessments, charges, taxes, and impositions due under the Note.

13. (Charges; Liens; Taxes; Assessments; Charges; Taxes; and Impositions) attributable to the Property shall pay all taxes, assessments, charges, taxes, and impositions due under the Note.

14. (Charges; Liens; Taxes; Assessments; Charges; Taxes; and Impositions) attributable to the Property shall pay all taxes, assessments, charges, taxes, and impositions due under the Note.

15. (Charges; Liens; Taxes; Assessments; Charges; Taxes; and Impositions) attributable to the Property shall pay all taxes, assessments, charges, taxes, and impositions due under the Note.

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BALLOON RIDER (CONDITIONAL RIGHT TO REFINANCE)

THIS BALLOON RIDER is made this 3RD day of MARCH, 1992, 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") of 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, 2022 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 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 percent (one 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.

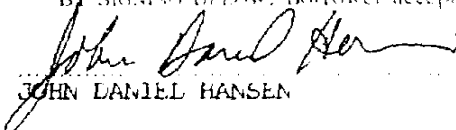
4. CALCULATING THE NEW PAYMENT AMOUNT

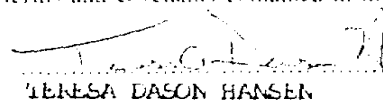
Provided the New Note Rate as calculated in Section 3 above is not greater than 5 percentage points above the Note Rate and all other conditions required in Section 2 above are satisfied, the Note Holder will determine the amount of the monthly payment that will be sufficient to repay in full (a) the unpaid principal, (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 Over]

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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, WINNEKA 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 Borrower



TERESA DASON HANSEN Borrower

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