

PREPARED BY:
MICKEY HATFIELD
CHICAGO, IL 60639

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Box 403

RECORD AND RETURN TO:

CRAGIN FEDERAL BANK FOR SAVINGS
5133 WEST FULLERTON AVENUE
CHICAGO, ILLINOIS 60639

93-177-157

[Space Above This Line For Recording Data]

MORTGAGE

6-68207-02

93-177-157

THIS MORTGAGE ("Security Instrument") is given on JUNE 9, 1993
RANDALL L. AMUNDSEN
AND PAMELA L. AMUNDSEN, HUSBAND AND WIFE

The mortgagor is

(*Borrower"). This Security Instrument is given to
CRAGIN FEDERAL BANK FOR SAVINGS

DEPT-01 RECORDINGS \$81.00
TH9999 TRAN 9648 06/03/93 10:33:00
M8491 H 4-1938-2177497
COOK COUNTY RECORDER

which is organized and existing under the laws of THE UNITED STATES OF AMERICA
address is 5133 WEST FULLERTON AVENUE
CHICAGO, ILLINOIS 60639
ONE HUNDRED FIFTEEN THOUSAND
AND 00/100

(*Lender"). Borrower owes Lender the principal sum of

Dollars (U.S. \$) 115,000.00

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 JULY 1, 2023

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 11 IN BLOCK 1 IN WINSTON GROVE SECTION 21, BEING A SUBDIVISION OF
THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/4 OF THE SOUTHEAST 1/4
(TAKEN AS A TRACT) OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 16, EAST OF
THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM SAID TRACT THE SOUTH 20
ACRES THEREOF) IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF
RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON AUGUST
22, 1974 AS DOCUMENT NUMBER 22824635, IN COOK COUNTY, ILLINOIS.

07-25-310-011

which has the address of 1561 OREGON TRAIL, ELK GROVE VILLAGE
Illinois 60007
Zip Code

Street, City,

ILLINOIS-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT
Form 3014 8/90
Initials: *BA*

VMP MORTGAGE FORMS - 13131202-B100 - (800)N21-7281

Page 1 of 6

DPS 1088
Form 3014 8/90
Initials: *BA*

COMMUNITY TITLE
INSURANCE AGENCY, INC

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סבון - פאריל (טבליות)

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Form 3014 9/80
DPS 1080

Borrower shall promptly disburse any sum which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the loan in a manner acceptable to Lender; (b) consents in good faith the loan to be defrauded without notice or (c) assigns from the holder of the loan an agreement absolutely to Lender's option operate to prevent the enforcement of the loan; or (d) transfers to Lender any part of the property over which he has security interest in the instrument, if Lender deems it necessary to protect his security interest.

d. **Chargers; Lenses.** Borrower shall pay all taxes, assessments, charges, fines and impositions which relate 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.

3. Application of pragmatics. Chineses applicative new provides otherwise, the pragmatics receives the two students under pragmatics 1 and 2 shall be applied; first, to any pragmatic charges due under the Note; second, to innovations payable under pragmatics 1 and 2 shall be applied; third, to any pragmatic due under the Note; fourth, to principal due and last, to any late charges due under the Note.

Waiver of non-delivery payments, in accordance, in accordance, as set forth, below:

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 Expenses 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 months after notice to Lender.

Elsewhere lenses or otherwise in accordance with applicable law.

1. Phagmat of Prehistoric and Intercultural Prefiguration and Late Chthonia, 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.

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

THIS SITE ONLY USES WORKER-OWNED COMMUNITIES AND COOPERATIVES TO TRADE WITH THE REST OF THE WORLD.

and will defend generally the title to the Property against all claims and demands, subject to my encumbrances of record.

grants and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower will fully

Instrumental. All of the foregoing is referred to in this Security instrument as the "Property."

TOGETHER WITH all the improvements now or heretofore erected on the property, All repoplements and additions shall also be covered by this Deed.

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6-68207-02

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; Households. 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 household, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the household 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

DPB 1001
Form 3014 D/DO

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Form 301A Q/BQ
DRG 1083

23. Whether all homestead, dormitory, warreys and right of homestead exemption in the property, will be charged to the owner, notwithstanding such being recorded in cases.

22. Notwithstanding any other provision in, or notwithstanding any other agreement, this instrument, if under a seal, shall release this security instrument

NON-LIQUIFORM COVARIANTS. Rotower and Lander further comment and agree as follows:

As used in this paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Division I hazard classification in accordance with the International Maritime Dangerous Goods Code.

Borrower shall promptly give Lender written notice of any modification, extension, demand, waiver or offer of acceleration by any government or regulatory agency or private party avoiding the Property and any Lender's subsistence of Environmental Law of which Borrower has actual knowledge. If Borrower fails, or is unable to pay any government or regulatory authority any amount due under any provision of any Lender's loan documents, Lender may remove or replace Lender's property in Lender's sole discretion if necessary to protect Lender's interest in the Property.

20. Hazardous Substances. Borrower shall not cause or permit the release of any hazardous substances, Borrower shall not dispose, use, dispose of any

19. **Side of Note**: Change of Loan Service, The Note or a partial interest in the Note (together with this Security instrument) may be sold out of more times without prior notice to Borrower. A sale may result in a change in the entity (known as the "Loan Service") that holds this monthly payments due under the Note and this Security instrument. There also may be one or more changes of the loan service, mentioned to a side of the Note. If there is a change of the Loan Service, Borrower will be given written notice of the change in advance with sufficient time for Borrower to take action to protect his/her interests.

18. Borrower's Right to Remedy. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument at any time prior to the earlier of: (a) 5 days (or such other period as applicable) from any specific date designated) before notice of the Property pursuant to any power of sale contained in this instrument; or (b) entry of a judgment enjoining this Security Instrument. Those conditions are that Borrower (a) pays all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) pays all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (c) pays all expenses incurred in enforcing this Security Instrument; (d) takes such action as Lender may reasonably require to assure liquidating, but not limited to, reasonable attorney fees; and (e) pays all expenses of collection or litigation of any other claim or rights or instruments or proceedings.

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 available by law.

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6-68207-02

24. 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 rider(s) were a part of this Security Instrument.

(Check applicable box(es))

Adjustable Rate Rider
 Graduated Payment Rider
 Balloon Rider
 V.A. Rider

Condominium Rider
 Planned Unit Development Rider
 Rate Improvement Rider
 Other(s) (specify)

1-4 Family Rider
 Biweekly Payment Rider
 Second Home Rider

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.

Witness

RANDALL L. AMUNDSEN

(Seal)

Borrower

Witness

PAMELA L. AMUNDSEN

(Seal)

Borrower

(Seal)

Borrower

(Seal)

Borrower

93477497

STATE OF ILLINOIS, COOK

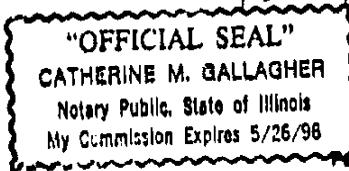
County ss:

I, *Catherine M. Gallagher*, a Notary Public in and for said county and state do hereby certify that RANDALL L. AMUNDSEN AND PAMELA L. AMUNDSEN, HUSBAND AND WIFE

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 THEY signed and delivered the said instrument as THEIR free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of

My Commission Expires:



Notary Public

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DPS 1094