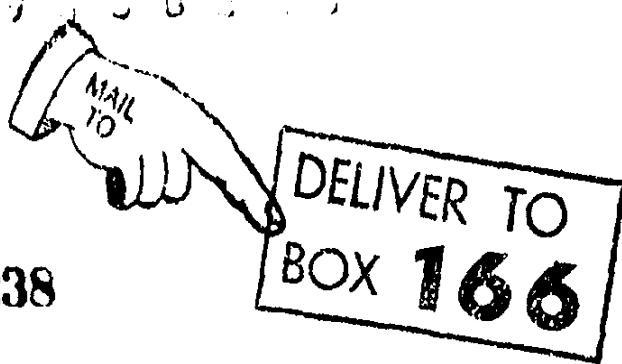


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93505238



93505238

(Space Above This Line For Recording Data)

MORTGAGE

93505238

THIS MORTGAGE ("Security Instrument") is given on JUNE 18, 1993 . The mortgagor is

PAMELA LAWSON, A SINGLE UNMARRIED PERSON

("Borrower"). This Security Instrument is given to

STANDARD FEDERAL BANK FOR SAVINGS

. DEPT-11 RECORD T \$31.00
. T#7777 TRAN 1248 07/01/93 09:39:00
. #9274 *-93-505238
. COOK COUNTY RECORDER

which is organized and existing under the laws of THE UNITED STATES OF AMERICA , and whose address is 4192 S. ARCHER AVE, CHICAGO, ILLINOIS 60632

(Lender"). Borrower owes Lender the principal sum of FORTY EIGHT THOUSAND FIVE HUNDRED DOLLARS & NO CENTS

Dollars (U.S. \$ 48,500.00).

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, 2008

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 35 IN BLOCK 13 IN SECOND ROSELAND HEIGHTS SUBDIVISION ON THE EAST
2/3 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN 25-10-116-006-0000

which has the address of 9717 S PRAIRIE
Illinois 60628

("Property Address");

CHICAGO

31,00
Street, City.

ILLINOIS-Single Family-FNMA/FHLMC UNIFORM INSTRUMENT

6-BRIL (19212)

Form 3014 9/90

Amended 5/91

VMP MORTGAGE FORMS 313-252-8100 800-321-1291

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Form 3014 9/90

THIS INSTRUMENT WAS PREPARED BY: DAWN DUNN
NOTARY PUBLIC, STATE OF ILLINOIS
4445 W 95TH ST OAK LAWN, IL 60453

NY INFORMATION FAPPS

Given under my hand and official seal, this
2nd day of November, 1990, for the uses and purposes herein set forth,
subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that
personally known to me to be the same persons) whose name(s)

PAMELA LAWSON, A SINGLE UNMARRIED PERSON

A Notary Public in and for said county and state do hereby certify

(County ss:

11/12/90 M 12-27015

Coc

that

Borrower
(Seal)Borrower
(Seal)Borrower
(Seal)Borrower
(Seal)

PAMELA LAWSON

BY SIGNING BELOW, Borrower accepts and agrees to the terms and conditions contained in this Security Instrument and
in any rider(s) executed by Borrower and recorded with it.

Witnesses

- [Check applicable boxes] V.A. Rider
 Ballou Rider
 Crammited Payne Rider
 Family Rider
 Grandmutter Rider
 Primed Lin Development Rider
 Weeks Payne Rider
 Second Home Rider
 Other(s) [Specify]

24. Riders to the 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 as if the rider(s) were a part of this Security Instrument.

93505235

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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 (or if 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.

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 effective 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 (together with this Security Instrument) may be sold one or more times without prior notice to Borrower. A sale may result in a change 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 Servicer, 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 Loan Servicer and 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, use, 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 shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 20, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental 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 Instrument (but 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 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 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 exemption in the Property.

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Bontonwe still proudly displays his many ties with the Sardis community. In turn, the Sardis community has proudly accepted him as one of their own.

4. **Chargers Liens.** Borrower shall pay all taxes, assessments, charges, loans and impositions applicable to the Property which may from time to time be levied or assessed against the Property or any part thereof.

3. Application of Payments. Unless applicable law provides otherwise, all payments received as a result under paragraphs 4 and 5 shall be applied first to any prepayment charges due under the Note second, to amounts payable under paragraph 2 third, or interest due fourth, to principal due and last, to any late charges due under the Note.

where Intrinsic Value = $\frac{\text{Expected Earnings}}{\text{Cost of Capital}}$, Expected Earnings = $\sum_{t=1}^T \text{Earnings}_t \times \text{Probability}_t$

If the funds held by Funder exceed the amounts permitted to be held by applicable law, Funder shall account to Borrower for the excess funds in accordance with the requirements of applicable law. In the amount of the funds held by Funder in any time is not sufficient to pay the escrow fees when due, Funder may so notify Borrower in writing, and, in such case Borrower shall pay to Funder the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than

The funds shall be held in an account whose deposits are insured by a federal agency, instrumentality, or entity which has been granted authority to do business in the state in which the funds are held. The funds are pledged as additional collateral for all sums secured by this Security instrument.

2. Funds for Taxes and Insurance, subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender or the duly authorized payee the Note as paid in full, a sum ("Funds") for tax, ready money and assessments which may be upon property over this Security Instrument as a lien on the Property; (b) ready leasedhold payments or ground rents on the Property; (c) ready hazard or property insurance premiums; (d) ready flood insurance premiums; (e) ready mortgage insurance premiums; (f) any; and (g) any sums payable by Borrower to Lender, in accordance with the provisions of Paragraph 8, in lieu of the payment of mortgagage insurance premiums. These items are called "Taxes".

Lender may estimate the amount of funds due on the basis of current data and reasonable estimates of future costs a lesser amount. It so, Lender may, at any time, collect and hold funds in an amount not to exceed the lesser amount, 1974 as amended the law, 17 U.S.C. Section 2601 et seq. ("BIFSA"), unless another law that applies to the funds related mortgagor to the Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974, or any other law, willfully and hold funds in an amount not to exceed the maximum amount a lender for a federally chartered bank, as any time, collect the payment of mortgagage insurance premiums. These items are called "Taxes".

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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.

L'UNION DE COOPERATIVES, BOURGEOIS ET LABOURIERS SOCIÉTÉ COOPÉRATIVE ET AGRAICOLE, est une association de personnes physiques et morales qui ont pour but d'assurer la production, la transformation et la vente des denrées alimentaires.

III. SEE RETENTION STORIES WHICH CONCERN THE USE OF VARIOUS CULTURES AND THEIR PRACTICES

Guided and counseled the Proprietor and that the Property is unencumbered, except for encumbrances of record; however, whatever

Instrument. All of the foregoing is reflected in this security instrument as the "Property".

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payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the amount and for the period that Lender requires) provided by an insurer approved by Lender again becomes available and is 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. 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.

10. 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 in which the fair market value of the Property immediately before the taking is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the taking, unless Borrower and Lender 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 the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is less than the amount of the sums secured immediately before the taking, unless Borrower and Lender otherwise agree in writing or unless applicable law otherwise provides, the proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

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.

11. 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.

12. 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.

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 connection 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 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.

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 this 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.

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8. **Afterpayable insurance.** It is understood that the premium to insure against a claim on any account be deducted from the premium paid by the insured before the insurance premium is paid by the insured. The premium paid by the insured before the insurance premium is paid by the insured will be deducted from the premium paid by the insured before the insurance premium is paid by the insured.

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.

7. **Prediction of Landlord's Rights in the Property.** If Borrower fails to perform the obligations and agreements contained in this Section, Lender has the right to legal proceedings that may significantly affect Lender's rights in the property as a proceeding in bankruptcy, probable, for condemnation or forfeiture or to enforce laws of regularity, then Lender may do and proceed in such a way to protect the value of the property and Lender's rights in the property. Lender's rights in the property as a result of any suits started by a lessor which has priority over this Security instrument, depending in court, paying immediate damages, fees and expenses on the property to make repairs. Although Lender may take action under this paragraph if Lender does not have to do so.

secured by this security instrument, whether or not due. The 30-day period will begin when the notice is given.

Under normal circumstances, insurance proceeds shall be applied to restoration of the property damaged, if the restoration of repair is economically feasible and Under's security is not lessened. If the restoration of Under's property costs more than the insurance coverage, Under may choose to pay the difference.

All insurance policies and rewards shall be acceptable to Lender and shall include a standard mortgage clause; Lender shall have the right to hold the policies and rewards if Lender requires; Borrower shall promptly give to Lender all receipts of paid premiums and renewals notices; in the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender.

3. **Hazard of property losses** losses due to fire, theft, etc., arising from damage to property or fixtures.