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(Space Above This Line For Recording Data)

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700162		MORTGAGE		
Wild more FIRST FE	THE STATE OF ILLING	DIS	WENDEL AND THERESA K SAVOTA, YES ("Borrower"). This Security Instrument is g , which is organized and , and whose ac	given to 1 existing
Borrower	IN STREET ROCKFORD, ILLIN owes Lender the principal sum of x Thousand and 00/100	OIS 61103		ender").
This Securate in Mand India Security in Se	which provides for monthly paymently instrument a source to Lordon instrument a source to Lordon instrument; and (c) in a conformal Borrower does heroby for gage bad property located in CONTRACT THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE INSHIP 41 NORTH, RANGE 9, EAN, ACCORDING TO THE PLAT	onth, with the full debt, if not paid earlier, dr. (a) the repayment of the debt evidenced yment of all other sums, with interest, advice of Borrower's covenants and agreement, grant and convey to Lunder and Lunder's BEING A SUBDIVISION OF SOUTHWEST 1/4 OF SECTION IST OF THE THIRD PRINCIPAL THETEOF RECORDED AUGUST 14, b, IN COOK SOUNTY, ILLINOIS.	d by the Note, with Interest, and all renewals, ear, canced under paragraph 7 to protect the security instrument and the Note. Is successors and assigns, with power of sale, theCounty, lill	enulons y of this For this of this of this of this 1 this
		93686138	91686138	1 200 1
which has	the address of	317 SOMERSET DRIVE	STREAMWOOD [City]	**************
Minols	60107 [Zip Code]	("Property Address");	74	•
or hereaft referred to	er a part of the proporty. All reports this Socurity instrument as the	placements and additions shall also be covered by the place of the shall also be covered by the shall a	ty, and all easomont's, apppurtenances, and fixture vored by this Security instrument. All of the foregone	going is
convay th generally	ie Property and that the Prope the title to the Property against a	rty is unencumbered, except for encumb I claims and demands, subject to any encu		delend
THIS jurisdiction	S SECURITY INSTRUMENT con in to constitute a uniform security	nbines uniform covenants for national use instrument covering real property.	and non-uniform covenants with ar . te i variati	ions by
and intere	. Payment of Principal and Inte ist on the debt evidenced by the	Note and any propayment and late charge	Sorrower shall promptly pay when due the princ s due under the Note.	,
the day m may attain any; (c) ye if any; anc insurance maximum Settlemen plies to th amount.	contily payments are duo under in priority over this Security instru- early hazard or property insuran- id (f) any sums payable by Borro- premiums. These items are call amount a lender for a federally it Procedures Act of 1974 as an ine Funda sets a lesser amount.	the Note, until the Note is paid in full, a sument as a lion on the Property; (b) yearly to premiums; (d) yearly flood insurance priver to Lender, in accordance with the provide "Escrow items." Lender may, at any time rolated mortgage loan may require for Beended from time to time, 12 U.S.C. Seethelf if so, Lender may, at any time, cellect and of Funds due on the basis of current control of the service of th	itten waiver by Lender, Borrower shall pay to Len im ("Funds") for: (a) yearly taxes and assessment leasehold payments or ground rents on the Projections, if any; (e) yearly montgage insurance pro- sions of paragraph 8, in lieu of the payment of mo- ions of paragraph 8, in lieu of the payment of mo- jo, collect and hold Funds in an amount not to exce- prower's escrow account under the federal Real on 2601 et seq. ("RESPA"), unless another law to ind hold Funds in an amount not to exceed the data and reasonable estimates of expenditures of the second	a which perty, if imfurns, ortgago ood the I Entate that ap- a lesser

The Funds shall be held in an institution whose deposits are insured by a federal 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 Borrower 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 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 shall be paid on the

ILLINOIS -Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT GFS Form - G000022 (7/20/92)

Form 3014 (page 1 of 4 pages) Funds. Lender shall give to Bor o Vir. without change an urbual a counting of the Funds, ship to crouds and debits to the Funds and the purpose for which each doubt to the funds a made. The Fund of the funded as addition is occurrily for all sums secured by this Security instrument.

If the Funds hold by Lender exceed the amounts permitted to be held by applicable law, Londor 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 Escrow Items when due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay to Londor the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than twolve monthly payments, at Lender's sole discretion.

Upon payment in full of all sums secured by this Security Instrument, Lender shall premptly refund to Borrower any Funds held by Lender. If, under paragraph 21, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against the sums secured by this Security Instrument.

- 3. Application of Payments. Unions applicable law provides offinivise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to any prepayment charges due under the Note; second, to anyounte 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 taxes, nasessments, 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 Lender 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 priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a matiner 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 opinion operate to provent 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.

5. Hazard or Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire inertials 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 tells 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 renowals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renowals. 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 of the wise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is the commically feasible and Londer'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 oldess paid to Borrower, if Borrower abandons the Property, or does not attawer within 30 days a notice from Lender that the insurance currier 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 die. 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 1.6 % 2 or change the amount of the payments. If under paragraphs 21 the Property is acquired by Lender, Borrower's right to any insurance polities 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 Ser unity Instrument immediately prior to the acquisition.

- 6. Occupancy, Preservation, Maintenance and Protect. The Property; Borrower's Loan Application; Leaseholds. Borrower shall occupy, establish, and use the Property as Borrower's principal establesh, and use the Property as Borrower's principal establesh cast one year after the date of occupancy, unless Londer otherwise agrees in writing, which consent shall not be unreasonably with ald, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall not destroy, damage or impair the Pioner of year allow the Property to deteriorate, or commit waite on the Property Borrower shall be in default if any forfeiture action or proceeding. This civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially interest. Borrower may cure such a default and reinstate, as provided in pragraph 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, preduces the pragraph 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, preduces the Borrower's interest in the Property or otherwise material impairment of the Bin created by this Security Instrument or Lender's security Title of the Borrower shall also be in default if Borrower, during the loan application process, gave materially takes or inaccurate information or state ments to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, Including out not limited to, representations concerning Borrower's occupancy of the Property as a principal rasidence. If this Security Instrument is a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title
- 7. Protection of Lender's Rights in the Property. If Borrower fails to perform the corrorate and agreements contained in this Security Instrument, or there is a logal 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 said pay for whatever is recessary 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' loss and entoing 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 Borrover accured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall be ar interest firm includes of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

- 8. Mortgage Insurance. If Londor required mortgage insurance as a condition of making the loan sucrifed by this Security Instrument, Borrower shall pay the premiums required to maintain the mortgage insurance in effect. If, for any realize, the mortgage insurance coverage required by Lender lapses or coases to be in effect, Borrower shall pay the premiums required to obtain coverage substantially equivalent to 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 payr nonts as a loss reserve in fleu of mortgage insurance. Loss reserve 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 Forrower 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 fleu of condemnation, are hereby assigned and shall be paid to Lender.

Form 3014 9/90 (page 2 of - pages) initials A

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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 Lander 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 their 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 falls 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 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 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. It any demand made by the original Borrower's successors in Interest. Any forbearance by Lender In exercising any right or remedy.
- 12. Successors The Seigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and there if the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shill 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 pair, charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduized 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 mailtry, a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment cliars a 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 thall 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 by poverned 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 are disclared to be severable.

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 - 16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.
- 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 partial person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Socurity 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 of a 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 perruitted 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 applicr.of., Isw may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) ship of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be dull 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.

Form 3014 9/90 (page 3 of 4 pages)

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29. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, steroge, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor slow 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

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 petroleum 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 containing asbestos or solvents. tal protection.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree au follows:

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree au 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 oure 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 and sale of the Property. The notice shall furth a inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-axistence of a fall of any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date appecified 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 invoke the power of sale and any other remedies permitted by applicable law. Lender a stall be entitled to collect all captiness incurred in pursuing the remedies provided in this paragraph 21, including, but not imited to, reasonable attorneys for and costs of title evidence.

agreements of this Security Instrument as if the ni [Check applicable box(ee)]	r's such rider shall be incorporated into and shall a	mend and supplement the covenants and
Adjustable Rate Rider	rin)	1-4 Family Rider
Graduated Payment Rider	Flanned Unit Development Rider	Biweekly Payment Rider
Balloon Rider	Fate Improvement Rider	Second Home Fider
V.A. Rider	Othel (s) [snecity]	
BY SIGNING BELOW, Borrower accepts rider(s) executed by Borrower and recorded with	and agrees to the $total$ and covenants contained.	ed in this Security Instrumen' and in any
Witnesses:	Wales 1	
	WAYNE & WENDEL	-Borrower
	WAINE A VIZ.	335-70-5112
	Mura Day	Wirte (Soal)
	THERESA K. WENDEL	-Borrower 329-62-4887
•		(Seal)
		-Borrower
		(Soal)
		-Borrower
STATE OF ILLINOIS COOK	County se:	for said county and state do hereby centify

subscribed to the foregoing instrument signed and delivered the said in a Given under my hand

d before me this day in person, and acknowledged that

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this 1311

free and voluntary act, for the uses and purposes therein set forth.

day of August, 1993

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Notary Public

My Commision Expires:

This instrument was prepared by: KATHY ROMANO FIRST FEDERAL SAVINGS BANK, F.S.B. 2500 W. HIGGINS RD, SUITE 470

HOFFMAN ESTATES, IL 60195

"OFFICIAL SEAL" Lorianne Schlagheck Notary Public, State of Illinois My Commission Expires 10/28/96

THE CONTROL AND SEALUT. Notary Public, State of Illing s COMPLETE PROPERTY