

PREPARED BY:
JONI PENVARI
SCHAUMBURG,

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RECORD AND RETURN TO:

COOK COMMUNICATING TECHNOLOGIES

THE CHIEF FINANCIAL GROUP
1870 ROSELLE ROAD-SUITE 107
SCHAUMBURG, ILLINOIS 60195

• 01 SEP 1974 040052

93709895

¹ See also the discussion of the relationship between the two in the introduction.

2110-93-01

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on AUGUST 23, 1993
RICHARD E. WERNER
AND LAURIE N. WERNER, HUSBAND AND WIFE

(“Borrower”). This Security Instrument is given
THE CHIEF FINANCIAL GROUP

which is organized and existing under the laws of THE STATE OF ILLINOIS , and whose address is 1870 ROSELLE ROAD-SUITE 107 SCHAUMBURG, ILLINOIS - 60195 ("Lender"). Borrower owes Lender the principal sum of ONE HUNDRED EIGHTY SEVEN THOUSAND AND 00/100 Dollars (U.S. \$ 187,000.00).

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 SEPTEMBER 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 56 IN SPRING CREEK ESTATES, BEING A SUBDIVISION IN THE NORTHEAST
1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 12
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

which has the address of 11301 POPLAR CREEK LANE, ORLAND PARK
Illinois 60462 ("Property Address").

Street City

ILLINOIS SINGLE FAMILY-FARM MORTGAGE NOTE UNIFORM INSTRUMENT

BPS 1088

VMP MORTGAGE FORMS • (913)293-8100 • 18001521-7201

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EFS 1088
Form 202A 9/1000

BOX 333

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Form 3014 9/80
DPA 1980

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more of the relations set forth above within 10 days of the giving of notice.

This Security instrument, Lender may give Borrower a notice demanditing the loan. Borrower shall satisfy the loan or take one of this Security instrument, if Lender demands that any part of the Property is sufficient to it then which may affect to it then which may affect the agreement of the loan; or (c) secures from the holder of the loan in interest and satisfaction to Lender's authority to Lender's opinion to prevent the by, or demands against enforcement of the loan in, legal proceedings which in the Lender's opinion to prevent the writing to the payee of the instrument secured by the loan in manner acceptable to Lender; (b) contains in good faith the loan by, or demands against the payee over this security instrument unless Borrower shall promptly discharge any loan which has priority over this security instrument.

If Borrower makes these payments directly, Borrower shall promptly furnish to Lender records verifying the payment to the person named payee. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph to the person named payee. These obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay directly which may obtain priority over this Security instrument, and established payments of ground rents, if so. Borrower shall pay directly which may obtain priority over this Security instrument, and late charges due under the Note.

4. **Chargess** Lender, Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the property third, to interest due; fourth, to principal due; and last, to any late charges due under the Note.

1 and 2 shall be applied first, to any prepayment charges due under the Note; second, to interest, payable under paragraph 2;

3. **Application of Payments**, Lender upon receipt law provides otherwise, all payments made by Lender under paragraphs

this Security instrument.

of the Property, shall apply any funds held by Lender at the time of negotiation of such a credit against the sum received by

Funds held by Lender. If, under paragraph 2, Lender shall require or sell the property, Lender, prior to the negotiation of any

Upon payment in full of all sums accrued by this Security instrument, Lender shall promptly refund to Borrower any

twelve monthly payments, in Lender's sole discretion.

Upon payment to Lender the amount necessary to make up the deficiency, Borrower shall make up the deficiency in no more than

time is not sufficient to pay the Escrow funds when due, Lender may so notify Borrower in writing, and, in such case Borrower

for the excess funds in accordance with the requirements of applicable law; if the amount of the funds held by Lender in any

If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower

deficit to the Funds was made. The Funds are pledged as additional security for all sums secured by this Security instrument.

in mutual accounting of the Funds, however, credits and debits to the Funds and the proceeds of which both

Borrower and Lender may agree in writing, however, that interest shall be paid on the Funds, Lender shall give to Borrower, applicable law requires to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds,

used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service verticallying the Escrow items, unless Lender permits Lender to make such arrangements, or

Escrow items, Lender may not charge Borrower for holding and applying the Funds, usually until the Escrow account, or including Lender, if Lender is sure, as instructed, or in my federal Home Loan Bank, Lender shall apply the Funds to pay the

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or my

Escrow items or otherwise in a corporation with applicable law.

Lender may estimate the amount of Funds due on the basis of current data and reasonable estimate of expense of the Lender may amend time to time, 12 U.S.C. Section 2601 et seq. ("RESPA"), unless otherwise law that applies to the Funds

related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act; if Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a Lender for a federally

the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow fees".

if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with or ground rents on the Property, if any; (g) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, and assessments which may attach priority over this Security instrument as a lien on the Property; (b) yearly leasedhold payments

Lender on the day monthly payments due under the Note, until the Note is paid in full, a sum ("Funds"); for: (a) yearly taxes

2. **Funds for Taxes and Insurance**. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to

principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

1. **Payment of Principal and Interest**, Prepayment and Late Charges, Borrower shall promptly pay when due the

UNIFORM COVENANTS, Borrower and Lender covenant and agree as follows:

Variations by joint declaration to constitute a valid and binding instrument and affect property.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited and will extend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage.

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

fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and

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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 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; Leaseholds. 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 causing 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 leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold 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



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Form 3014 9/90

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16. Borrower shall be given one copy of the Note and of this Security Instrument.

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivery in 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 of any other address Borrower designates by notice to Lender. Any notice to Lender shall be directed to the Property Address Lender's address set forth herein or any other address Lender designates by notice to Borrower. Any notice to First Class Mail Lender shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

preparation charge under the Note.

(3) **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 interests 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 limits; and (b) any sums already collected from Borrower which exceed these limits will be refunded to the permitted limits, then:

make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

12. Successors and Assigees; Joint and Several Liability; Co-signers. The covenants and agreements of this exercise are at any right or remedy.

successors in interest. Any fortification by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of such right or remedy.

11. Borrower Not Responsible For Late Payment of the Time for Modification of the Payable Date of the Note or the Payment of the Late Payment, if the Note is not paid by the due date of the Note, the Note is not responsible for the late payment, and 2. in change the amount of the late payment.

Unless less lenient and broader rules, otherwise agreeable in writing, any application of proceeds to principal shall not exceed

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condominium offers to 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 sell the property, either to restoration or repair of the Property or to the Person secured by this Security Instrument, whether or not then due.

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 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 held by him, unless Borrowers and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the sums held by him. Security Instrument held by him, unless Borrowers and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the sums held by him. The proceeds shall be reduced by the amount of the sums held by him. Security Instrument held by him, unless Borrowers and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the sums held by him.

101. Condemnation of the premises or any part of the same for non-payment of rent, or for conveyance in lieu of condemnation, are hereby assuaged and shall be paid to [redacted]

10. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any

9. Inspection. Lender or his agent may make reasonable entries upon and inspections of the Property. Lender shall give insurance ends in accordance with any written agreement between Borrower and Lender or applicable law.

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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 related 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.

DPS 1083
Form 3014 9/90

Initials: RCS

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DPS 1094

930 9 058

My Commission Express:

per sonnally 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

RICHARD E. WERNER AND LAURIE N. WERNER, HUSBAND AND WIFE

** Notary public in and for said*

County ss:

STATE OF ILLINOIS. COOK

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Borrower

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Graduated Pyramid Filter **Planned Ultra-Dense Infrared** **Biodegradable Polymer Filter**

24. RIDERS TO THIS SECURITY INSTRUMENT. If one or more riders are executed by Barrower and recorded together with this Security Instrument, the coverants and agreements of each rider shall be incorporated into and shall amend and supplement the coverants and agreements of this Security Instrument as if the rider(s) were a part of this Security

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