## UNOFFICIAL COPY 93863032

COOK COUNTY, ILLINOIS FILED FOR RECORD

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[설 볼륨이 왕시 중시 역 10 12 12 12 12 15 1	MORTGAGE		1
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THIS MORTGAGE ("Security Instrument") is given		. The Mortgagor is	
ROBERT J. BERG A/K/A ROBE CATHERINE M. BERG HUSBAND	RT J. BERG. JR. AND CATHER!		"Borrowi
is Security Instrument is given to FIRST OF A	MERICA BANK-NORTHEAST ILLII		
nich is organized and existing under the laws of	UNITED STATES OF AMERICA	, and who:	
325 N. MILY OIKEE AVE prower owes Lender the principal sum of NINET	LIBERTYVILLE, IL 6004		_("Lende
Of #8 s (U,S,\$96 ,00	o oo). This debt is evidenced	I by Borrower's note dated the	
this Security Instrument ("hote"), which provides			
NOVEMBER 1 2023 . This Set Note, with Interest, and all randwals, extensions	ecurity instrument secures to Lender: (a) and modifications of the Note: (b) the	) the repayment of the debt evance we have the company of all other sums we have the company with the company we have the company with the company with the company we have the company with the	vidence: vith inter
vanced under paragraph 7 to proced the security			
reements under this Security instrument and the	Note, For this purpose, Borrower does	s hereby mortgage, grant and	d conve
nder the following described property located in _	DUPAGE	Co	unty, Illi
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BORROWER COVENANTS that Borrower is lawfully selsed of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record, Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record,

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

Loan D: 0000716353 93091668

24-63-044

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UNIFORM COVENANTS Borrower and Lander covenant and agree as to lows:

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.

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender. Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attain priority over this Security instrument as a lien on the Property; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow items," Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. Section 2601 et seq. ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a foderal account.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, it 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 Funds, Lender shall give to Borrower, without charge, an annual accounting of the Funds, showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for all

sums secured by thir Security Instrument.

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 Escrum Items when due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay to Lender the amount necessary to rie's up the deficiency. Borrower shall make up the deficiency in no more than twelve monthly payments, at Lender's sole discretion.

Upon payment in full of all Juns secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender, If, under paragraph 2. Lender shall acquire or self 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. Unlens applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2

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

due; fourth, to principal due; and last, to a ly 'ate charges due under the Note.

4. Charges; Llens. Borrower shall pay e'trues, assessments, 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 the timanner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all no less of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receibts evidencing the payments.

Borrower shall promptly discharge any tien which the priority over this Security instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a me near acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the iten in, legal proceedings which is the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the Iten an agreement satisfactory to tender subordinating the Iten to this Security Instrument. If Lender determines that any part of the Property is subject to a Iten which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the Iten. Borrower shall satisfy the Iten 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; 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 cutton, 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 pive to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance califer 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 apply of 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 I and r may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Signify 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 uniter 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 prictic 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 laise 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, Sorrower 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 condamnation 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.

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Any amounts dispursed by Leader 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 toan secured by this Security instrument, Borrower shall pay the premiums required to maintain the mortgage insurance in ellect. II, 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 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 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 seent 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 the follow.

If the Property is abandoned by Sorrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower alls 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 congraphs 1 and 2 or change the amount of such payments.

11. Borrower Not Released: Forbears.ice 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 amortization of the sums secured by this Security instrument granted by Lender to dry successor in interest. Lender shall not be required to commence proceedings against any successor in interest or rature to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any unmand made by the original Borrower or Borrower's successors in interest. Any

secured by this Security Instrument by reason of any armand made by the original Borrower or Borrower's successors in Interest, Any forbearance by Lender in exercising any right or remedy. \*!a' not be a waiver of or preclude the exercise of any right or remedy.

12. Successors and Assigns Bound; Joint and Sevaral Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns an 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 oblighed to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other. Borrower may agree to extend, in diff, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's contain.

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 amour necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits that he refunded to Borrower. Lender may choose to

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 diract payment to Borrower, if a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment of argument to Borrower, if a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment of argument to Borrower, if a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment of the Note continuer. If a refund reduces principally in the security instrument shall be given by first class mall to be property Address or any other address Borrower designates by notice to Lender, Any notice to Lender shall be given by first class mall 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.

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 event 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

17. Transfer of the Property or a Beneficial interest in Borrower. If all or any part of the Property or ary 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) virtual Lender's prior written consent. Lender may, at its option, require immediate payment in full of all sums secured by this Security instrument. This option shall not be exercised by Lender if exercise is prohibited by lederal 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 malled within which Borrower must pay all sums secured by this Security Instrument. If Borrower falls 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 reinstalement) before sale of the Property pursuant to any power of sale contained in this Security instrument; or (b) entry of a judgment reinstalement) before sale of the Property pursuant to any power of sale contained in this Security instrument; or (b) entry or 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 locations and the obligations secured by this Security instrument shall continue unchanged. Upon reinstatement by Borrower, this 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.

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20. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Preperty. 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

Borrower shall promptly give Lender written notice of any investigation, claim, demand, fawsuit 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 remediations.

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 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) atte, 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 acrainration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrov a tr 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 forecluse 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 or all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower same ray any recordation costs,

23. Walver of Homestead. Borrov of walves all right of homestead exemption in the Property.

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	Condominium Rider	1-4 Family Rider
Graduated Payment Rider	Margnd Unit Development Rider	Biweekly Payment Rider
Balloon Rider	Rate in provement Rider	Second Home Rider
Other(s) (specify)		
	apis and agrees to the terms and covenants co	ntained in this Security Instrument and in any
rider(s) executed by Borrower and recorded	i With it.	
Wilnesses:	D. 10. +0 P.O.	v Q
	ROBERT J BERG JA Social Security Number	(Seal Borrower
	المستحث المستحدث	Seb (Seal)
	CATHERINE M BERG Social Security Number	-Borrower
	(Space to be large to be hims for the little to the little	0.
State of ILLINOIS	OFFICIAL SEA! MARCIA A. VERMELAND	7/6
County WILL	My Commission Expires August 22, 1994	1 0 0 0
THE UNDERSIGNED	· · · · · · · · · · · · · · · · · · ·	edia county and state, do hereby certily that
ROBERT J BERG JR CATHERINE before me and is (are) known or proved to	me to be the person(s) who, being informed	of the contents of the foregoing instrument,
have executed same, and acknowledged sa	aid instrument to be THE ( R (his, her, their)	free and voluntary act and deed and that
(ne, she, they) executed said	instrument for the purposes and uses therein	set forth.
Witness my hand and official seal this	15TH day of OCTOBER	· <u>1993</u> /
My Commision Expires:	Marcia	A. Kernelan (Seal)
This instrument was prepared by: HOME	IGHT CENTRAL CLOSING	Notary Public
ETURN TO: FIRST OF AMERICA MO	ORTGAGE COMPANY	<del></del>
115 E. WASHINGTON, ATTN: HOMELIGHT CEN	BLOOMINGTON, IL 61701	
	FORM AND SUBSTANCE OF THIS DOCUM	ENT IS THE FORM CURRENTLY IN USE.

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THE MORTGAGE CERTIFIES THAT THE FORM AND SUBSYANCE OF THE DOCUMENT IS THE PURM CURRENTER IN USE