

PREPARED BY:
JOANNE L. SCHWARTZ
ROLLING MEADOWS, IL 60008

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RECORD AND RETURN TO:

FIRST RESIDENTIAL MORTGAGE, I.P.
1855 ROHLWING ROAD - SUITE E
ROLLING MEADOWS, ILLINOIS 60008

93027347

(Space Above This Line For Recording Data)

MORTGAGE

18041

DEPT-01 RECORDING \$33.00
TW1111: TRMN 7777 01/17/98 12:00:00
M1100 # 4--93-027347
COOK COUNTY RECORDER

THIS MORTGAGE ("Security Instrument") is given on DECEMBER 4, 1992
EDWARD P. MELVIN
AND DIANE K. MELVIN, HUSBAND AND WIFE

("Borrower"). This Security Instrument is given to
FIRST RESIDENTIAL MORTGAGE, I.P.

which is organized and existing under the laws of THE STATE OF ILLINOIS, and whose address is 1855 ROHLWING ROAD - SUITE E ROLLING MEADOWS, ILLINOIS 60008 ("Lender"). Borrower owes Lender the principal sum of ONE HUNDRED SIXTY ONE THOUSAND TWO HUNDRED FIFTY AND 00/100 Dollars (U.S. \$ 161,250.00).

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 JANUARY 1, 2023. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in COOK County, Illinois:

93027347

93027347

which has the address of 309 SCHREIBER, ROSELLE
Illinois 60172
Zip Code ("Property Address");

Street, City,

ILLINOIS-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

LMV-6R(IL) 10101

VMP MORTGAGE FORMS - (313)223-8100 - (800)621-7291

Page 1 of 6

DPS 1080
Form 301A-B-90
Includes 201A
201B

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Form 3014-980
DPS 1080

Page 2 of 6

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

This Security Instrument, Lender may give Borrower a notice terminating the lien. Borrower shall satisfy the lien or take one or this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may affect over this Security Instrument or the lien or (e) secures from the holder of the lien an agreement satisfactory to Lender sufficient authority to prevent the enforcement of the lien or the payment of legal proceedings which in the Lender's opinion operate to prevent the lien to by, or demands against enforcement of the lien in, legal proceedings against to Lender's opinion to prevent the lien to warrant to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) consents in writing to good faith the lien Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower; (a) agrees in

Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

If the person owed payment, Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph, these obligations in the manner provided in paragraph 2, or if not paid in this manner, Borrower shall pay them on time directly which may retain priority over this Security Instrument, and leasehold payments of ground rents, if any, Borrower shall pay

4. **Charges:** Lien, 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.

5. **Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under paragraphs

this Security Instrument.

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 funds held by Lender, if, under paragraph 2, Lender shall agree to sell the Property, Lender, prior to the acquisition or sale

funds paid by Lender in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any

excess funds held by Lender exceeding the amount paid by applicable law.

If the funds held by Lender exceed the amounts paid by Lender's sole discretion,

shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no less than time is not sufficient to pay the Escrow items 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 exceeds the amounts paid by Lender according to applicable law, Lender shall account to Borrower

debt to the funds was made. The funds are pledged as additional security for all sums secured by this Security

without charge, an annual accounting of the funds, showing credits and debits to the funds and the purpose for which each Borrower and Lender may agree in writing, however, that interest shall be paid on the funds, Lender shall give to Borrower,

applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest on 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

venting the Escrow items, unless Lender pays Borrower interest on the funds and applicable law permits Lender to make such

Escrow items, Lender may not charge Borrower holding and applying the funds, unconditionally abandoning the escrow account, of

(including Lender is subject to institution) or in any Federal Home Loan Bank, Lender shall apply the funds to pay the

escrow items, Lender may not charge Borrower holding and applying the funds, unconditionally abandoning the escrow account, of

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Lender may, at any time, collect and hold funds in an amount not to exceed the maximum amount a Lender for a federally

escrow items or otherwise in accordance with applicable law.

Lender may estimate the amount of funds due on the basis of current data and reasonable estimates of expenditures of future

sets a lesser amount, if any, Lender may, at any time, collect and hold funds in an amount not to exceed the lesser amount,

1974 as amended from time to time, 12 U.S.C., Section 2601 et seq. ("RESPA"), unless another law that applies to the funds

related mortgage loan, may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of

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 items."

it any; (e) ready mortgage insurance premiums, if any; (f) any sums payable by Borrower to Lender, in accordance with

any rents on the Property, if any; (g) ready hazard or property insurance premiums; (d) ready flood insurance premiums

and assessments which may attach over this Security Instrument as a lien on the Property; (h) ready leasehold premiums

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

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

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

1. **Payment of Prinicipal and Interest; Prepayment and Late Charges.** Borrower shall pay when due the

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

variations by jurisdiction to constitute a uniform security instrument covering real property.

THIS SECURITY INSTRUMENT contains covenants for national use and non-uniform covenants with limited

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

grant and convey the Property and that the Property is unencumbered, except for encumbrances of record, Borrower warrants

together with all the improvements now or hereafter erected on the estate hereby created of the 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 assessments, 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 or 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 over 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.

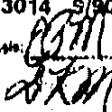
7. Protection of Lender's Rights in the Property. If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation 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

DPS 1001

Form 3014 S/90



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Form 301A/9/90
DPS 1082

Page 4 of 6

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16. Borrower's Copy. Borrower shall be given one conforming copy of this Note and of this Security Instrument.

To be severable.

given effect without the conflict of law provision. To this end the provisions of this Security Instrument and the Note are declared void if either party is located, in the event that any provision of clause of this Security Instrument or the Note can be construed in which the Property is located. In the event that any provision of this Security Instrument and the Note are declared void by an insurer approved by Lender, such conflict shall not affect other provisions of this Security Instrument and the Note.

15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the state in which the Property is located.

Security Instrument shall be deemed to have been given to Borrower or Lender whom given as provided in this paragraph.

Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this

of any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to

or by first class mail unless otherwise use of another method. The notice shall be directed to the Property Address

and that law is finally interpreted so that the interest of other loan charges shall be reduced 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

and that law is finally interpreted so that the interest of other loan charges collected or to be collected in connection with the

loan exceeds maximum loan charges set forth below.

13. Loan Charges. If the loan secured by this Security Instrument is subject to a rate which sets maximum loan charges,

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

Borrower, if under any circumstance to refund by reducing the principal owed under the note by making a direct

to the permitted limits; and (b) any sums already collected from Borrower which exceeded permitted amounts will be refunded to

the Borrower, if interest in the Property under the terms of this Security Instrument only to mortgagee, grant and convey this Security

Instrument but does not exceed the Note: (a) is co-signing this Security Instrument only to mortgagee, grant and convey this Security

Instrument, Borrower's assignments and agreements shall be joint and several. Any Borrower who co-signs this Security

Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of this

12. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this

Instrument shall not bind or benefit the Borrower, unless otherwise in writing, any right of remedy.

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

successors secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower

of the sums secured by this Security Instrument by reason of any successor in interest or of time to extend, modify, reenter or

comprise proceedings against any successor in interest or of time to pay otherwise modified amounts

not operate to release the liability of the original Borrower or Borrower's successors in interest, Lender not be required

of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower that

postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not exceed

the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

If the Property is abandoned by Borrower, or if, after notice to Borrower that the condominium 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 the sums are then due.

11. Borrower Not Released; Forfeiture Note a Waiver. Extension of the time for payment of modifications,

unless Lender and Borrower otherwise in writing, any application of proceeds to principal shall not exceed

the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

unless Lender and Borrower otherwise in writing, any application of proceeds to principal shall not exceed

the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

10. Condemnation. The proceeds of any award of the Property, or for conveyance in lieu of condemnation, are hereby assigned and

condemnation of other takings of any part of the Property, or for damages, direct or consequential, in connection with any

borower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

9. Inspection. Lender or its agent may make reasonable entries upon and inspect clauses of the Property. Lender shall give

insurable ends in accordance with any written agreement between Borrower and Lender or applicable law.

the premiums required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement for mortgage

that Lender requires, provided by an insurer approved by Lender, if mutual insurance coverage (in the amount and for the period

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17. Transfer of the Property. If 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.

DPS 1083
Form 3014, 9/80

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**NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA**

SCHEDULE A cont'd.

LOT 2 (EXCEPT THE EAST 30 FEET THEREOF), LOT 3 AND THE EAST 10 FEET OF LOT 4 TOGETHER WITH THE NORTH 1/2 OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING LOT 2 (EXCEPT THE EAST 30 FEET THEREOF), LOT 3 AND THE EAST 10 FEET OF LOT 4, IN BLOCK 8 IN THE SUBDIVISION OF BLOCK 9 IN BOEGER ESTATES ADDITION TO ROSELLE, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 13, 1928, AS DOCUMENT NUMBER 9997905, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office
2021347

Schedule _____ Page _____ No. _____

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Letter to USA

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