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COOK COUNTY, ILLINOIS
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This instrument was prepared by: *Maur*

JACKIE DREHER-RICHMOND BANK

(Name)

10910 MAIN STREET, RICHMOND, IL

(Address)

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on THE 9TH DAY OF NOVEMBER, 1992. The mortgagor is DAVID A. HAUSWIRTH AND SUSAN B. HAUSWIRTH, HUSBAND AND WIFE IN JOINT TENANCY.

("Borrower"). This Security Instrument is given to RICHMOND BANK, ITS SUCCESSORS AND/OR ASSIGNS,

which is organized and existing under the laws of THE STATE OF ILLINOIS, and whose address is 10910 MAIN STREET, RICHMOND, ILLINOIS 60071.

("Lender"). Borrower owes Lender the principal sum of -SEVENTY EIGHT THOUSAND AND 00/100- Dollars (U.S. \$ -78,000.00-). 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 DECEMBER 1, 2007. 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:

SEE ATTACHED

07-17-315-011-C200

which has the address of 1721 STRATION POND LANE, SCHALMBURG, (Street) (City)

Illinois 60194 ("Property Address");
(Zip Code)

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

BANKERS SYSTEMS, INC., ST. CLOUD, MN 56302 (1-800-397-2341) FORM MD-1-C 6-20-97

Form 3014 9-98 (page 1 of 6)

[Handwritten signatures]

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Borrower shall promptly discharge any debt which has accrued by the Securitizing Instrument unless Borrower (a) agrees in writing to the payment of the obligation secured by the debt in a manner acceptable to Lender (c) certifies in good faith the debt by, or depleads against claimant's claim of the debt in, legal proceedings which in the Lender's opinion operate to prevent the ultimate recovery of the debt or (e) secures from the Lender or (f) secures from the Lender a transfer of the debt to another party.

4. (Chargers) Lien. Borrower shall pay all taxes, assessments, charges, fines and impositions, attributable to the property which may accrue prior to this Security instrument, and hereafter payments of ground rent, if any. Borrower shall pay the said obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time due, to the person named in the power of attorney.

3. Application of Passports. Unless applicable law provides otherwise, all payment due received by Lender under paragraphs 1 and 2 shall be applied first to any principal due; and last, to any late charges due under the Note; second, to amounts payable under paragraph 2 due to interests due; fourth, to principal due; and last, to any late charges due under the Note.

Secured by this Security instrument.

I soon presented in full to all sums secured by this security instrument, however, that promptly referred to Dotorow and friends held by Leander, it under paragraph 21, Leander shall acquire or sell the Property, Leander, prior to the acquisition of funds held by Leander, shall apply any funds held by Leander in the time of acquisition of side as a ready means sale of the Property.

differences in no more than twelve months per year, at least under sole discretion.

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 exceeds the amount necessary to make up the deficiency, Borrower shall make up the deficiency.

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 applies the Escrow account to make such a charge. However, Lender may agree 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. Lender is made responsible for all debts and obligations of the Funds, and Lender shall be liable for all sums secured by this Security Instrument.

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay taxes, and assessments which may attach prior to the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly premiums of ground rents of the Property, if any; (b) yearly hazard or property insurance premiums; (c) yearly flood insurance premiums, if any; (d) yearly mortgage insurance premiums; (e) yearly maintenance 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 "Extra Items". Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount set forth in the Note. Extra Items, as defined, are referred to as "Extra Items".

1. Payment of Principal and Interest; Preparation 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.

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

This **SECRET//LS** instruction combines uniform covermarks for national use and non-uniform covermarks which limited use to the topography of certain areas of Germany.

Borrower's Covenants To prevent the Borrower from committing acts which would impair the value of the Collateral or otherwise damage the Lender, the Borrower has agreed to the following covenants:

100% change within the implementation now of the relevant changes to the property; and in cases where applicable and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Agreement.

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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

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AMERICAN SASSAFRAS CO., ST. CLAIRSBURG, W. VA. 26062 • 800-422-2222

15. **Covering Law; Severability.** This Security Instrument shall be governed by federal law and the law of the jurisdictions in which the property is located. In the event that any provision of this Security Instrument or the Note are deemed illegal without the conflicting provision, to this end the provisions of this Security Instrument and the Note are severable to the severable.

14. Notices. Any notice to be given by the owner or by the lessee shall be given in writing and shall be deemed to have been given if delivered personally to the other party at his address set out in the instrument or if sent by registered post to the address given in the instrument.

11. Borrower Not Released; Foreclosure Not a Waiver. Extension of the time for payment or modification of amortization of the sums received by this Security Instrument granted by Lender to any successor in interest shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender may at any time prior to the maturity date of the original Borrower's successions in interest, exercise any right of reentry or acceleration of the principal or interest or any other sum due hereunder, notwithstanding any extension of time for payment or modification of amortization.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnation offers to make an award of settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is received by Lender to settle a claim for damages, either to restore title to the Property or to repair of the Property or to pay sums accrued by this Security Interest, 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 or the amount of the sum which the Lender is entitled to or greater than the amount of the Property in the event of a partial taking of the Property in the event of non-delivery, with any excess paid to Borrower, unless Borrower and Lender otherwise agree in writing or unless otherwise provided, the proceeds shall be applied to the sums secured by this Security first in writing or unless applicable law provides otherwise the taking, unless Borrower and Lender otherwise agree in writing or unless otherwise provided, the proceeds shall be applied to the sums secured by this Security last in writing.

9. **Lapsation.** Lender or his agent may make reasonable entries upon and inspectors of the Property, Lender shall give Borrower notice at the time of or prior to an inspection, specifying reasonable cause for the inspection.

loss reactive, until the requalification for mortgagee insurance ends in accordance with any written agreement between Borrower and Lender or applicable law.

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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 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.

Form 3014-BSC (ver 5-96)

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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)]

- | | | |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> Graduated Payment Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Biweekly Payment Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Rate Improvement Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Other(s) (specify) | | |

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

David A. Hauswirth (Seal)
DAVID A. HAUSWIRTH Borrower

Social Security Number 335-48-2729

Susan B. Hauswirth (Seal)
SUSAN B. HAUSWIRTH Borrower

Social Security Number 320-48-2686

[Space Below This Line For Acknowledgment]

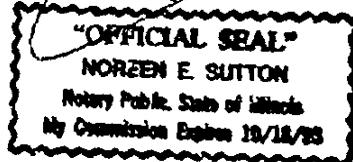
STATE OF ILLINOIS, COOK, County ss:

I, THE UNDERSIGNED,
a Notary Public in and for said county and state, certify that DAVID A. HAUSWIRTH AND SUSAN B. HAUSWIRTH,
..... HUSBAND AND WIFE IN JOINT TENANCY,
personally known to me to be the same person(s) whose name(s) ARE
subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that T. heX
signed and delivered the instrument as THEIR free and voluntary act, for the uses and purposes therein
set forth.

Given under my hand and official seal, this 9TH day of NOVEMBER, 1992.

My Commission expires:

Norzen E. Sutton Notary Public



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LOT 44 IN CUTTER'S MILL UNIT 1 BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 5, 1984 AS DOCUMENT 27242102 IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office
07-17-315-011-000
1721 Stratton Ford Park
Bensenville, IL 60108

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BOX 333