JNOFFICIAL COPY HEN RECORDED MAIL TO: EXPRESS AMERICA MORTGAGE CORPORATI P.Q. BOX 60610 PHOENIX, AZ 85082-0610 - [Space Above This Line For Recording Data] -LOAN NO. 7044319 DEPT-OF RECORDING: 140011 TRAN 2195 06/03/94 14:31:00 \$2340 4 RV *-94-497277 MORTGAGE COOK COUNTY RECORDER THIS MORTGAGL ("Security Instrument") is given on MAY 23, 1994
THOMAS A. SCHURRE, AN UNMARRIED MAN AND VICKIE PONTIKIS, AN UNMARRIED WOMAN

The mortgagor is

. ("Borrower").

This Security Instrument is given to CITIZENS HORTGAGE, INC., AN ILLINOIS CORPORATION which is organized and existing under the laws of ILLINOIS is 2001 MIDWEST ROAD, OAK BROOK, IL 60521 ("Lender"). Borrower owes Lender the original sum of ONE HUNDRED FIFTY TWO THOUSAND PLVE HUNDRED AND NO/100-----

and whose address

(U.S. \$ 152,500.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the (ul) debt, if nor paid earlier, due and payable on JUNE 1, 2024 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; (3) 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 Botrower'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: op, as exiits.

LEGAL DESCRIPTION ATTACHED HERETO AND HADE A PART HEREOF, AS EXHIBIT "A."

which has the address of

5300 NORTH LEANINGTON AVENUE, CHICAGO, IL 60630 ("Property Address");

TOGETIER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security instrument. All of the foregoing is referred to in this Security Instrument as the "Property".

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 eacumbrances of record.

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Property Of Cook County Clerk's Office

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.

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

Payment of Principal and Interest; Prepayment and Late Chargon, 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.

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 ("Punds") 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 Hems". Lender may, at any time, collect and hold Punds 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. 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 lasv.

The Funds stall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if I ander 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 gerow 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 (is) by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or appread. Jaw requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Fund. Borrower and Lender may agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrover, 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 this Security Instrument.

If the Funds held by Lender exceed the "....ounts 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 Brarow Items when due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the

deficiency in no more than twelve monthly payments of Lender's sole discretion.

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

3. Application of Payments. Unless 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 any late charges due under the Note.

Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument lead leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, o, if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall premptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a mannar acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings winth in the Lender's opinion operate to prevent the enforcement of the lien; or (e) secures from the holder of the lien an agree nent satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice derriging the lien. Borrower shall satisfy the fien 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 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 less 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.

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UNOFFICIAL COPY,
Unless Lender and Horrower otherwise agree in writing, any application of proceeds to principal shift 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 Londer, 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.

Occupancy, Preservation, Maintenance and Protection of the Property; Borrover's Loan Application; Lenscholds. Borrower shall occupy, establish, and use the Property as Borrower's 6. 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. Horrower 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. Horrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or falled 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 resiehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the least old 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 falls 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 (so that a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then Lender may lo and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender, 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 inder 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 Borrowei 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.

Mortgage Insurance. If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the viemiums required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage require I by Lender lapses or ceases to be in effect, Borrower shall pay the premiums required to obtain coverage substantially e wivalent 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 n ortgage 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 to a 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.

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 resonable cause for the inspection.

Condemnation. The proceeds of any award or claim for damages, Arrect or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in here 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 is equal to or greater than the amount of the sur, a secured by this Security Instrument immediately before the taking, unless Borrower and Lender otherwise agree in w iting, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the 10% ing fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market varie of the Property immediately before the taking. Any balance shall be paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is less than the amount of the sums secured immediately before the taking, unless Borrower and 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 then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower 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 then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

11. Borrover Not Released; Forbearance By Lender Not a Walver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

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

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 amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a

partial prepayment without any prepayment charge under the Note.

Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of 15. the jurisdiction in which he 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 effect without the conflicting provision. To this end the provisions of this Security Instrument and the

Note are declared to be severally

16.

Borrover's Copy. Serrower shall be given one conformed copy of the Note and of this Security Instrument. Transfer of the Property or a Beneficial Interest in Borrover. 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) withou. Lender's prior written consent, Lender may, at its aption, require immediate payment in full of all sums secured by in's 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 it delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower falls to pay there sums prior to the expiration of this period, Lender may invoke any

remedies permitted by this Security Instrument with a further notice or demand on Borrower.

18. Borrover's Right to Reinstate. Is Dorrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinue, 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 to ser this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other comparits or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reas public attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security in trument, 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 period interest in the Note (together with this Security Instrument) may be sold one or more times without prior notice to Bot 'o'ver. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Plote 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, diar isal, 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.

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UNOFFICIAL COPY NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

breach of any covenant or agreement in tapplicable law provides otherwise). The applicable law provides otherwise). The action of the date, not less than 30 days from the (d) that failure to cure the default on or becaused by this Security Instrument, force inform Borrower of the right to reinstate anonexistence of a default or any other de or before the date specified in the notice, by this Security Instrument without further Lender shall be entitled to collect all experiments and the case of the collect all experiments at the collect all experiments at the collect all experiments without charge to Borrosyer. 23. Waiver of Homestend. Be 24. Riders to this Security to the covering with this Security Instrument, the	ill sums secured by this Security Instrument, frower waives all right of homestead exempt - Tratrument. If one or more riders are ex- e-covenants and agreements of each such rid is and agreements of this Security Instrumen	eleration under paragraph 17 unless action required to cure the default; ich the default must be cured; and suit in acceleration of the sums. Property. The notice shall further be foreclosure proceeding the issure. If the default is not cured on payment in full of all sums secured instrument by judicial proceeding, ided in this paragraph 21, including family the property. In the property. In the property. In the property and recorded for shall be incorporated into and
Adjustable (are Rider	Condominium Rider	1 of Family Rider
Graduated Payme a Rider	Planned Unit Development Rider	Bisveekly Payment Rider
Balloon Rider	Rate Improvement Rider	Second Home Bider
Other(s) [specify]		
BY SIGNING BELOW, Borrower accept and in any rider(s) executed by Borrower a	a and agrees to the terms and covenants cor in , to orded with it.	nained in this Security instrument
Witnesses	Monas a. schukka Vickis Forizikis	5/23/9/ DAITE
(Space	e Below This Line For Acknowledgment]	.0
STATE OF ILLINOIS, COOK COUNTY ss:		0.
On this 23 th day of My County, personally appeared Them	, 1974, before me, the undersigned, a	Notary of old in and for said 10415 Can Unanal Piles
and acknowledged the execution of the for	egoing instrument.	<u>C</u> O
Witness my hand and official seal.		
My Commission expires: Noo 26,19	रेऽ	
" OFFICIAL SEAL" J. PAUL BERTSCHE NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 11/26/98	(Notan Public)	

This instrument was prepared by:

DOO ON O LOT 84 IN KINSKY'S JEFFERSON PARK AND FOREST GLEN SUBDIVISION OF BLOCK 2 VILLAGE OF JEFFERSON IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE TRIPD PROCUPAL MERIDIAN, (EXCEPT THE SOUTH 33 FEET THEREOF) IN THE NORTHWEST PRACTICNAL 1/4 SOUTH OF INDIAN BOUNDARY LINE OF SAID SECTION AND (EXCEPT THE SOUTH TO FEET THEREOF) THAT PART SOUTHWEST OF CENTER OF ELSTON AVENUE ON THE WEST 1/2 OF THE NORTHEAST 1/4 NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE OF SAID SECTION 9, AND THE SOUTH 33 FEET OF LOT 9 IN SUBDIVISION OF THE EXECUTOR OF ESTATE OF SARAH ANDERSON (DECKASED) OF THE SOUTH 1/2 OF THE NORTHWEST FRACTION 1/4 OF SECTION 9 NORTH OF THE INDIAN SEC. HOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 13-09-216-032