(Space Above This Line For Recording Data)

MORTGAGE

	44.50	The second second second	("Borrower"). This Security Instrument is given to	
IARRIS BANK ARGO			which is organized and existing	
nder the laws of THE STA	TE OF ILLINOIS		, and whose address in	•
			("Londor").	
orrower owes Lender the planety Five Thousand and				
olinra (U.S. \$6,0.10,000			Borrower's note dated the same date as this Sucurity instrument	
his Security Instrument wist nd modifications of the Not security Instrument: and refer	ures (a Lender: (2) the re le; (b) the payment of a thi) performance of Barro	apaymont of the debt evi- ull other sums, with intere ower's covenants and acc	ifier, due and payable on December 1st, 2004 denced by the Note, with Interest, and all renewale, extensions at, advanced under paragraph 7 to protect the security of this reoments under this Security instrument and the Note. For this lowing described property located in County, Illinois:	
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BORROWER COVENANTS that Borrower is lawfully select of the setate hereby conveyed and has the notity mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower visiting 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 coverants for national use and non-uniform coverants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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

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.

and inverest on the dept evidenced by the Note and any propayment 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 fien on the Property; (b) yearly leasehold payments or spound tents on the Property; any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiume, 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 lederally related mortgage loan may require for Borrower's escrow account under the federal Roal Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. SS 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 leaser amount. Lender may setting the funds to an amount of Funds due on the basis of current data and reasonable relimates of expanditures of juture Escrow items or otherwise in accordance with applicable taw.

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 Foderal 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 lax 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

-Single Family-Fannie Mac/Freddle Mac UNIFORM INSTRUMENT ILLINOIS

(page 1 of 4 pages)

Funds. Londer shall give to borry or respect to the funds and the purpose for which each dobit to the funds and the purpose for which each dobit to the funds was made. The funds are pleaged as additional sociality for all sums incurred by this Bernilly 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 Escrow 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, at Lender's sole discretion.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender, til, 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 Lender 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: lirst, 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.
- 4. Charges; Liens. Borrower shall pay all taxes, aspecaments, 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 that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly turnish to Lander receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) egrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good taith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. It Lender determines that any part of the Proporty is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower all liested the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

5. Hezard or property insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against less by fire, he at its included within the term "extended coverage" and any other hezards, including floods or flooding, for which Londer requires insurance. This insurance shall be maintained in the emounts 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 lails to maintain coverage secreted 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 receivals shall be acceptable to Lender and shall include a standard mortgage clause. Londer shall have the right to hold the policies and conveils. It Lender requires, Borrower shall promptly give to Lender all receipts of paid promiums and renewal notices. In the event of less, Surrower 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 ecclomically leasible and Lender's security is not lessened. If the restoration or repair is not economically leasible or Lender's security would his lessened, the insurance proceeds shall be applied to the sums secured by this Security instrument, whother or not then due, with any exists paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Londer that the insurance carrier has offered to sattle 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 Betrower otherwise agree in willing, 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 Sec vity instrument immediately prior to the acquisition.

- 6. Occupancy, Preservation, Maintenance and Protection, of any Property; Borrower's Loan Application; Lesseholds. Borrower shall occupy, detapliah, 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 with tend or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall not destroy, durings or impair the Property allow the Property to detertorate, or commit waste on the Property. Borrower shall be in default if any forteiture action or proceeding, whether the increased by this Security Instrument or Lender's good faith judgment could result in forteiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's escurity interest. Borrower may cure such a default and reinstate, as provided in resignant 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes functioned the Borrower's Interest in the Property or other material impairment of the flen created by this Security Instrument or Lender's security in rors. Borrower's interest in the Property or other with any material information process, gave materially false or inaccurate information or a stemerits 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 a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the life 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 cover into and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Toperty (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then Lender may do and pay for whistever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any some secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and e storing 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 Borrow's rectand by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall beer interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lunder to Borrower requesting payment.

- 8, Mortgage insurance. If Lender required mortgage insurance as a condition of making the loan security that mortgage insurance in effect. If, for any reason, 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 afternate 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-iwellth of the yearly mortgage insurance promium being paid by Borrower when the insurance coverage lapsed or ceased to be in effect. Lender will accept, use and relain 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 or other taking of any part of the Froperty, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

Form 3014 (page 7 of 4 pages) Initials

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20. Hazardous Substances. Borrower shall not deuse 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, snything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or alorage 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

An used in this paragraph 20, "Hazardone Substances" are those substances defined an toxic or hazardone substances by Environmental Law and the following substances: gasoline, kurpsone, other flammable or toxic petroleum products, taxic passicides and herbicides, volatile solvente, materials containing asbestes or formaldobyde, and radioactive materials. As used in this paragraph 20, "Environmental Law" means tederal taws and laws of the jurisdiction where the Property is located that relate to health, satisfy or environment-

NON-UNIFORM COVENANTS. Borrower and Lender further governant and agree as follows:

NON-UNIFORM COVENANTS. Borrower and Lunder lutther 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 accurate by this Security instrument, forcelosure 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 for closure proceeding the non-existence of a default or any other defense of Borrower to acceleration and forcelosure. If the affect is not cured on or before the date specified in the notice, lender at its option may require immediate payment in full of all suris recured by this Security instrument without further demand and may forcelose this Security instrument by judicials proceeding. Entries that the entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 21, including, but not limited to, reasonable atterneys' fees and dosts of title evidence.

Upon payment of all sums accured by this Security Instrument, Lender shall release this Security Instrument Without ----

		charge to Botrower. Borrower shall play any recordation costs.	and the second of the second o
		23, Waiver of Homastead. So roy er waives all rights of h	ornestead exemption in the Property.
	•	24. Riders to this Security Instrument. If one or more rightnesses, the coverants and agreements of each such rider shall be agreements of this Security instrument as if the rio~(3) were a part of (Check applicable box(es))	ders are executed by Borrower and recorded together with this Security of incorporated into and shall amend and supplement the covenants and this Security instrument.
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Ş			Unit Development Rider Biweekiy Payment Rider
מ	1		or vement Rider
SSS	-	Other(s) (specity)	
4)	BY SIGNING BELOW, Borrower accepts and agrees to the	terms and coverante contained in this Security instrument and in any
	~	nder(s) executed by Borrower and recorded with it.	en and the second of the Canada and the second of
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			SUSAN P. BELCHER
		(2) A second of the second	Social Security Number 300 44-6 118
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		STATE OF ILLINOIS	County sp: COOK
		IN MACALASC M. TOWN IN THE LOYD D. SELCHER AND SUSAN P. BELCHER, HIS WIFE	a Notary Public in and for said county and state do hereby certify
!		AS JOINT TENANTS	(c) A continuous of the patient V start to place of the second of the
			personally known to me to be the same person(s) whose name(s)
		subscribed to the foregoing instrument, appeared before me this day algorithms delivered the said instrument as their	in person, and acknowledged that the street of the control of the
		ander my hand and Union weap this word the parties.	
	F	SPECIAL SEAL"	* Wichael B VILLIALUS
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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 event of a partial taking of the Property in which the lair 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 Lander 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 it, after notice by Londer to Rottower that the condemnor offers to make an award or settle a claim for damages, Borrower falls 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 record by this Security Instrument, whether or not then due. Unless Lettler 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. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for phymoni 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'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 socured by this Security instrument by reason of any demand made by the original Borrower's successors in interest. Any forboarance by Lender in exercising any right or remedy.
- 12. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security instrument shall bind and berieff the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements rule by joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security instrument; but does not execute the Note: (a) is co-signing this Security instrument; but does not execute 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.
- 13. Loan Charges. If the loan such ed 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 roun 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 purposed 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 (the go under the Note).
- 14. 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 desimed to have been given to Borrower or Lender when given as provided in this paragrapt.
- 15. Governing Law; Severability. This Security instrument shirt be governed by tederal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Socurity 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 severable.
 - 16. Borrower's Copy. Sorrower shall be given one conformed copy of the flore and of this Security Instrument.
- 17. Transfer of the Property or a Beneficial Interest in Sorrower. It all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Sorrower is sold or transferred and Borrower is not a netwell 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 Lander exercises this option, Lender shall give Borrower notice of acceleration. The notice sixall 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 falls to pay these sums prior to the expiration of this period, Lander may invoke any remedies per nitter by this Security Instrument without further notice or demand on Borrower,
- 15. Sorrower's Right to Reinatzta. If Borrower meets certain conditions, Borrower shall have the right in 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 reinatationally 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 in der this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other coverants or agree/orbits; (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 iten 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 sale 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.

Form 3014 2010 (page 3 of 4 pages Initials