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ILLINOIS
RELEASE DEED
Loan No.: 954426-3
PIP: 05/18/93

Prepared by: Alison Smith
Household Mortgage Services
100 Mittel Drive
Wood Dale, IL 60191

0 0 7 0 6 9
94007069

KNOW ALL MEN BY THESE PRESENTS
That HOUSEHOLD BANK, F.S.B., a Corporation of the United States

does hereby certify and acknowledge satisfaction in full of the debt
secured by the following described and recorded real estate mortgage,
and same is hereby released:

Name of Mortgagor: JONATHAN K. SINCLAIR AND SARA SINCLAIR, HUSBAND AND WIFE

Name of Mortgagor:

SEARS MORTGAGE CORPORATION

The mortgage is recorded with the Register of Titles/Recorder of Deeds
for COOK COUNTY, ILLINOIS

Document No., Volume, Page, Mortgage Date:

DOC# 91137126, DATED MARCH 22, 1991

Address of Property: 2304 Aimee Lane
Schaumburg IL 60194

Tax ID No.: 07-19-217-013

Legal Description of Property: PLEASE SEE ATTACHED EXHIBIT "A" MADE
A PART HEREOF

Dated: June 10, 1993

HOUSEHOLD BANK, F.S.B.

Sharon A. Kopczynski
SHARON A. KOPCZYNSKI
Asst. Vice President

State of Illinois)
County of DuPage)

DEPT-01 RECORDING \$23.00
T00011 TRAN 9137 01/04/94 14:57:00
42252 # *-94-007069-
COOK COUNTY RECORDER

On June 10, 1993 before me, the undersigned, a Notary Public in and for
said State, personally appeared Sharon A. Kopczynski, personally known to
me or proved to me on the basis of satisfactory evidence to be the
Asst. Vice President of HOUSEHOLD BANK, F.S.B., a United States
Corporation, executed the within instrument pursuant to its bylaws
or a resolution of its Board of Directors.

In witness whereof, I have hereunto set my hand and affixed my
notorial seal this June 10, 1993.

Nick R. Soblinski
Notary Public/Commission Expires

"OFFICIAL SEAL"
Nick R. Soblinski
Notary Public, State of Illinois
My Commission Expires 9/18/93

When recorded, please return to: Jonathan K. Sinclair
2304 Aimee Lane
Schaumburg IL 60194

IL505
HSB

JZ

BOX 15

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PREFACE

LOT 13 IN BLOCK 3, I COUNTY GROVE UNIT 1, BEING A SUBDIVISION OF PART
OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF FRACTIONAL SECTION 19,
TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,
EXCEPT THE EAST 20 ACRES THEREOF AND EXCEPT THAT PART FALLING IN
SCHAUMBURG ROAD, IN COOK COUNTY, ILLINOIS.

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If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premium required to maintain the insurance in effect until such time as the requirement for the insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

8. 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.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property, 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.

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.

10. Borrower Not Released; Forbearance By Lender Not a Waiver. 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.

11. Successors and Assigns Bound; Joint and Several Liability; 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.

12. 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.

13. Legislation Affecting Lender's Rights. If enactment or expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument unenforceable according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall take the steps specified in the second paragraph of paragraph 17.

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 deemed to have been given to Borrower or Lender when given as provided in this paragraph.

15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, 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. 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 had no acceleration 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 paragraphs 13 or 17.

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to Borrower receiving payment.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower agrees to defer to terms of security instruments held by Lender under this paragraph 7, Lender does not do so.

Rebates. Although Lender may take action under this paragraph 7, Lender does not have to do so. Security instrument, appearing in court, paying reasonable attorney fees and centering on the Property to make rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this property, when Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws of regulations), when Lender is a party to the instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property to the instrument. If Borrower fails to perform the covenants and agreements contained in this Security instrument or to pay when due, Lender may take action under this paragraph 7.

7. Protection of Lender's Rights in the Property; Mortgage Insurance. If Borrower fails to perform the covenants and fees title shall not merge unless Lender agrees to the merger in writing.

Borrower shall comply with the provisions of the lease, and if this Security instrument is on a leasehold, change the Property, allow the Property to incorporate or convert into a residential, if this Security instrument is on a leasehold, 6. Preservation and Maintenance of Property; Leaseholds. Borrower's right to any insurance policies which are secured by this Security instrument prior to the acquisition shall pass to Lender to the extent of the payments. If under Paragraph 19 the mortgagor is acquired by Lender, Borrower's right to any insurance policies of the payments. If under Paragraph 19 the mortgagor is referred to in paragraphs 1 and 2 or change the amount paid or postpone the due date of the mortgagor's payment to the mortgagor shall not exceed unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not ex-

ceeds the amount received from damage resulting from the mortgagor's failure to pay sums secured by this Security instrument, whether or not the due. The 30-day period will begin when the notice is given.

use the proceeds to repair or restore the Property or to pay sums secured by this Security instrument, whether or that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds from Lender to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice paid to Borrower, if the sums secured by this Security instrument, whether or not then due, with any excess proceeds shall be applied to the sums secured by this Security instrument. Lender's security would be尽 if the insurance is necessary. If the restoration of repair is not economically feasible. Lender's security would be尽 if the insurance is necessary. If the Property damaged, if the restoration of repair is economically feasible and Lender's security is not repaid of the insurance carried out in writing, insurance proceeds shall be applied to restoration of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, Lender may make good in loss if not made promptly to the insurance carried out in writing, Lender shall receive all receipts of paid premiums and renewals. If Lender requires Borrower shall give prompt notice Lender shall hold the right to hold the notices and renewals. If Lender requires Borrower shall standard mortgage clause. All insurance policies shall be acceptable to Lender and shall include a standard mortgage clause.

3. Hazard Insurance. Borrower shall keep the improvements "extended coverage", and any other hazards for which insured against loss by fire, hazards included within the term "extended coverage", and any other hazards for which Lender requires insurance coverage. This insurance shall be maintained in the amounts and for the periods that Lender set forth above within 10 days of the giving of notice.

Lender may give Borrower a notice indefinitely in the lien. Borrower shall satisfy the lien or take out of more of the premiums that any part of the Property is subject to a lien which may attach over this Security instrument, the holder of the lien an assignee satisfactory to Lender to pay out of any part of the Property or (c) secures from Lender to prevent the encroachment of the lien or forfeiture of the lien in principal due. Lender's opinion operate to good faith the lien by, or defends against encroachment of the lien in, legal proceedings which in the Lender's case in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) con- (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender.

Borrower shall promptly disclose any, etc., which has priority over this Security instrument unless Borrower furnishes to Lender receipts evidencing the payments.

4. Charges: Lien. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the under the Note; third, to amounts payable under Paragraph 2; fourth, to interest due; and last, to principal due. Paragraphs 1 and 2 shall be applied: first, to late charges due under the Note; second, to prepayment charges due Lender at the time of application of Paragraphs 1 and 2, unless otherwise provided by law.

Lender at the time of application as a credit against the sums secured by this Security instrument. Lender, no later than immediately prior to the sale of the Property or its acquisition by Lender, Lender shall power any funds used in full of all sums secured by this Security instrument, Lender shall promptly refund to Borrower any funds held by Lender. If under Paragraph 19 the Property is sold or acquired by Lender, Lender shall pay to Lender any amount necessary to make up the deficiency in one or more of the payments held by Lender of Funds, either prior to or after the time of application of Paragraph 1 and 2, unless Lender is required to pay the escrow items when due, the excess to the due dates of the escrow items, together with the future monthly payments received by Lender under

The Funds are pledged as additional security for the sums secured by this Security instrument. Lender, no later than immediately prior to the sale of the Property or its acquisition by Lender, Lender shall power any funds used in full of all sums secured by this Security instrument, Lender shall promptly refund to Borrower any funds held by Lender. If under Paragraph 19 the Property is sold or acquired by Lender, Lender shall pay to Lender any amount necessary to pay the escrow items when due, the excess to the due dates of the escrow items, together with the future monthly payments received by Lender under

Funds due on the basis of current and reasonable estimate of future escrow items.

(d) yearly mortgage insurance premiums, if any. These items are called "escrow items." Lender may estimate the (b) yearly leasehold payments or ground rents on the Funds. Lender shall give to Borrower, without charge, an annual accounting unless an agreement pays Borrower interests on the Funds and applicable law permits Lender to make such a charge. Items, unless Lender may not charge for holding the Funds, analyzing the account of verifying the escrow items. Lender may pay the escrow items, together with the future monthly payments received by Lender to the due dates of the escrow items, Lender is such an institution). Lender shall apply the Funds to pay the escrow items when due, the excess to the due dates of the escrow items, together with the future monthly payments received by Lender prior to Lender if Lender is held in an institution the deposits or accounts of Funds pay able prior

2. Funds for Taxes and Insurance. Subject to applicable law or to 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") equal to one-twelfth of: (a) yearly taxes and assessments which may attach over this Security instrument; and (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard insurance premiums;

1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall 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, or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay the escrow or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay the escrow items, Lender may pay the escrow items, together with the future monthly payments received by Lender to the due dates of the escrow items, Lender is such an institution the deposits or accounts of Funds pay able prior to Lender if Lender is held in an institution the deposits or accounts of Funds pay able prior

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