

UNOFFICIAL COPY

2976801D01

COPIES: 3
 Loan # 0002921881

CLOSER ID: 16800
 ALTA

2

35-05

TOGETHER 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 seized 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 encumbrances of record.
 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.

("Property Address")

6650 WEST PALMER RIVER GROVE, IL 60671-0000

which has the address of

12 35 107-017

144/94 TRAN 2634 01/20/93 11:47:00
 *10295 *—93—1046981
 COOK COUNTY RECORDER

IS NOTARIZED

TO ADD SIMON PHILLIP AS ATTORNEY IN FACT FOR LISA PHILLIP AND THAT SUCH

DEPT-01 RECORDING \$35.00

AS FOR LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY

REFERENCE.
 and convey to Lender the following described property located in Cook County, Illinois:
 Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant all other sums, with interest, advanced under paragraph 2, to protect the security of this Security Instrument; and (c) the performance of repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of it not paid earlier, due and payable on JUNE 15, 1998.
 Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, Dollars (U.S.S. *****90,000.00). This debt is evidenced by this Security Instrument ("Note"), which provides for monthly payments, with the full debt, and whose address is 188 MAIN STREET, SAN FRANCISCO, CA 94105-1817.
 ("Lender"). Borrower owes Lender the principal sum of DOLLARS (U.S.S. *****90,000.00). This debt is evidenced by this Security Instrument ("Note"), which provides for monthly payments, with the full debt, and whose address is 188 MAIN STREET, SAN FRANCISCO, CA 94105-1817.
 ("Borrower"). This Security Instrument is given to FIRST NATIONAL SAVINGS BANK, A FEDERAL SAVINGS BANK under the laws of the UNITED STATES OF AMERICA, and whose address is 188 MAIN STREET, SAN FRANCISCO, CA 94105-1817.

93046981

ANTN-1730714

his wife

The mortgage is given on the property located at 6650 West Palmer River Grove, Illinois, and the address of the mortgagor is Simon Phillip and Lisa Phillip.

DECEMBER 31, 1992

MORTGAGE

000.020

FIRST NATIONAL BANK, DOCUMENT CONTROL, P.O. BOX 348450, SACRAMENTO, CA 95834-8450

When Recorded Mail To

This Instrument Was Prepared By:

94008947

BOX 392

DEPT-01 RECORDING \$35.00
 140000 TRAN 5920 01/04/94 15:12:00
 *13551 *—94—003944
 COOK COUNTY RECORDER

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18694066

Property of Cook County Clerk's Office

UNOFFICIAL COPY

94008944

93046981

Property of Cook County Clerk's Office



0002976801 F 58
CHIRAVIL, PHILLIP J., PHILLIP LISA
8650 WEST PALMER
RIVER GROVE IL 60671-0000

PROPERTY OF COOK COUNTY CLERK'S OFFICE
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3400594

COPY 01 OF 03

Loan # 0012971211

Copies: 2 of 3 - Return to Lender
2 of 3 - Borrower

CLOSER ID: 1112
Lender's name: 3014 9550

3400594

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1. Payment of Principal and Interest; Prepayment and Late Charges; Borrower shall promptly pay when due the principal and interest on the debt evidenced by the Note and any prepayment 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 due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly leasehold payments or ground rents on the Property; (b) yearly leasehold payments or ground rents on the Property; (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, in accordance with the provisions of paragraph 2, 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 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. paragraph 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 law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentally, or jointly (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, 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 tax 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 Funds. Lender shall give to Borrower, 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 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 within the day, 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, if, under paragraph 2, Lender has acquired or sold 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: 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 charge due under the Note.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attach prior to this Security Instrument, and all school 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 promptly furnish to Lender all notices of arrears 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 manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien by, 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. If Lender determines that any part of the Property is subject to a lien which may claim priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien 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" or 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 which Lender requires 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 2.

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 would be 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 2 the Property is acquired by Lender, Borrower's right to any insurance proceeds 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; Leasehold. 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. Borrower shall not be unreasonably withheld, or unless extending circumstances exist which are beyond Borrower's control, 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 value created by this Security Instrument or Lender's security interest. Borrower may cure such a default and reinstate, as provided in paragraph 6, if Lender agrees in writing. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property, which consent shall not be unreasonably withheld, or unless extending circumstances exist which are beyond Borrower's control, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property, or allow the Property to be used for purposes other than those intended by Lender. Lender shall have the right to enter the Property at any time for the purpose of inspecting the Property or to take any action necessary to protect Lender's interest in the Property.

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Property of Cook County Clerk's Office

93046981

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 loan 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 this Security Instrument to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts discovered 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. If 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 coverage. If the 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 lapses or ceases 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 is provided by an insurer approved by the Lender and for the period that Lender requires provided by the 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 Property, or a 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 in which the fair market value of the Property immediately before the taking is 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 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. Borrower Not Released; Forfeiture 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 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.

12. 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 13. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument on the Property under the terms of this Security Instrument, (b) is not personally obligated to pay the sums secured by this Security Instrument, or (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 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.

14. Notice. 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; Sovereignty. 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 the end the provisions of this Security Instrument and the Note are declared to be severable.

16. Release of Title. The proceeds of the sale of the Property shall be distributed to the Borrower first, then to the Lender, and then to any other parties to the Note. The proceeds of the sale of the Property shall be distributed to the Borrower first, then to the Lender, and then to any other parties to the Note.

17. Assignment. This Security Instrument may be assigned by Lender to any person or entity without the consent of Borrower. The assignee of this Security Instrument shall have the same rights and obligations as Lender under this Security Instrument.

18. Waiver of Prerequisites. Lender agrees to accept the validity of the Note and the Security Instrument as presented, and shall not be required to verify the accuracy of any information provided to Lender by Borrower or any other party.

19. Entire Agreement. This Security Instrument and the Note constitute the entire agreement between the parties with respect to the loan evidenced by the Note and the Security Instrument.

20. Severability. If any provision of this Security Instrument is held to be unenforceable, the remaining provisions shall remain enforceable.

21. Counterparts. This Security Instrument may be executed in counterparts, each of which shall be deemed to be an original copy, and all of which when taken together shall be deemed to constitute one and the same instrument.

22. Binding Effect. This Security Instrument shall be binding on all parties to it from the date of execution.

23. Notices. Notices to Borrower shall be given by first class mail to the address stated in this Security Instrument or by delivering it to the Property.

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Loan # 0002975801
Copies: 1 of 2 - Return to Lender
2 of 3 - Borrower
1 of 3 - Title

COPY 01 OF 03

10/11/2011 10:11:11 AM

ALMA

CROSS ID: 11/11/11

93046981

- Adjustable Rate Rider
- Graduated Payment Rider
- Balloon Rider
- (Other(s) specify)
- Condominium Rider
- Planned Unit Development Rider
- Convertible Rider
- 1st Family Water
- Biweekly Payment Rider
- Second Home Rider

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 boxes.)

22. Refund. 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.

21. Acceleration. Lender shall give notice of acceleration 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 date of acceleration; (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 proceedings 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 attorney's fees and costs of title evidence.

NON-ENVIRONMENTAL COVENANTS. Borrower and Lender, in their covenant and agree as follows:

21. Acceleration; Remedies. Lender shall give notice of acceleration 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 date of acceleration; (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 proceedings 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 attorney's fees and costs of title evidence.

20. Hazardous Substances. Borrower shall 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.

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 monies 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.

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 attorney's 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 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.

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 for 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 exercised by federal law as of the date of this Security Instrument.

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

15. 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.

14. Hazardous Substances. Borrower shall not do, nor allow anyone else to do, any thing affecting the Property that is in violation of any Environmental Law. The piece in the Property, Borrower shall not do, nor allow anyone else to do, any thing affecting the Property that is in violation of any Environmental Law. The piece in the Property, Borrower shall not do, nor allow anyone else to do, any thing affecting the Property that is in violation of any Environmental Law. The piece in the Property, Borrower shall not do, nor allow anyone else to do, any thing affecting the Property that is in violation of any Environmental Law.

13. 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, oil, 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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Loan # 002925881
Copies: 1 of 4 - Return to Lender
3 of 4 - Retained

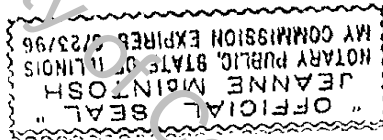
COPY 01 OF 03

CLOSED ID: 11358
DATE: 12/31/92
TIME: 11:15 AM
OFFICE: CHICAGO

93046981

93046981

Property



Jeanne McIntosh
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/23/96

1992
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 31st DAY OF December
PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.
I, the undersigned, a Notary Public in and for said County and State do hereby certify that Simon Phillip and Lisa Phillip, his wife

STATE OF ILLINOIS
COUNTY OF COOK

{ ss.

(Space Below This Line For Acknowledgment)

Date

Date

Date

12/31/92

Lisa Phillip
LISA PHILLIP

SP SIMON PHILLIP AS ATTORNEY IN FACT FOR LISA PHILLIP

Date

12/31/92

Simon Phillip
SIMON PHILLIP

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.

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Property of Cook County Clerk's Office

Loan # 0002976801
Copies: 1 of 3 - Center
2 of 3 - Borrower
3 of 3 - Title
2976801RBL
COPY 01 OF 03
Mortgage
CLOSER ID: 112420

93046981

The Note Holder will notify me in advance of the Note Maturity Date and advise me of the principal amount but unpaid interest, and all other sums I am expected to owe on the Note Maturity Date. The Note Holder also will advise me that I may exercise the Conditional Modification and Extension Option if the conditions in Section 2 above are met. The Note Holder will provide my payment record information, together with the name, title and address of the person representing the Note Holder (that I must notify in order to exercise the Conditional Modification and Extension Option. If I meet the conditions of Section 2 above, I may exercise the Conditional Modification and Extension Option by notifying the Note Holder no earlier than 60 calendar days and no later than 90 calendar days prior to the Note Maturity Date. The Note Holder will calculate the total amount of principal and interest owed from the Note Holder and provide the calculation to me in writing.

5. EXERCISING THE CONDITIONAL MODIFICATION AND EXTENSION OPTION

Provided the Modified Note Rate as calculated in Section 3 above is not greater than 5 percentage points above the Note Rate and all other conditions required in Section 2 above are satisfied, the Note Holder will determine the amount of the monthly payment that will be sufficient to repay in full (a) the principal, plus interest, and (b) any other sums I will owe under the Note and Security instrument in the event that I exercise the Conditional Modification and Extension Option. The result of the calculation will be the new amount of my principal and interest payment every month until the Note is fully paid.

4. CALCULATING THE NEW PAYMENT AMOUNT

Provided the Modified Note Rate as calculated in Section 3 above is not greater than 5 percentage points above the Note Rate and all other conditions required in Section 2 above are satisfied, the Note Holder will determine the Modified Note Rate by using comparable information. If the required net yield is not available, the Note Holder will determine the Modified Note Rate by using comparable information. The required net yield shall be the applicable net yield in effect on the date and time of day that I notify the Note Holder of my election to exercise the Conditional Modification and Extension Option. If the Modified Note Rate will be a fixed rate of interest equal to the Federal Home Loan Mortgage Corporation's required net yield for 30-year fixed rate mortgages subject to a 60-day mandatory delivery commitment, plus one-half of one percent (0.5%), rounded to the nearest one-eighth of one percent (0.125%), plus one-half of one percent (0.5%), rounded to the nearest one-eighth of one percent (0.125%), the required net yield shall be the applicable net yield in effect on the date and time of day that I notify the Note Holder of my election to exercise the Conditional Modification and Extension Option. If the required net yield is not available, the Note Holder will determine the Modified Note Rate by using comparable information.

3. CALCULATING THE MODIFIED NOTE RATE

If I want to exercise the Conditional Modification and Extension Option, certain conditions must be met as of the Note Maturity Date. These conditions are: (1) I must still be the owner and occupant of the property subject to the Security instrument (the "Property"); (2) I must be current in my monthly payments and cannot have been more than 60 days late on any of the 12 scheduled monthly payments immediately preceding the Note Maturity Date; (3) there are no liens, defects, or encumbrances against the Property, or other adverse matters affecting title to the Property (except for taxes and special assessments not yet due and payable) arising after the Security instrument was recorded; (4) the Modified Note Rate cannot be more than 5 percentage points above the Note Rate; and (5) I must make a written request to the Note Holder as provided in Section 5 below.

2. CONDITIONS TO OPTION

At the maturity date of the Note and Security instrument (the "Note Maturity Date"), I will be able to extend the Note Maturity Date to JANUARY 01, 2023. I may also be able to extend the Note Maturity Date to a date later than the "Note Maturity Date" determined in accordance with Section 3 above if all the conditions set forth in Section 2 are met. The "Conditional Modification and Extension Option" is available to the Note Holder under no obligation to renew the Note or to extend the Note Maturity Date, and I will have to repay the Note from my own resources or find a lender willing to lend me the money to repay the Note.

1. CONDITIONAL MODIFICATION AND EXTENSION OF LOAN TERMS

ADDITIONAL COVENANTS. In addition to the covenants and agreements in the Security instrument, Borrower and Lender further covenant and agree as follows (despite anything to the contrary contained in the Security instrument or the Note):

The interest rate stated on the Note is called the "Note Rate." The date of the Note is called the "Note Date." I understand the Lender may transfer the Note, Security instrument and this Rider. The Lender or anyone who takes the Note, the Security instrument and this Rider by transfer and who is entitled to receive payments under the Note is called the "Note Holder."

THIS BALLOON RIDER is made this 31ST day of DECEMBER, 1992, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Deed to Secure (the "Security instrument") of the same date given by the undersigned (the "Borrower") to secure the Borrower's loan to FIRST FIDELITY BANK, A FEDERAL SAVINGS BANK (the "Lender") of the same date and covering the property described in the Security instrument and located at:
6650 WEST PALMER
RIVER GROVE, IL 60671-0000
(Property Address)

(CONDITIONAL MODIFICATION AND EXTENSION OF LOAN TERMS)

0001.022

BALLOON RIDER

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3-10-2011

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CLOSURE ID _____
 PLANNED PROGRAM INVESTMENT 3150 (10/90)
 Page 2 of 2
 Loan # 000297401
 Copies: 1 of 3 (10/92)
 2 of 3 (10/92)
 1 of 1 (10/92)
 COPY 01 of 03

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 Property of Cook County Clerk's Office
 Simon Phillip as Attorney in Fact for Lisa Phillip

" OFFICIAL SEAL "
 JEANNE MCINTOSH
 NOTARY PUBLIC, STATE OF ILLINOIS
 MY COMMISSION EXPIRES 6/23/96

Date _____
Karenne Mcintosh 12/31/92
 Date _____

Date _____
 December 31, 1992
 Date _____
Lisa Phillip

Date _____
 December 31, 1992
 Date _____
Simon Phillip as Attorney in Fact for Lisa Phillip

BY SIGNING BELOW, BORROWER accepts and agrees to the terms and covenants contained in the

...and that any of day notification is received by the Note Holder and an electronic transfer to the borrower...

I will return the remaining days to provide the Note Holder with acceptable proof of my required ownership, security and property lien status. Before the Note Maturity Date the Note Holder will advise me of the new interest rate (the Redefined Note Rate), new monthly payment amount and a date, time and place at which I must appear to sign any documents required to complete the required Note Rate modification and Note Maturity Date extension. I understand the Note Holder will charge me a \$250 processing fee and the costs associated with the expense of the Condition modification and Extension Option, including but not limited to the cost of updating the information below.

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