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COOK COUNTY RECORDER

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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given onJANUARY 19TH.....
19 94..... The mortgagor'sRICHARD M. SCHAAFSMA AND JULIE A. SCHAAFSMA HIS WIFE.....
..... ("Borrower"). This Security Instrument is given toFINANCIAL.....
FEDERAL TRUST AND SAVINGS BANK OF OLYMPIA FIELDS....., which is organized and existing
under the laws ofTHE UNITED STATES OF AMERICA....., and whose address is21110 S. WESTERN
AVENUE, OLYMPIA FIELDS, IL 60461..... ("Lender").
Borrower owes Lender the principal sum of ... FORTY THOUSAND AND 00/100.....
Dollars (U.S. \$40000.00.....). This debt is evidenced by Borrower's note
dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not
paid earlier, due and payable onFEBRUARY 1ST, 2009..... This Security Instrument
secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and
modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security
of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument
and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described prop-
erty located inCOOK..... County, Illinois:

LOT 3 IN BLOCK 13 IN ARTHUR T. MCINTOSH AND COMPANY'S HOME ADDITION TO
MIDLOTHIAN, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

PIN # 28-11-113-009-0000

which has the address of14410 CENTRAL PARK.....,MIDLOTHIAN.....,
[Street] [City]
Illinois60445..... ("Property Address");
[Zip Code]

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.

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

Form 3014 9/90 (page 1 of 6 pages)

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All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 2.1 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

6. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leasetholds. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower may cure such a default and reinstate, as provided in paragraph 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

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

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

8. Mortgage Insurance. If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender lapses or ceases to be in effect, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the mortgage insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the mortgage insurance previously in effect, from an alternate mortgage insurer approved by Lender. If substantially equivalent mortgage insurance coverage is not available, Borrower shall pay to Lender each month a sum equal to one-twelfth of the yearly mortgage insurance premium being paid by Borrower when the insurance coverage lapsed or ceased to be in effect. Lender will accept, use and retain these payments as a loss reserve in lieu 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.

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Form 3014 800 (page 4 of 6 pages)

interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural 17. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any
16. Borrower's Copy. Borrower shall be given one confirmed copy of this Note and of this Security Instrument.

are declared to be severable.
can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note can conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which jurisdiction in which the Property is located. In the event that any provision of clause of this Security Instrument or the Note
15. Governing Law. This Security Instrument shall be governed by federal law and the law of the state in which the
in this paragraph.

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

a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without
be refunded to Borrower. Lender may choose to make this refund by reducing the principal which remains will
the charge to the permitted limit; and (b) any sums already collected from Borrower which exceed permitted limits will
with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce
charges, and that law is finally interpreted so that the interest or other loan charges, collected or to be collected in connection
13. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan
consequential.

forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the Note's
sums secured by this Security Instrument; and (c) agrees that Lender can other Borrower may agree to extend, modify,
Borrower's interest in the Property under the terms of this Security Instrument; (d) is not personally obligated to pay the
Instrument, but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that
of Paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security
this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions
12. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of
a waiver of or preclude the exercise of any right or remedy.

Borrower or Borrower's successors in interest, a joint liability of this Security instrument by reason of any demand made by the original
otherwise modify amortization of the sums secured by this Security instrument by reason of any demand made by the original
shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or
of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender
modification of amortization of the sum, secured by this Security Instrument granted by Lender to any successor in interest
11. Borrower Not Released; Burden Note a Waiver. Extension of the time for payment
or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.
unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not exceed
or to the sums secured by this Security Instrument, whether or not then due.

is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property
make an award of, sue for damages, Borrower fails to respond to Lender within 30 days after the date the note
If the Foreclosure is abandoned by Borrower, or if, after notice to Borrower that the conduct offers to
vides, the plaintiff shall be applied to the sums secured by this Security instrument whether or not the sums are then due.
medically before the taking, unless Borrower and Lender otherwise agree in writing or unless applicable law otherwise pro-
which the fair market value of the Property immediately before the taking is less than the amount of the sums secured im-
immediately before the taking. Any balance shall be paid to Borrower. In the event of a partial taking of the Property in
(a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property
by this Security instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the sums
secured by this Security instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing:
fair market value of the Property immediately before the taking is equal to or greater than the amount of the sums secured
whether or not then due, with any excess paid to Borrower. In the event of a partial taking the fair market value of the Property in which the
In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument,
and shall be paid to Lender.

any condemnation or other taking of any part of the Property, or for convenience in lieu of condemnation, are hereby assigned
10. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with
give Borrower notice at the time of or prior to an inspection specifying reasonably cause for the inspection.
9. Inspection. Lender or its agent may make reasonable entries upon and inspectioins of the Property. Lender shall

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9-1-2013 / 177

person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligation secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraph 17.

19. Sale of Note; Change of Loan Servicer. The Note or a partial interest in the Note (together with this Security Instrument) may be sold one or more times without prior notice to Borrower. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Note and this Security Instrument. There also may be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change in accordance with paragraph 14 above and applicable law. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made. The notice will also contain any other information required by applicable law.

20. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, ether flammables or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 20, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

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

21. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraph 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

22. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

23. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.

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5. Hazarded 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 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's option, obtain coverage to protect Lender's rights in the property in accordance with Paragraph 7;

Borrower shall promptly discharge any lien which has priority over this Security Interest in good faith in writing to the payee of the payment of the obligation secured by the lien in a manner acceptable to Lender; (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) consents in good faith the lien by, or defends against controvertible claim of the lien in a manner acceptable to Lender; (c) secures from the holder of the lien, in legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien, or defend against controvertible claim of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; (d) takes one or more of the actions set forth above within 10 days of the giving of notice.

4. **Chargers; Liens.** Borrower shall pay all taxes, assessments, charges, liens and impositions attributable to the property which may attain priority over this Security Instrument, and leasehold payments, if any. Borrower shall pay these obligations in the manner provided in Paragraph 2, or if not paid in full, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes any payments directly, Borrower shall promptly furnish to Lender reciepts evidencing

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 late charges due under the Note.

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, under Paragraph 2, 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 received by this Security Instrument.

The Funds shall be held in an institution whose deposits are insured by a Federal agency, instrumentalities, or entity (including Legendre) if Legendre is such an institution) or in any Federal Home Loan Bank. Legendre shall apply the Funds to pay the Escrow items. Legendre may not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the escrow items, unless Legendre pays Borrower interest on the Funds and appliesable law permits Legendre to make such a charge. However, Legendre may require Borrower to pay a one-time charge for an independent legal expense such as attorney's fees to recover items, unless Legendre is charged a fee by the attorney.

reasonable measures of excedencies of future Etkow losses or otherwise in accordance with applicable law.

the principal of and interest on the debt evidenced by the Note and any prepayment due under the Notes, pay to Lender on the day monthly payable in full, a sum ("Funds") for (a) yearly taxes and assessments which may attain priority over this Note, until the Note is paid in full, a sum ("Funds") for (b) yearly insurance premiums; (c) yearly hazard or property insurance premiums; (d) yearly blood 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 Items". Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount to render for a federal mortgage loan my 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 states to the lesser amount, Lender may collect the amount of Funds due on the basis of current daily and monthly interest rates as a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount.

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