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Form 3014 9/90
DBP 1080

11016-6(RH) 191011

Borrower shall promptly disclaim any lien which has priority over this Security instrument unless Borrower writes to the payee of the obligation secured by the lien in a manner acceptable to Lender; (b) conveys in writing to the payee of the obligation secured by the lien in a manner acceptable to Lender; (c) agrees in writing to the payee of the obligation secured by the lien in a manner acceptable to Lender; (d) agrees in writing to the payee of the obligation secured by the lien in a manner acceptable to Lender; (e) conveys in writing to the payee of the obligation secured by the lien in a manner acceptable to Lender; (f) conveys in writing to the payee of the obligation secured by the lien in a manner acceptable to Lender; (g) conveys in writing to the payee of the obligation secured by the lien in a manner acceptable to Lender; (h) conveys in writing to the payee of the obligation secured by the lien in a manner acceptable to Lender; (i) conveys in writing to the payee of the obligation secured by the lien in a manner acceptable to Lender; (j) conveys in writing to the payee of the obligation secured by the lien in a manner acceptable to Lender; (k) conveys in writing to the payee of the obligation secured by the lien in a manner acceptable to Lender; (l) conveys in writing to the payee of the obligation secured by the lien in a manner acceptable to Lender; (m) conveys in writing to the payee of the obligation secured by the lien in a manner acceptable to Lender; (n) conveys in writing to the payee of the obligation secured by the lien in a manner acceptable to Lender; (o) conveys in writing to the payee of the obligation secured by the lien in a manner acceptable to Lender; (p) conveys in writing to the payee of the obligation secured by the lien in a manner acceptable to Lender; (q) conveys in writing to the payee of the obligation secured by the lien in a manner acceptable to Lender; (r) conveys in writing to the payee of the obligation secured by the lien in a manner acceptable to Lender; (s) conveys in writing to the payee of the obligation secured by the lien in a manner acceptable to Lender; (t) conveys in writing to the payee of the obligation secured by the lien in a manner acceptable to Lender; (u) conveys in writing to the payee of the obligation secured by the lien in a manner acceptable to Lender; (v) conveys in writing to the payee of the obligation secured by the lien in a manner acceptable to Lender; (w) conveys in writing to the payee of the obligation secured by the lien in a manner acceptable to Lender; (x) conveys in writing to the payee of the obligation secured by the lien in a manner acceptable to Lender; (y) conveys in writing to the payee of the obligation secured by the lien in a manner acceptable to Lender; (z) conveys in writing to the payee of the obligation secured by the lien in a manner acceptable to Lender.

4. (Charges): Leases, Borrower shall pay all taxes, assessments, charges, fines and impositions applicable to the property which may alienate property over this Security Instrument, and leasehold payments of ground rents, if so, Borrower shall pay those obligations in the manner provided in paragraph 2, or if not paid in full manner, 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.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Learner under paragraphs 1 and 2 shall be applied; first, to any prepayment charges due under the Note; second, to amounts payable under paragraph 2; third, to interest due; fourth, to principal due; and last, to any late charges due under the Note.

twelve months) payments, in Lender's sole discretion.

If the Funds held by Leander exceeded the amounts permitted to be held by applicable law, Leander shall account to Borrower for the excess Funds in accordance with the requirements of applicable law, if the amount of the Funds held by Leander exceeds the amount necessary to make up the deficiency.

The Funds shall be held in an institution whose deposits are insured by a federal agency, insurmountably, or entitled (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, Lender may not charge Escrow for holding and applying the Funds, similarly and using the escrow account, or verify 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 law reporting service used by Lender in connection with this loan, unless applicable law prohibits Lender from making such a charge.

ESTATE PLANNING *With the right planning, you can leave a legacy that will benefit your family and your favorite charities.*

Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxe and assessments which may affect over this Security instrument as a lien 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; (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 "Extra items". It may: (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 "Extra items".

principals of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

UNIFORM COVENANTS, Borrower and Lender covenants and agree as follows:

Verifications by jurisdiction to constitute a uniform security instrument covering real property.

BORROWER COVENANTS that Borrower is lawfully settled of the estate hereby conveyed and has the right to mortgage
grat 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.

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

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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 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 Security Instrument immediately prior to the acquisition.

6. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds. 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, 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

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DPS 1082

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16. Borrower's copy, borrower shall be given one confirmed copy of the Note and of this Security instrument.
DPS 1082

15. **Conwaying Law, Separability.** This Security Instrument shall be governed by federal law and the law of the state without regard to its conflict of laws provisions. To the extent that the provisions of this Security Instrument and the Note are deemed

I understand & appreciate your need to keep our addresses under wraps for my own safety. I will do my best to honor your request.

14. **Notices.** Any notice to Borrower provided for in this Security Instrument shall be given by delivery in writing or by mailing

prepayment schedule under the Note.

(3) **Loan ("marks")**, if the loan secured by this Security Instrument is subject to a law which sets maximum loan charges and that law is lawfully interpreted so that the interest or other loan charges collected or to be collected in connection with this instrument is prohibited, the reduction will be treated as a partial payment without regard to the amount of the reduction.

make any associations which regard to the terms of this Settlement instrument or do I do without that Board member's consent.

12. Successors and Assigns Bound; Joint and Several Liability; Covenants Not to Compete. 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 this paragraph 17.

suecessors in interest. Any actionable by a lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

II. Borrower Not Responsible; Forfeiture by Lender Not a Waiver. Extension of the time for payment of modification of the sums secured by this Security instrument by any demand made by the original borrower or of the sums secured by this Security instrument by any successor in interest or trustee for payment or otherwise modify modification proceedings against any successor in interest or trustee to extend time for payment of otherwise modify modification proceedings against any successor in interest or trustee shall not be confined to

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

If the Property is abandoned by Borrower, or it, after notice by Lender to Borrower that the condemnor offers to make a 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 sum secured by this Security Instrument, whether or not then due.

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 the sums are then due, whether or not then due, with any excess paid to Borrower, in the event of a partial taking of the Property in which the Security instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the sums secured by the market value of the Property immediately before the taking is equal to or greater than the amount of the sums secured by the market value of the Property 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, the sums secured by the market value of the Property immediately before the taking is less than the amount of the sums secured by the market value of the Property 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.

condemnation of other takings of any part of the Property, or for conveyance in lieu of condemnation, are hereby assented to.

9. Inspection, Lender or its agent may make reasonable entries upon and inspectors of the Property; Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

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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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 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 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 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, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 20, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

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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Form 3014 8/90

Initials: JZL
J.S.N.

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(So pared and seen, I mean, by us).

subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that **They**, personally known to me to be the same persons(s) signed and delivered the said instrument as **THEIR** free and voluntary act for the uses and purposes therein set forth.

STATE OF ILLINOIS, COOK COUNTY ss:
JAMES C. NELSON AND PAMELA S. NELSON, HUSBAND AND WIFE
vs. Noury Public Fund for said county and state do hereby certify

Borrower _____ **Borrower** _____
(Seal) _____ **(Seal)** _____

NAME: A. S. NELSON
ADDRESS: 2111 CLARK ST.
(SCH) (SCH)

Winessees: JAMES C. NELSON -Borrower
-Seal)

BY SIGNING BELOW, Borrower accepts and agrees to the terms and conditions contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

24. Riders to this Security Instrument, if one or more riders are executed by Borrower and recorded together with this Security Instrument, the coverings and agreements of each such rider shall be incorporated into and shall amend and supplement the coverings and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.