

UNOFFICIAL COPY

95133904

95003835-120-7546056 J

DEPT-01 RECORDING \$37.00  
T40012 TRAN 2766 02/27/95 14:26:00  
#1705 # EB \*-95-133904  
COOK COUNTY RECORDER

[Space Above This Line For Recording Data]

WHEN RECORDED MAIL TO:  
RYLAND FUNDING GROUP  
1420 KENSINGTON RD., SUITE 310  
OAKBROOK, IL 60521

**MORTGAGE**  
PURCHASE MONEY

Loan #: 187649

378

THIS MORTGAGE ("Security Instrument") is given on FEBRUARY 23, 1995. The mortgagor is ANNAMMA PHILIP, MARRIED TO ABRAHAM PHILIP and JAMES ABRAHAM, A Single Man

("Borrower"). This Security Instrument is given to

RYLAND MORTGAGE COMPANY, AN OHIO CORPORATION

which is organized and existing under the laws of THE STATE OF OHIO, and whose address is 11000 BROKEN LAND PARKWAY, COLUMBIA, MARYLAND 21044

("Lender"). Borrower owes Lender the principal sum of

FIFTY NINE THOUSAND EIGHT HUNDRED FIFTY AND NO/100----- Dollars (U.S. \$ 59,850.00).

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 on MARCH 1, 2025.

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 property located in Cook County, Illinois:

SEE ATTACHED LEGAL DESCRIPTION:

This instrument is not subject to the tax and recording fee for recording information herein is required to be recorded with this instrument

Item # 09-15-206-114-1014 which has the address of 9562 PARK LANE #20 DES PLAINES (Street, City), Illinois 60016 (Zip Code) ("Property Address");

ILLINOIS-Single Family-FNMA/FHLMC UNIFORM INSTRUMENT Form 3014 9/90 Amended 5/91

VMP MORTGAGE FORMS - 18001621 7291 Initials JA SP @@187649@@



95133904

BOX 333-CTI

UNOFFICIAL COPY

Property of Cook County Clerk's Office

MORTGAGE

NUMBER MONEY

1450 N. WASHINGTON ST., SUITE 310  
GARDEN GROVE, IL 60131

THE MORTGAGEE'S SECURITY INSTRUMENT IS GIVEN TO  
MARRIOTT INTERNATIONAL GROUP INC. AND  
MARRIOTT OPERATING GROUP INC.

THE MORTGAGEE'S SECURITY INSTRUMENT IS GIVEN TO  
MARRIOTT INTERNATIONAL GROUP INC. AND  
MARRIOTT OPERATING GROUP INC.

THE MORTGAGEE'S SECURITY INSTRUMENT IS GIVEN TO  
MARRIOTT INTERNATIONAL GROUP INC. AND  
MARRIOTT OPERATING GROUP INC.

RECORDED IN BOOK 114-1014 PAGE 252  
RECORDED IN BOOK 114-1014 PAGE 252  
RECORDED IN BOOK 114-1014 PAGE 252



BOX 333-311

# UNOFFICIAL COPY

## LEGAL DESCRIPTION:

### PARCEL 1:

UNIT NO. 204-D IN THE COVENTRY PLACE CONDOMINIUM BUILDING NO. 1, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 25 THROUGH 27, BOTH INCLUSIVE, IN MORRIS BUSCH'S GOLF PARK TERRACE UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM FILED AS DOCUMENT LR318687 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### AND

### PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED MAY 14, 1979 AND FILED DECEMBER 31, 1979 AS DOCUMENT LR318686 AND RECORDED AS DOCUMENT 25299611 AND AS CREATED BY DEED FROM MORRIS TRUST AND SAVINGS, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 23, 1979 AND KNOWN AS TRUST NUMBER 19320 TO AND FILED - AS DOCUMENT - FOR INGRESS AND EGRESS.

95133904

JA DP



# UNOFFICIAL COPY

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.

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

**1. Payment of Principal and Interest; Prepayment and Late Charges.** Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

**2. Funds for Taxes and Insurance.** Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments or ground rents on the Property, if any; (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 to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items." Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a 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. Section 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, instrumentality, or entity (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 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 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. If, under paragraph 21, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against the sums secured by this Security Instrument.

**3. Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: 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.

**4. Charges; Liens.** Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts 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 in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over

95133904



# UNOFFICIAL COPY

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" 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 providing the insurance 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 7.

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 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

95133901

the Security Instrument. Lender may not, however, identify the lien. However, Lender shall satisfy the lien or take any other action to enforce the lien.

6. **Harvest or Property Insurance.** Borrower shall keep the property insured with fire, theft, and other perils. If the property is damaged, Borrower shall pay for the repairs. The insurance shall be maintained in the amount and for the period that Lender requires. The insurance shall be subject to the terms of the policy. Lender shall not be responsible for the cost of the insurance. Lender shall not be responsible for the cost of the insurance.

7. **Insurance.** Lender shall require Borrower to maintain a standard in force fire and theft insurance policy on the property. Lender shall have the right to hold the policy and receive the proceeds. Borrower shall promptly give Lender all receipts of said premiums and shall give prompt notice to the insurer. Lender shall not be responsible for the cost of the insurance.

8. **Insurance Proceeds.** Lender and Borrower agree in writing that insurance proceeds shall be applied to the repair or replacement of the property. If the insurance proceeds are not sufficient to cover the cost of the repair or replacement, the insurance proceeds shall be applied to the same amount. If the insurance proceeds are not sufficient to cover the cost of the repair or replacement, the insurance proceeds shall be applied to the same amount.

9. **Insurance Proceeds.** Lender may collect the insurance proceeds. Lender may use the proceeds to repair or replace the property or to pay any other debt of the borrower. Lender may also use the proceeds to pay any other debt of the borrower. Lender may also use the proceeds to pay any other debt of the borrower.

10. **Insurance Proceeds.** Lender and Borrower agree in writing that insurance proceeds shall be applied to the repair or replacement of the property. If the insurance proceeds are not sufficient to cover the cost of the repair or replacement, the insurance proceeds shall be applied to the same amount.

11. **Insurance Proceeds.** Lender and Borrower agree in writing that insurance proceeds shall be applied to the repair or replacement of the property. If the insurance proceeds are not sufficient to cover the cost of the repair or replacement, the insurance proceeds shall be applied to the same amount.

12. **Insurance Proceeds.** Lender and Borrower agree in writing that insurance proceeds shall be applied to the repair or replacement of the property. If the insurance proceeds are not sufficient to cover the cost of the repair or replacement, the insurance proceeds shall be applied to the same amount.

13. **Insurance Proceeds.** Lender and Borrower agree in writing that insurance proceeds shall be applied to the repair or replacement of the property. If the insurance proceeds are not sufficient to cover the cost of the repair or replacement, the insurance proceeds shall be applied to the same amount.

14. **Insurance Proceeds.** Lender and Borrower agree in writing that insurance proceeds shall be applied to the repair or replacement of the property. If the insurance proceeds are not sufficient to cover the cost of the repair or replacement, the insurance proceeds shall be applied to the same amount.

15. **Insurance Proceeds.** Lender and Borrower agree in writing that insurance proceeds shall be applied to the repair or replacement of the property. If the insurance proceeds are not sufficient to cover the cost of the repair or replacement, the insurance proceeds shall be applied to the same amount.



# UNOFFICIAL COPY

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.

**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 for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower. In the event of a partial taking of the Property in which the 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; Forbearance By Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

**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 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

**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. Notices.** Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to

95133904



# UNOFFICIAL COPY

Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

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

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

**17. Transfer of the Property or a Beneficial Interest in Borrower.** If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

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

**18. Borrower's Right to Reinstate.** If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note 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 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

95133901

# UNOFFICIAL COPY

Lender's address stated herein or any other address furnished by Lender to Borrower. Any other address provided for in this Security Instrument shall be deemed to have been given to Lender when given as provided in this paragraph.

**12. Governing Law; Jurisdiction.** 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 of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect the validity of this Security Instrument or the Note which can be enforced without the application of such conflicting law. To this end, the provisions of this Security Instrument and the Note are hereby made to be severable.

**13. Borrower's Covenants.** Borrower shall be deemed to have given one (1) copy of the Note and of this Security Instrument to the lender.

**14. 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, in 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 or the law of the jurisdiction.

If Lender exercises this option, Lender shall give Borrower notice of exercise. 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 the period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

**15. Borrower's Right to Redeem.** If Borrower desires to redeem this Security Instrument, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of (a) 90 days (or such other period as applicable law may specify for redemption) before sale of the Property pursuant to any power of sale contained in this Security Instrument, or (b) the entry of a judgment enforcing this Security Instrument. The conditions in this paragraph (a) apply to the extent that they would be deemed to be waived under this Security Instrument and the Note as if no acceleration had occurred; (b) does not apply to the extent that they would be deemed to be waived under this Security Instrument. Lender may, in its option, require immediate payment in full of all sums secured by this Security Instrument upon termination of this Security Instrument and the Note, if acceleration has occurred. However, this right to redemption shall not apply in the case of acceleration under paragraph 17.

**16. Sale of Note (Change of Loan Servicer).** Lender or a party having a partial interest in the Note together with this Security Instrument may, at any time, sell or assign the Note to a third party, subject to the provisions of this paragraph. A sale or assignment of the Note shall be deemed to have occurred when the Note is sold or assigned to the third party and the Security Instrument. There shall be no 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.

**17. 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 be held liable for any release of hazardous substances on or in the Property that is in violation of any environmental law. The provisions of this paragraph shall not apply to the presence, use, or storage of any hazardous substances that are generally recognized to be appropriate to normal residential use and 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 17, "Hazardous Substance" means those substances defined as toxic or hazardous substances by Environmental Law and the following substances: asbestos, lead-based paint, polychlorinated biphenyls, polycyclic aromatic hydrocarbons, volatile organic compounds, and radon. As used in this paragraph 17, "Environmental Law" means Federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

**18. Acceleration; Remedies.** Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument that not give to acceleration under paragraph 17 unless the following conditions are met:

# UNOFFICIAL COPY

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.

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 box(es)]

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider   | <input checked="" type="checkbox"/> Condominium Rider   | <input type="checkbox"/> 1-4 Family Rider       |
| <input type="checkbox"/> Graduated Payment Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Biweekly Payment Rider |
| <input type="checkbox"/> Balloon Rider           | <input type="checkbox"/> Rate Improvement Rider         | <input type="checkbox"/> Second Home Rider      |
| <input type="checkbox"/> V.A. Rider              | <input type="checkbox"/> Other(s) [specify]             |   |

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.

Witnesses:

*Annamma Philip* (Seal) \_\_\_\_\_  
ANNAMMA PHILIP Borrower

*James Abraham* (Seal) \_\_\_\_\_  
JAMES ABRAHAM Borrower

(Seal) *Abraham Philip* (Seal) \_\_\_\_\_  
\*ABRAHAM PHILIP Borrower

\*ABRAHAM PHILIP IS SIGNING THIS MORTGAGE SOLELY FOR THE PURPOSE OF WAIVING HIS HOMESTEAD RIGHTS

STATE OF ILLINOIS, Cook County ss:  
I, *Mundigud and*, a Notary Public in and for said county and state do hereby certify that ANNAMMA PHILIP, ~~MARRIED TO~~ ABRAHAM PHILIP, and JAMES ABRAHAM, A Single Man *husband & wife*

, personally known to me to be the same person(s) whose name(s) 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. Given under my hand and official seal, this *23RD* day of *FEBRUARY*, 1995

My Commission Expires: "OFFICIAL SEAL" TOM V. MATHAI Notary Public, State of Illinois This Instrument was prepared by *Completion Expires March 15, 1996*

*[Signature]*  
Notary Public

95133901

# UNOFFICIAL COPY

applicable law provides otherwise. (b) The notice shall specify: (i) the date the notice is given to Borrower, for which the default must be cured; and (ii) that failure to cure the default on or before the date specified in the notice will result in foreclosure of the loan secured by this Security Instrument, foreclosure by judicial proceeding and sale of the property. The notice shall further inform Borrower of the right to substitute after acceleration and the right to exercise the right to acceleration and to cure the non-existence of a default or any other default 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 22, including but not limited to, reasonable attorneys' fees and costs of this evidence.

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

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

24. Rider to this Security Instrument. If one or more riders are attached to this Security Instrument, the contents and agreement of each such rider shall be incorporated into and shall amend and supplement the contents and agreement of this Security Instrument as if the rider were a part of this Security Instrument. (If not applicable, delete.)

- Adjustable Rate Rider
- Assessor's Payee Rider
- Ballon Rider
- V.A. Rider
- Escrow Rider
- Other (specify):
- Escrow Rider
- Planned Unit Development Rider
- Home Improvement Rider
- Other (specify):
- 1-4 Land Rider
- Reverse Payee Rider
- Second Home Rider

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in the Security Instrument and in any riders executed by Borrower and recorded with this instrument.

(Signature) \_\_\_\_\_  
 ABRAHAM PHILIP  
 (Seal) \_\_\_\_\_  
 ABRAHAM PHILIP

(Signature) \_\_\_\_\_  
 JAMES ABRAHAM  
 (Seal) \_\_\_\_\_  
 JAMES ABRAHAM

(Signature) \_\_\_\_\_  
 ABRAHAM PHILIP  
 (Seal) \_\_\_\_\_  
 ABRAHAM PHILIP

STATE OF ILLINOIS  
 COUNTY OF COOK  
 I, \_\_\_\_\_, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office.

My Commission Expires \_\_\_\_\_  
 JAMES V. MATHAI  
 County Clerk, State of Illinois  
 OFFICIAL SEAL

# UNOFFICIAL COPY

Loan # 187649

## CONDOMINIUM RIDER

THIS CONDOMINIUM RIDER is made this 23RD day of FEBRUARY, 1995, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to

RYLAND MORTGAGE COMPANY

(the "Lender")

of the same date and covering the Property described in the Security Instrument and located at:

9562 PARK LANE #2D DES PLAINES, ILLINOIS 60016

(Property Address)

The Property includes a unit in, together with an undivided interest in the common elements of, a condominium project known as:

COVENTRY PLACE

(Name of Condominium Project)

(the "Condominium Project"). If the owners association or other entity which acts for the Condominium Project (the "Owners Association") holds title to property for the benefit or use of its members or shareholders, the Property also includes Borrower's interest in the Owners Association and the uses, proceeds and benefits of Borrower's interest

**CONDOMINIUM COVENANTS.** In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

**A. Condominium Obligations.** Borrower shall perform all of Borrower's obligations under the Condominium Project's Constituent Documents. The "Constituent Documents" are the: (i) Declaration or any other document which creates the Condominium Project; (ii) by-laws; (iii) code of regulations; and (iv) other equivalent documents. Borrower shall promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

**B. Hazard Insurance.** So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy on the Condominium Project which is satisfactory to Lender and which provides insurance coverage in the amounts, for the periods, and against the hazards Lender requires, including fire and hazards included within the term "extended coverage," then:

(i) Lender waives the provision in Uniform Covenant 2 for the monthly payment to Lender of the yearly premium installments for hazard insurance on the Property; and

(ii) Borrower's obligation under Uniform Covenant 5 to maintain hazard insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

Borrower shall give Lender prompt notice of any lapse in required hazard insurance coverage.

In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the Property, whether to the unit or to common elements, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by the Security Instrument, with any excess paid to Borrower.

**C. Public Liability Insurance.** Borrower shall take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

95133901

# UNOFFICIAL COPY

FORM 18 (2018)

## CONDOMINIUM RIDER

THIS CONDOMINIUM RIDER is made this 15th day of FEBRUARY, 2018. It is incorporated into and shall be deemed to amend and supplement the Mortgage Policy of Security (the "Security Instrument") of the same date given by the undersigned ("Borrower") to secure Borrower's Note to:

WYLAND HOMEBANK COMPANY

of the same date and covering the Property described in the Security Instrument and located at:

5002 PARK LANE #302 DES PLAINES, ILLINOIS 60018  
Borrower's address

The Property includes a unit in, together with an undivided interest in the common elements of a condominium project known as:

CONDOMINIUM PROJECT

(Name of Condominium Project)

the "Condominium Project". If the Borrower association or other entity which owns the Condominium Project (the "Borrower Association") holds title to property for the benefit of one or its members or shareholders, the Property also includes Borrower's interest in the Owners Association and the uses, proceeds and benefits of Borrower's interest.

**CONDOMINIUM COVENANTS** In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

**A. Condominium Obligations.** Borrower shall perform all of Borrower's obligations under the Condominium Project's "Condominium Documents" (the "Condominium Documents") and the (i) Declaration or any other document which creates the Condominium Project, (ii) by-laws, rules of regulation, and (iii) other equipment covenants. Borrower shall promptly pay, when due, all dues and assessments imposed pursuant to the Condominium Documents.

**B. Hazard Insurance.** As long as the Owners Association maintains with a generally accepted insurance carrier a "master" or "blank" policy on the Condominium Project which is satisfactory to Lender and which provides insurance coverage in the amount, for the periods, and against the hazards, Lender requires, including fire and hazards included within the term "extended coverage", then:

(i) Lender agrees the provision in Lender's Loan Agreement 2 for the monthly payment to Lender of the sum of one hundred dollars for hazard insurance on the Property; and  
(ii) Borrower's obligation under Lender's Loan Agreement 2 to maintain hazard insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

Borrower shall give Lender prompt notice of any lapse in required hazard insurance coverage. In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the Property, whether to the unit or to common elements, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by the Security Instrument, with any costs paid to Borrower.

**C. Public Liability Insurance.** Borrower shall be responsible to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

MULTISTATE CONDOMINIUM RIDER Single Family Residence Mac UNIFORM INSTRUMENT Form 18 (2018)



# UNOFFICIAL COPY

**D. Condemnation.** The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property, whether of the unit or of the common elements, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument as provided in Uniform Covenant 10.

**E. Lender's Prior Consent.** Borrower shall not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to:

(i) the abandonment or termination of the Condominium Project, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain;

(ii) any amendment to any provision of the Constituent Documents if the provision is for the express benefit of Lender;

(iii) termination of professional management and assumption of self-management of the Owners Association; or

(iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

**F. Remedies.** If Borrower does not pay condominium dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower secured by the 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.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this Condominium Rider.

*Annamma Philip*

ANNAMMA PHILIP

(Seal)

-Borrower

*James Abraham*

JAMES ABRAHAM

(Seal)

-Borrower

*Abraham Philip*

ABRAHAM PHILIP

(Seal)

-Borrower

(Seal)

-Borrower

# UNOFFICIAL COPY

C. Condensation. The proceeds of any award or claim for damages, direct or consequential, payable to the Association in connection with the condemnation or other taking of all or any part of the Property, whether or not in the exercise of eminent domain or in lieu of condemnation, are hereby assigned and shall be paid to the Association. Such proceeds shall be applied by the Association in the manner provided in Article IV hereof.

F. Landlord's Prior Consent. Landlord shall not except after notice to Landlord and with Landlord's prior written consent, either in writing or orally, subject to the Property or interest in the Property.

(i) The abandonment or termination of the Condominium Project, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain;

(ii) Any amendment to any provision of the Declaration Document if the provision is for the express benefit of Landlord;

(iii) Termination of professional management and retention of self-management of the Owners Association;

(iv) Any action which would have the effect of relieving the public utility companies of their obligations to the Association and its members.

F. Insurance. If the Association does not pay for adequate insurance and assessments thereon, then Landlord may pay for the same. If Landlord pays for such insurance, Landlord shall be entitled to reimbursement from the Association for the amount of such insurance. Landlord shall be entitled to reimbursement from the Association for the amount of such insurance. Landlord shall be entitled to reimbursement from the Association for the amount of such insurance.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this Condominium Deed.

(Name) \_\_\_\_\_  
Signature  
(Name) \_\_\_\_\_  
Signature  
(Name) \_\_\_\_\_  
Signature  
(Name) \_\_\_\_\_  
Signature