

UNOFFICIAL COPY

95135496

66
95135496

DEPT-01 RECORDING \$39.00
T#0001 TRAN 7217 02/28/95 12:32:00
#0901 CG *-95-135496
COOK COUNTY RECORDER

State of Illinois 521668 [Space Above This Line For Recording Data] MORTGAGE
FHA Case No. 131-7812740

THIS MORTGAGE ("Security Instrument") is given on February 9, 1995. The Mortgagor is MARJORIE J. RICKER, Seller

Box 260

("Borrower"). This Security Instrument is given to Draper and Kramer, Inc.

which is organized and existing under the laws of Illinois, and whose address is 33 West Monroe - Suite 1900, Chicago, IL 60603

(Lender). Borrower owes Lender the principal sum of SEVENTY SIX THOUSAND FOUR HUNDRED & 00/100 Dollars (U.S. \$ 76,400.00).

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; (b) the payment of all other sums, with interest, advanced under paragraph 6 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 LEGAL RIDER ATTACHED

95135496

9/11/95 # 15-33-306-004

which has the address of 600 N. LAGRANGE RD B-1, LA GRANGE PARK Illinois 60525 (Zip Code)(Property Address);

(Street, City),

FHA Illinois Mortgage - 4/92
VMP -4R(IL) (9405)
VMP MORTGAGE FORMS - (800)521-7291
Page 1 of 8 Initials: ME

39.00
[Barcode]

ATTORNEYS' TITLE GUARANTEE FUND, INC

UNOFFICIAL COPY

001332488

001332488

DEPT-01 RECORDING
140001 TRAIL HILLS QUARTERS CO-1
40001 E. CO. RD. 1-1-1982
COOK COUNTY RECORDER

001332488

PROPERTY

Property of Cook County Clerk's Office

001332488

001332488

12-15-80-004

which has the address of 500 N. PARKWAY RD. 5-1, LA GRANGE PARK
Illinois
1000 N. Broadway, Chicago, Ill.



1000-1111 (1000)
THE PROPERTY OF COOK COUNTY RECORDER
1-1-1982

UNOFFICIAL COPY

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all 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.

1. **Payment of Principal, Interest and Late Charge.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

2. **Monthly Payments of Taxes, Insurance and Other Charges.** Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, an installment of any (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required by paragraph 4.

Each monthly installment for items (a), (b), and (c) shall equal one-twelfth of the annual amounts, as reasonably estimated by Lender, plus an amount sufficient to maintain an additional balance of not more than one-sixth of the estimated amounts. The full annual amount for each item shall be accumulated by Lender within a period ending one month before an item would become delinquent. Lender shall hold the amounts collected in trust to pay items (a), (b), and (c) before they become delinquent.

If at any time the total of the payments held by Lender for items (a), (b), and (c), together with the future monthly payments for such items payable to Lender prior to the due date of such items, exceeds by more than one-sixth the estimated amount of payments required to pay such items when due, and if payments on the Note are current, then Lender shall either refund the excess over one-sixth of the estimated payments or credit the excess over one-sixth of the estimated payments to subsequent payments by Borrower, at the option of Borrower. If the total of the payments made by Borrower for item (a), (b), or (c) is insufficient to pay the item when due, then Borrower shall pay to Lender any amount necessary to make up the deficiency on or before the date the item becomes due.

As used in this Security Instrument, "Secretary" means the Secretary of Housing and Urban Development or his or her designee. In any year in which the Lender must pay a mortgage insurance premium to the Secretary (or any year in which such premium would have been required if the Lender still held the Security Instrument) each monthly payment shall also include either: (i) an installment of the annual mortgage insurance premium to be paid by Lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security Instrument is held by the Secretary. Each monthly installment of the mortgage insurance premium shall be in an amount sufficient to accumulate the full annual mortgage insurance premium with Lender one month prior to the date the full annual mortgage insurance premium is due to the Secretary, or if this Security Instrument is held by the Secretary, each monthly charge shall be in an amount equal to one-twelfth of one-half percent of the outstanding principal balance due on the Note.

If Borrower tenders to Lender the full payment of all sums secured by this Security Instrument, Borrower's account shall be credited with the balance remaining for all installments for items (a), (b), and (c) and any mortgage insurance premium installment that Lender has not become obligated to pay to the Secretary, and Lender shall promptly refund any excess funds to Borrower. Immediately prior to a foreclosure sale of the Property or its acquisition by Lender, Borrower's account shall be credited with any balance remaining for all installments for items (a), (b), and (c).

3. **Application of Payments.** All payments under paragraphs 1 and 2 shall be applied by Lender as follows:

First, to the mortgage insurance premium to be paid by Lender to the Secretary or to the monthly charge by the Secretary instead of the monthly mortgage insurance premium;

Second, to any taxes, special assessments, leasehold payments or ground rents, and fire, flood and other hazard insurance premiums, as required;

Third, to interest due under the Note;

Fourth, to amortization of the principal of the Note;

Fifth, to late charges due under the Note.

UNOFFICIAL COPY

1. The purpose of this document is to provide information regarding the proposed changes to the [illegible] and to provide an opportunity for the public to comment on these changes. The proposed changes are set forth in the attached document and are intended to improve the [illegible] and to provide a more efficient and effective [illegible].

2. The proposed changes are set forth in the attached document and are intended to improve the [illegible] and to provide a more efficient and effective [illegible].

3. The proposed changes are set forth in the attached document and are intended to improve the [illegible] and to provide a more efficient and effective [illegible].

4. The proposed changes are set forth in the attached document and are intended to improve the [illegible] and to provide a more efficient and effective [illegible].

5. The proposed changes are set forth in the attached document and are intended to improve the [illegible] and to provide a more efficient and effective [illegible].

6. The proposed changes are set forth in the attached document and are intended to improve the [illegible] and to provide a more efficient and effective [illegible].

7. The proposed changes are set forth in the attached document and are intended to improve the [illegible] and to provide a more efficient and effective [illegible].

8. The proposed changes are set forth in the attached document and are intended to improve the [illegible] and to provide a more efficient and effective [illegible].

9. The proposed changes are set forth in the attached document and are intended to improve the [illegible] and to provide a more efficient and effective [illegible].

10. The proposed changes are set forth in the attached document and are intended to improve the [illegible] and to provide a more efficient and effective [illegible].

11. The proposed changes are set forth in the attached document and are intended to improve the [illegible] and to provide a more efficient and effective [illegible].

UNOFFICIAL COPY

4. Fire, Flood and Other Hazard Insurance. Borrower shall insure all improvements on the Property, whether now in existence or subsequently erected, against any hazards, casualties, and contingencies, including fire, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. Borrower shall also insure all improvements on the Property, whether now in existence or subsequently erected, against loss by floods to the extent required by the Secretary. All insurance shall be carried with companies approved by Lender. The insurance policies and any renewals shall be held by Lender and shall include loss payable clauses in favor of, and in a form acceptable to, Lender.

In the event of loss, Borrower shall give Lender immediate notice by mail. Lender may make proof of loss if not made promptly by Borrower. Each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Lender, instead of to Borrower and to Lender jointly. All or any part of the insurance proceeds may be applied by Lender, at its option, either (a) to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order in paragraph 3, and then to prepayment of principal, or (b) to the restoration or repair of the damaged Property. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments which are referred to in paragraph 2, or change the amount of such payments. Any excess insurance proceeds over an amount required to pay an outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

In the event of foreclosure of this Security Instrument or other transfer of title to the Property that extinguishes the indebtedness, all right, title and interest of Borrower in and to insurance policies in force shall pass to the purchaser.

5. 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 the Secretary determines this requirement will cause undue hardship for Borrower, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall notify Lender of any extenuating circumstances. Borrower shall not commit waste or destroy, damage or substantially change the Property or allow the Property to deteriorate, reasonable wear and tear excepted. Lender may inspect the Property if the Property is vacant or abandoned or the loan is in default. Lender may take reasonable action to protect and preserve such vacant or abandoned Property. 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 the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and fee title shall not be merged unless Lender agrees to the merger in writing.

6. Charges to Borrower and Protection of Lender's Rights in the Property. Borrower shall pay all governmental or municipal charges, fines and impositions that are not included in paragraph 2. Borrower shall pay these obligations on time directly to the entity which is owed the payment. If failure to pay would adversely affect Lender's interest in the Property, upon Lender's request Borrower shall promptly furnish to Lender receipts evidencing these payments.

If Borrower fails to make these payments or the payments required by paragraph 2, or fails to perform any other 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, for condemnation or to enforce laws or regulations), then Lender may do and pay whatever is necessary to protect the value of the Property and Lender's rights in the Property, including payment of taxes, hazard insurance and other items mentioned in paragraph 2.

Any amounts disbursed by Lender under this paragraph shall become an additional debt of Borrower and be secured by this Security Instrument. These amounts shall bear interest from the date of disbursement, at the Note rate, and at the option of Lender, shall be immediately due and payable.

7. 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 place of condemnation, are hereby assigned and shall be paid to Lender to the extent of the full amount of the indebtedness that remains unpaid under the Note and this Security Instrument. Lender shall apply such proceeds to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order provided in paragraph 3, and then to prepayment of principal. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments, which are referred to in

UNOFFICIAL COPY

paragraph 2, or change the amount of such payments. Any excess proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

8. Fees. Lender may collect fees and charges authorized by the Secretary.

9. Grounds for Acceleration of Debt.

(a) **Default.** Lender may, except as limited by regulations issued by the Secretary in the case of payment defaults, require immediate payment in full of all sums secured by this Security Instrument if:

- (i) Borrower defaults by failing to pay in full any monthly payment required by this Security Instrument prior to or on the due date of the next monthly payment, or
- (ii) Borrower defaults by failing, for a period of thirty days, to perform any other obligations contained in this Security Instrument.

(b) **Sale Without Credit Approval.** Lender shall, if permitted by applicable law and with the prior approval of the Secretary, require immediate payment in full of all sums secured by this Security Instrument if:

- (i) All or part of the Property, or a beneficial interest in a trust owning all or part of the Property, is sold or otherwise transferred (other than by devise or descent) by the Borrower, and
- (ii) The Property is not occupied by the purchaser or grantee as his or her principal residence, or the purchaser or grantee does so occupy the Property but his or her credit has not been approved in accordance with the requirements of the Secretary.

(c) **No Waiver.** If circumstances occur that would permit Lender to require immediate payment in full, but Lender does not require such payments, Lender does not waive its rights with respect to subsequent events.

(d) **Regulations of HUD Secretary.** In many circumstances regulations issued by the Secretary will limit Lender's rights in the case of payment defaults to require immediate payment in full and foreclose if not paid. This Security Instrument does not authorize acceleration or foreclosure if not permitted by regulations of the Secretary.

(e) **Mortgage Not Insured.** Borrower agrees that should this Security Instrument and the Note secured thereby not be eligible for insurance under the National Housing Act within 60 days from the date hereof, Lender may, at its option and notwithstanding anything in paragraph 9, require immediate payment in full of all sums secured by this Security Instrument. A written statement of any authorized agent of the Secretary dated subsequent to 60 days from the date hereof, declining to insure this Security Instrument and the Note secured thereby, shall be deemed conclusive proof of such ineligibility. Notwithstanding the foregoing, this option may not be exercised by Lender when the unavailability of insurance is solely due to Lender's failure to remit a mortgage insurance premium to the Secretary.

10. Reinstatement. Borrower has a right to be reinstated if Lender has required immediate payment in full because of Borrower's failure to pay an amount due under the Note or this Security Instrument. This right applies even after foreclosure proceedings are instituted. To reinstate the Security Instrument, Borrower shall tender in a lump sum all amounts required to bring Borrower's account current including, to the extent they are obligations of Borrower under this Security Instrument, foreclosure costs and reasonable and customary attorneys' fees and expenses properly associated with the foreclosure proceeding. Upon reinstatement by Borrower, this Security Instrument and the obligations that it secures shall remain in effect as if Lender had not required immediate payment in full. However, Lender is not required to permit reinstatement if: (i) Lender has accepted reinstatement after the commencement of foreclosure proceedings within two years immediately preceding the commencement of a current foreclosure proceeding, (ii) reinstatement will preclude foreclosure on different grounds in the future, or (iii) reinstatement will adversely affect the priority of the lien created by this Security Instrument.

11. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time of 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 successor 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.

UNOFFICIAL COPY

Copyright © 2010 by the Board of Regents of the University of the State of New York. All rights reserved. This document is the property of the Board of Regents and is loaned to you for your personal use only. It is not to be distributed, copied, or otherwise used without the express written permission of the Board of Regents.

Section 100.20 of the Education Law shall apply to the provisions of this section.

(a) The provisions of this section shall apply to the provisions of this section.

(b) The provisions of this section shall apply to the provisions of this section.

(c) The provisions of this section shall apply to the provisions of this section.

(d) The provisions of this section shall apply to the provisions of this section.

(e) The provisions of this section shall apply to the provisions of this section.

(f) The provisions of this section shall apply to the provisions of this section.

(g) The provisions of this section shall apply to the provisions of this section.

(h) The provisions of this section shall apply to the provisions of this section.

(i) The provisions of this section shall apply to the provisions of this section.

UNOFFICIAL COPY

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

14. **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.

15. **Borrower's Copy.** Borrower shall be given one conformed copy of this Security Instrument.

16. **Assignment of Rents.** Borrower unconditionally assigns and transfers to Lender all the rents and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender or Lender's agents. However, prior to Lender's notice to Borrower of Borrower's breach of any covenant or agreement in the Security Instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of breach to Borrower: (a) all rents received by Borrower shall be held by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by the Security Instrument; (b) Lender shall be entitled to collect and receive all of the rents of the Property; and (c) each tenant of the Property shall pay all rents due and unpaid to Lender or Lender's agent on Lender's written demand to the tenant.

Borrower has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Lender from exercising its rights under this paragraph 16.

Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

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

17. **Foreclosure Procedure.** If Lender requires immediate payment in full under paragraph 9, Lender 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 17, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

18. **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.

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

95435496

UNOFFICIAL COPY

20. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants 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)]

Condominium Rider

Planned Unit Development Rider

Graduated Payment Rider

Growing Equity Rider

Other [specify]

ARM RIDER

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

Witnesses:

_____. (Seal)
-Borrower

_____. (Seal)
-Borrower

Marjorie J. Ricker (Seal)
MARJORIE J. RICKER -Borrower

_____. (Seal)
-Borrower

STATE OF ILLINOIS,

DuPage County ss:

I, the undersigned, a Notary Public in and for said county and state do hereby certify that

MARJORIE J. RICKER, SPINSTER

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 she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this February day of February, 1995.

OFFICIAL SEAL
ADELINE A. PETERSON
 NOTARY PUBLIC, STATE OF ILLINOIS
 MY COMMISSION EXPIRES: 03/11/97

Adeline A. Peterson
 Notary Public

This Instrument was prepared by:

95135496

UNOFFICIAL COPY

PROPERTY OF COOK COUNTY CLERK'S OFFICE

20. Return to the County Clerk's Office...
County Clerk's Office...
Cook County, Illinois...
Official Seal...
Notary Public...
My Commission Expires...

BY MEANS OF THE...
Witness...

STATE OF ILLINOIS...
Notary Public...

DIANE K. Z. RICKER, SPINSTER
The undersigned...

subscribed to the foregoing instrument...
1975

OFFICIAL SEAL
DIANE K. Z. RICKER, SPINSTER
Notary Public
My Commission Expires...

UNOFFICIAL COPY

UNIT B-1 IN LAGRANGE COURT CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 AND THE SOUTH 10 FEET OF LOT 2 IN BLOCK 1 IN LAURA T. PARKER'S SUBDIVISION OF BLOCK 1 OF SMALL'S ADDITION TO LAGRANGE PARK, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM FOR LAGRANGE PARK CONDOMINIUMS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS 4.36 PERCENT INTEREST IN THE COMMON ELEMENTS OF SAID PARCELS.

MORTGAGOR ALSO HEREBY GRANTS TO MORTGAGEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.

THIS MORTGAGE IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISION OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

95135496

UNOFFICIAL COPY

UNIT B-1 IN LAGRANGE COURT CONDOMINIUMS AS DEFINED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE - LOT 1 AND THE SOUTH 10 FEET OF LOT 2 IN BLOCK 1 IN LAUREL T. PARKER'S SUBDIVISION OF BLOCK 1 ON SMALL'S ADDITION TO LAGRANGE PARK BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 33 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM FOR LAGRANGE PARK CONDOMINIUMS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS AS A PERCENT INTEREST IN THE COMMON ELEMENTS OF SAID PARKS.

MORTGAGES AND OTHER ENCUMBRANCES TO MORTGAGES, ITS SUCCESSORS AND ASSIGNS, AS WELL AS ALL EASEMENTS APPLICABLE TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE FOREMENTIONED DECLARATION OF CONDOMINIUM.

THIS MORTGAGE IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISION OF SAID DECLARATION WERE REPEATED AND SUPPLEMENTED AT LENGTH HEREIN.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

FHA CONDOMINIUM RIDER

THIS CONDOMINIUM RIDER IS MADE THIS 2/09/95 , AND IS INCORPORATED INTO AND SHALL BE DEEMED TO AMEND AND SUPPLEMENT A MORTGAGE (HEREIN "SECURITY INSTRUMENT") DATED OF EVEN DATE HEREWITH GIVEN BY THE UNDERSIGNED (HEREIN "BORROWER") TO SECURE BORROWER'S NOTE TO:

DRAPER AND KRAMER, INCORPORATED

(HEREIN "LENDER") AND COVERING THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT AND LOCATED AT:

600 N. LAGRANGE RD B-1
LA GRANGE PARK, Illinois 60525


THE PROPERTY COMPRISES OF A UNIT, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, IN A CONDOMINIUM PROJECT KNOWN AS:

LAGRANGE PARK CONDOMINIUMS

IN ADDITION TO THE COVENANTS AND AGREEMENTS MADE IN THE SECURITY INSTRUMENT, BORROWER AND LENDER FURTHER COVENANT AS FOLLOWS:

1. RESOLUTION OF INCONSISTENCY. IF THIS SECURITY INSTRUMENT AND NOTE BE INSURED UNDER SECTION 234(C) OF THE NATIONAL HOUSING ACT, SUCH SECTION AND REGULATIONS ISSUED THEREUNDER AND IN EFFECT ON THE DATE HEREOF SHALL GOVERN THE RIGHTS, DUTIES AND LIABILITIES OF THE PARTIES HERETO, AND ANY PROVISION OF THIS OR OTHER INSTRUMENTS EXECUTED IN CONNECTION WITH THIS SECURITY INSTRUMENT AND NOTE WHICH ARE INCONSISTENT WITH SAID SECTION OF THE NATIONAL HOUSING ACT OR REGULATIONS ARE HEREBY AMENDED TO CONFORM THERETO.
2. ASSESSMENTS. FAILURE OF THE BORROWER TO PAY THE BORROWER'S SHARE OF THE COMMON EXPENSES OR ASSESSMENTS AND CHARGES IMPOSED BY THE OWNER'S ASSOCIATION AS PROVIDED FOR IN THE INSTRUMENTS ESTABLISHING THE OWNER'S ASSOCIATION, SHALL CONSTITUTE A DEFAULT UNDER THE PROVISIONS OF SECTION 234(C) OF THE HOUSING ACT AND RESULT IN A LIEN MORTGAGE. AS USED IN THE SECURITY INSTRUMENT THE TERM "ASSESSMENTS" EXCEPT WHERE IT REFERS TO ASSESSMENTS AND CHARGES BY THE OWNER'S ASSOCIATION SHALL BE DEFINED TO MEAN "SPECIAL ASSESSMENTS BY STATE OR LOCAL GOVERNMENTAL AGENCIES, DISTRICTS OR OTHER PUBLIC TAXING OR ASSESSING BODIES".

IN WITNESS WHEREOF, BORROWER HAS EXECUTED THIS FHA CONDOMINIUM RIDER.



MARJORIE J. RICKER

95135496

UNOFFICIAL COPY

STATE OF MISSISSIPPI

IN SENATE, FEBRUARY 1, 1900.
REPORT OF THE COMMISSIONERS OF THE LAND OFFICE,
IN ANSWER TO A RESOLUTION PASSED BY THE SENATE
ON FEBRUARY 1, 1899.

MISSISSIPPI, 1900.

PRINTED BY THE STATE PRINTING OFFICE,
TOLSON BUILDING, JACKSON, MISSISSIPPI.

PROPERTY OF COOK COUNTY CLERK'S OFFICE

THE REPORT OF THE COMMISSIONERS OF THE LAND OFFICE,
IN ANSWER TO A RESOLUTION PASSED BY THE SENATE
ON FEBRUARY 1, 1899.

MISSISSIPPI, 1900.

IN SENATE, FEBRUARY 1, 1900.
REPORT OF THE COMMISSIONERS OF THE LAND OFFICE,
IN ANSWER TO A RESOLUTION PASSED BY THE SENATE
ON FEBRUARY 1, 1899.

THE REPORT OF THE COMMISSIONERS OF THE LAND OFFICE,
IN ANSWER TO A RESOLUTION PASSED BY THE SENATE
ON FEBRUARY 1, 1899.

PROPERTY OF COOK COUNTY CLERK'S OFFICE

MISSISSIPPI, 1900.

[Signature]
MISSISSIPPI, 1900.

UNOFFICIAL COPY

621668

FHA Case No.
131-7812740

ADJUSTABLE RATE RIDER

THIS ADJUSTABLE RATE RIDER is made this 9th day of February, 1995, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed ("Security Instrument") of the same date given by the undersigned ("Borrower") to secure Borrower's Note ("Note") to

Draper and Kramer, Inc.

(the "Lender") of the same date and covering the property described in the Security Instrument and located at:

600 N. LAGRANGE RD B-1 LA GRANGE PARK Illinois 60525
[Property Address]

THE NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN THE INTEREST RATE AND THE MONTHLY PAYMENT. THE NOTE LIMITS THE AMOUNT THE BORROWER'S INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE THE BORROWER MUST PAY.

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

INTEREST RATE AND MONTHLY PAYMENT CHANGES

(A) Change Date

The interest rate may change on the first day of July, 1996, and on that day of each succeeding year. "Change Date" means each date on which the interest rate could change.

(B) The Index

Beginning with the first Change Date, the interest rate will be based on an Index. "Index" means the weekly average yield on United States Treasury Securities adjusted to a constant maturity of one year, as made available by the Federal Reserve Board. "Current Index" means the most recent Index figure available 30 days before the Change Date. If the Index (as defined above) is no longer available, Lender will use as a new Index any index prescribed by the Secretary. As used in this Rider, "Secretary" means the Secretary of Housing and Urban Development or his or her designee." Lender will give Borrower notice of the new Index.

(C) Calculation of Interest Rate Changes

Before each Change Date, Lender will calculate a new interest rate by adding a margin of TWO AND THREE-FOURTHS percentage point(s) (2.750%) to the Current Index and rounding the sum to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in paragraph (D) of this Rider, this rounded amount will be the new interest rate until the next Change Date.

(D) Limits on Interest Rate Changes

The interest rate will never increase or decrease by more than one percentage point (1.0%) on any single Change Date. The interest rate will never be more than five percentage points (5.0%) higher or lower than the initial interest rate.

95135496

UNOFFICIAL COPY

1988-08-08

001-000000

ADJUSTABLE RATE INDEX

THIS ADJUSTABLE RATE INDEX shall be calculated as follows: (1) The index shall be calculated as of the first day of each month, and shall be based on the average of the closing prices of the ten most actively traded issues of the New York Stock Exchange, as determined by the New York Stock Exchange, on the first day of each month.

(2) The index shall be calculated as of the first day of each month, and shall be based on the average of the closing prices of the ten most actively traded issues of the New York Stock Exchange, as determined by the New York Stock Exchange, on the first day of each month.

(3) The index shall be calculated as of the first day of each month, and shall be based on the average of the closing prices of the ten most actively traded issues of the New York Stock Exchange, as determined by the New York Stock Exchange, on the first day of each month.

(4) The index shall be calculated as of the first day of each month, and shall be based on the average of the closing prices of the ten most actively traded issues of the New York Stock Exchange, as determined by the New York Stock Exchange, on the first day of each month.

INTEREST RATE AND MONTHLY PAYMENT CHANGES

(A) The interest rate shall be the rate in effect on the first day of each month, as determined by the Federal Reserve Board, and shall be subject to change from time to time.

(B) The interest rate shall be the rate in effect on the first day of each month, as determined by the Federal Reserve Board, and shall be subject to change from time to time.

(C) The interest rate shall be the rate in effect on the first day of each month, as determined by the Federal Reserve Board, and shall be subject to change from time to time.

(D) The interest rate shall be the rate in effect on the first day of each month, as determined by the Federal Reserve Board, and shall be subject to change from time to time.

(E) The interest rate shall be the rate in effect on the first day of each month, as determined by the Federal Reserve Board, and shall be subject to change from time to time.

UNOFFICIAL COPY

(E) Calculation of Payment Change

If the interest rate changes on a Change Date, Lender will calculate the amount of monthly payment of principal and interest which would be necessary to repay the unpaid principal balance in full at the maturity date at the new interest rate through substantially equal payments. In making such calculation, Lender will use the unpaid principal balance which would be owed on the Change Date if there had been no default in payment on the Note, reduced by the amount of any prepayments to principal. The result of this calculation will be the amount of the new monthly payment of principal and interest.

(F) Notice of Changes

Lender will give notice to Borrower of any change in the interest rate and monthly payment amount. The notice must be given at least 20 days before the new monthly payment amount is due, and must set forth (i) the date of the notice, (ii) the Change Date, (iii) the old interest rate, (iv) the new interest rate, (v) the new monthly payment amount, (vi) the Current Index and the date it was published, (vii) the method of calculating the change in monthly payment amount, and (viii) any other information which may be required by law from time to time.

(G) Effective Date of Changes

A new interest rate calculated in accordance with paragraphs (C) and (D) of this Rider will become effective on the Change Date. Borrower shall make a payment in the new monthly amount beginning on the first payment date which occurs at least 25 days after Lender has given Borrower the notice of changes required by paragraph (F) of this Rider. Borrower shall have no obligation to pay any increase in the monthly payment amount calculated in accordance with paragraph (E) of this Rider for any payment date occurring less than 25 days after Lender has given the required notice. If the monthly payment amount calculated in accordance with paragraph (E) of this Rider decreased, but Lender failed to give timely notice of the decrease and Borrower made any monthly payment amounts exceeding the payment amount which should have been stated in a timely notice, then Borrower has the option to either (i) demand the return to Borrower of any excess payment, with interest thereon at the Note rate (a rate equal to the interest rate which should have been stated in a timely notice), or (ii) request that any excess payment, with interest thereon at the Note rate, be applied as payment of principal. Lender's obligation to return any excess payment with interest on demand is not assignable even if the Note is otherwise assigned before the demand for return is made.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Adjustable Rate Rider.

Marjorie J. Ricker (Seal)
MARJORIE J. RICKER -Borrower

____ (Seal)
____ -Borrower

____ (Seal)
____ -Borrower

____ (Seal)
____ -Borrower

____ [Space Below This Line Reserved for Acknowledgment] ____

95135496

UNOFFICIAL COPY

Section 101 of the Act

The purpose of this section is to ensure that the amount of the award is not reduced by the amount of any other award which is payable to the same person in respect of the same period. This is achieved by requiring the award to be reduced by the amount of any other award which is payable to the same person in respect of the same period.

Section 102 of the Act

This section provides that the award is to be reduced by the amount of any other award which is payable to the same person in respect of the same period. This is achieved by requiring the award to be reduced by the amount of any other award which is payable to the same person in respect of the same period.

Section 103 of the Act

This section provides that the award is to be reduced by the amount of any other award which is payable to the same person in respect of the same period. This is achieved by requiring the award to be reduced by the amount of any other award which is payable to the same person in respect of the same period.

Section 104 of the Act

This section provides that the award is to be reduced by the amount of any other award which is payable to the same person in respect of the same period. This is achieved by requiring the award to be reduced by the amount of any other award which is payable to the same person in respect of the same period.

This section provides that the award is to be reduced by the amount of any other award which is payable to the same person in respect of the same period. This is achieved by requiring the award to be reduced by the amount of any other award which is payable to the same person in respect of the same period.

This section provides that the award is to be reduced by the amount of any other award which is payable to the same person in respect of the same period. This is achieved by requiring the award to be reduced by the amount of any other award which is payable to the same person in respect of the same period.