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AA B Prepared by



First Class Mail To
SUNBELT NATIONAL MORTGAGE CORPORATION
1177 FRIER WAY, 4TH FLOOR
DALLAS, TEXAS 75234
FIRST CLASS PERMIT NO. 1000 DALLAS, TEXAS

DEPT-01 \$31.50
T#9999 TRAI: 05/25/95 09:34:00
#7188 # 4: -95-341447
COOK CO. ORDER

S1427823C

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MORTGAGE

Loan Number 3286119

THIS MORTGAGE ("Security Instrument") is given on MAY 8, 1995. The mortgagor is THEODORE P. BOTTGER, AN UNMARRIED MAN ("Borrower"). This Security Instrument is given to SUNBELT NATIONAL MORTGAGE CORPORATION, a corporation organized and existing under the laws of THE STATE OF ILLINOIS, and whose address is 2974 LBJ FREEWAY, SUITE 200, DALLAS, TEXAS 75234 ("Lender"). Borrower owes Lender the principal sum of ONE HUNDRED ONE THOUSAND EIGHT HUNDRED FIFTY AND 00/100ths Dollars (U.S. \$101,850.00). 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 or before 10/31, 2025. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced to Borrower to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and obligations 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:

THE WEST 44 FEET OF THE EAST 80 FEET OF LOT 21 IN J. S. HOVLAND'S SUBDIVISION OF J. S. HOVLAND'S 103RD STREET SUBDIVISION OF THE WEST 1/2 AND THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SAS - A DIVISION OF INTERCOUNTY

24-14-102-026

Address of 3705 WEST 103RD STREET,

CHICAGO

[Street]

[City]

60655

("Property Address");

[Zip]

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. The above description 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, sell and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and defends generally the title to the Property against all claims and demands, subject to any encumbrances of record.

ILLINOIS State Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

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

Amended 5/91

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THIS SECURITY INSTRUMENT combines uniform covenants for national-use and non-uniform covenants with limited uniform provisions 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 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 on the Property, which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; (e) 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 insured mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974, amended from time to time, 12 U.S.C. § 2601 *et seq.* ("RESPA"), unless another law that applies to the Funds sets a lower amount. Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may collect and hold 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 a Federal Reserve Bank or Lender, if 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 applying the Funds to Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such charges. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service in connection with his loan, unless applicable law provides otherwise. Unless an agreement is made or required by applicable law, interest is not to be paid on the Funds. Lender shall not be required to pay Borrower any interest or earnings on the Funds. However, Lender may agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, at least once a year, an annual accounting of the Funds, showing credits and debits to the Funds and the purpose for which each debit to the Funds is 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 insufficient to pay the Escrow Items when due, Lender may so notify Borrower in writing, and, in such case Borrower shall promptly reimburse Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than twelve calendar months, at Lender's sole discretion.

When 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 and any other charges having a priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay such obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the governmental taxing authority. 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 in legal proceedings 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 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 thefts, to 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.

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

... and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property 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.

... and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or alter the date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under this Security Instrument 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 to the extent of the acquisition.

7. 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 this Security Instrument, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless other special 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 default and reinstate, as provided in paragraph 18, by causing the action or proceeding to be dismissed with a ruling in Borrower's favor. 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 disclose to Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, information 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 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 shall be authorized as necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include recovering 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 it shall not be required to do so.

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

8. Mortgage Insurance. If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender lapses or ceases to be in effect, Borrower shall pay the premiums required to obtain mortgage insurance 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 the cash value 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 requirements shall no longer be required, at the option of Lender, if mortgage insurance coverage (in the amount and for the period specified in the requirements) 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 is satisfied 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 of the time of or prior to an inspection specifying reasonable cause for the inspection.

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12. **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 assigned to Lender.

13. **Partial Taking of Property.** 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. An advance 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.

14. **Property Abandoned.** If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender shall be 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.

15. **Payments.** 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.

16. **Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time for payment or modification of the amount of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not constitute a release of 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.

17. **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 this Security Instrument. 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 otherwise modify the terms of this Security Instrument or the Note without that Borrower's consent.

18. **Loan Charges.** If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and the law is to be strictly interpreted so that the interest or other loan charges collected or to be collected in connection with the loan do not exceed 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. Borrower may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Lender. If the refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge.

19. **Notice.** Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it to Borrower at the address set forth in the Note, unless applicable law requires use of another method. The notice shall be directed to the Property Address or to another address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address, state, city 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.

20. **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 under applicable law. To this end the provisions of this Security Instrument and the Note are declared to be severable.

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

22. **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 the consent of Lender, 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.

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17. **Acceleration.** If Borrower 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 secured 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 require) after the date of the acceleration; or (b) the date of the sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) the date of the commencement of any judicial proceeding enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then are due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other obligations secured by this Security Instrument; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees and costs; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall remain in full force and effect. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain in full force and effect 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 notified in writing 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 would constitute a 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 use and occupancy 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 remediation or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take such 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 applicable federal, state, and local laws, and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides, 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 the protection of the environment.

21. **FORM COVENANTS.** Borrower and Lender further covenant and agree as follows:

21. **Acceleration; Remedies.** Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraph 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, commencement of 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 exercising the remedies provided in this paragraph 21, including, but not limited to, reasonable attorneys' fees and costs of title examination.

22. **Release.** Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument and the obligations secured hereby to Borrower. Borrower shall pay any recordation costs.

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

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11. Rider(s) 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.

- Rate Rider
- Condominium Rider
- 1-4 Family Rider
- Escrow Payment Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Refinance Rider
- Rate Improvement Rider
- Second Home Rider
- Other(s) [specify]

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

SOB

Theodore P. Bottger(Seal)
THEODORE P. BOTTGER-Borrower

.....(Seal)
.....-Borrower

.....(Seal)
.....-Borrower

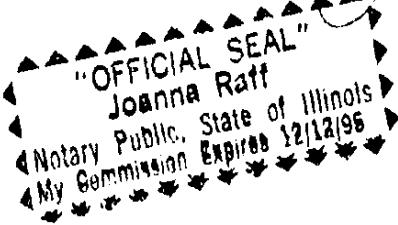
STATE OF ILLINOIS, Cook County ss:

The undersigned Notary Public in and for said county and state do hereby certify that THEODORE P. BOTTGER, AN UNMARRIED MAN, personally known to me to be the same person(s) whose name(s) subscribed to the Security Instrument, appeared before me this day in person, and acknowledged that *he* signed and delivered the same in full of *his* free and voluntary act, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 8th day of May, 1995

My Commission Expires Joanna Raff Notary Public

This instrument was prepared by



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