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Cook County Recorder 33.50

RECORD AND RETURN TO:
PACOR MORTGAGE CORP.

3001 WEST 111TH STREET-SUITE 103
CHICAGO, ILLINOIS 60655

Prepared by:
SUE LANHAM

3780808

MORTGAGE

PROFESSIONAL NATIONAL
TITLE NETWORK, INC.

THIS MORTGAGE ("Security Instrument") is given on **MAY 15, 1998**
JOHN R FINNELL
AND SARAH A FINNELL, HIS WIFE
***FINNELL S**

("Borrower"). This Security Instrument is given to
PACOR MORTGAGE CORP.

which is organized and existing under the laws of **THE STATE OF ILLINOIS**, and whose
address is **3001 WEST 111TH STREET-SUITE 103**
CHICAGO, ILLINOIS 60655 ("Lender"). Borrower owes Lender the principal sum of
ONE HUNDRED TWENTY ONE THOUSAND EIGHT HUNDRED AND 00/100

Dollars (U.S. \$ **121,800.00**).

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 **JUNE 1, 2028**. 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:
LOT 5 IN A.W. EHRHART'S THIRD ADDITION TO OAK LAWN, A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

24-09-221-005

Parcel ID #:

which has the address of **4837 W. 96TH PL, OAK LAWN**

Street, City ,

Illinois 60453

Zip Code ("Property Address");

ILLINOIS-Single Family-FNMA/FHLMC UNIFORM

INSTRUMENT Form 3014 9/90

Amended 8/98

VMP 6R(IL) 199081

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Borrower shall promptly discharge any lien which has priority over this Security Instrument; (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) consents in good faith that the lien by, or defers against agreement of the Lender 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 attach prior to or defers against agreement of the Lender 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 Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

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 due under paragraph 2; which may attain priority over this Security Instrument, and thereafter shall pay them on time directly to the Proprietor.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Proprietary interest, to interest due; fourth, to principal due; and last, to any late charges due under the Note.

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 2, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the Property, shall apply any funds held by Lender at the time of acquisition or sale as a credit, against the sum secured by this Security Instrument.

Funds held by Lender, shall apply any funds held by Lender at the time of acquisition or sale as a credit, against the sum secured by this Security Instrument in full of all sums secured by this Security Instrument, Lender shall account to Borrower any twelve monthly payments, at Lender's sole discretion.

If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower debt to the Funds was made. The Funds are pledged as additional security for all sums secured by this Security Instrument.

However, Lender may require payment of the Funds, showing cause, and debts to the Funds and the purpose for which each without pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than time is not sufficient to pay the Escrow items when due, Lender may so notify Borrower in writing, and, in such case Borrower for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender all any applicable law requiring interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds, held by Lender in connection with this loan, unless applicable law provides otherwise. Unless an aggregate service charge. However, unless Lender pays for an one-time charge for an independent real estate tax reporting service exceeding the Escrow items, unless Lender may require Borrower to pay a holding and applying the escrow account, or Escrow items. Lender may not charge Borrower, or hold any interest on the Funds and applicable law permits Lender to make such charge. However, unless Lender may require interest on the Funds and applying the escrow account, or Escrow items. Lender may not charge Borrower, or hold any interest on the Funds and applying the escrow account, or Escrow items. Lender, if Lender is such an institution) or in any Federal Home Loan Bank, Lender shall apply the Funds to pay the including Lender, if Lender is such an agency, instrumentality, or entity.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity.

Escrow items or otherwise in accordance with applicable law.

Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of future losses a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. 1974 as amended from time to time, 12 U.S.C. Section 2601 et seq. ("RESPA"), unless another law later applies to the Funds related mortgage loan (any acquire for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow items." if any); (e) yearlygregate insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with ground rents on the Property, if any; (g) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, and assessments which may attach priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments 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 2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due the UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

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

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited and will defeat generally the title to the Property against all claims and demands, subject to any encumbrances of record.

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

that all of the foregoing is referred to in this Security Instrument as the "Property".

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

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

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obtain coverage substantially equivalent to the mortgage insurance previously in effect, at a cost substantially equivalent to the market value of the mortgage insurance previously in effect, from an alternative mortgage insurance company which is not available, Borrower shall pay to Lender each month a sum equal to the cost to Borrower of the mortgage insurance previously in effect, if Borrower approves of the new mortgage insurance previously in effect, or its agent may make reasonable inquiries upon and inspect certain documents 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.

10. **Condemnation.** The proceeds of any award of claim for damages, direct or consequential, in connection with any Borrower's notice at the time of or prior to an inspection specifying reasonable cause for the inspection, Lender shall give his opinion or that the Property is substantially equivalent to the original taking, unless Borrower and Lender otherwise agree in writing, the sum secured by this 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 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 Lender. In the event of a partial taking by the Lender of the sums secured by this Security instrument in full, by the Lender or by another, or if, after notice by Lender to Borrower that the date for payment of principal offered to make an award of service to Lender for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, if the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the date for payment of principal offered to make an award of service to Lender for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, or if the Lender is authorized to collect and apply the proceeds, Borrower shall pay to Lender the amount of principal so applied to the sums secured by this Security instrument, whether or not the same are then due.

11. **Borrower Not Released; Right to Partial Release.** Unless Lender is authorized to collect and apply the proceeds of any monthly payments referred to in paragraph 1 and 2 or change the amount of such payments, unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or exercise of any right of remedy.

12. **Successors and Assigns; 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

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 repayment of any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to

14. **Notices.** Any notice to Borrower provided for in this Security instrument shall be given by deliverying it or by mailing prepaid postage under the Note.

15. **Permitted Liens.** (a) Any such loan charge shall be reduced by the amount necessary to reduce the charge imposed to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by mailing a direct

to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Lender's account in the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge imposed to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by mailing a direct

to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Lender's account in the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge imposed to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by mailing a direct

to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Lender's account in the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge imposed to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by mailing a direct

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 the extent that~~ ^{as of 02/01/2017} 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 attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraph 17.

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

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

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

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

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

21. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraph 17 unless

Initials: *J.H.F.*

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My Commision Expects Notary Public, State of Illinois Mary E. Schlesinger NOTARY PUBLIC ILLINOIS	
ORTECA'S SEAL	
Given under my hand and official seal, this sealed and delivered the said instrument as described to the foregoing instrument, appeared before me this day in person, and acknowledged that personally known to me to be the same person whose name(s) is/are 1998.	
THEIR THEY	
a Notary Public in and for said County and State do hereby certify that JOHN R. FINNELL AND SARAH A. FINNELL, HIS WIFE do	
1. The Undersigned STATE OF ILLINOIS, COOK County Seal (Seal)	
JOHN R. FINNELL John R. Finnell (Seal)	
SARAH A. FINNELL Sarah A. Finnell (Seal)	
JOHN R. FINNELL John R. Finnell (Seal)	
SARAH A. FINNELL Sarah A. Finnell (Seal)	

WITNESSES:

In my hands(s) executed by Borrower and recorded with it.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and its covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this 24. Riders to this Security Instrument. To the extent of any conflict between this Security Instrument and any rider(s) executed by Borrower and recorded with it, the terms and covenants of this Security Instrument shall control.

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

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

21. Including, but not limited to, reasonable attorney's fees and costs of title evidence.

20. Proceedings. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph by this Security Instrument without further demand and may foreclose this Security Instrument before the date specified in the notice. Lender, at its option, may require immediate payment in full of all sums advanced Borrower of the right to reinstate after acceleration and the right to lesser in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the notice specifies otherwise by this Security Instrument, foreclosure by judicial procedure shall commence in accordance with the laws of the state where 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 sum secured by this Security Instrument, foreclosed by judicial procedure by Lender, at its option, may require immediate payment in full of all sums advanced Borrower of the right to reinstate after acceleration and sale of the Property. The notice shall further specify how much time is given to Borrower 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 applicable law provides otherwise). The notice shall specify: (a) the action required to cure the default;

RIDER - LEGAL DESCRIPTION

LOT 5 IN A.W. EHRHART'S THIRD ADDITION TO OAK LAWN, A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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