

98667896

9032/0010 16 001 Page 1 of 12  
1998-07-30 10:30:27  
Cook County Recorder 43.50

RECORD AND RETURN TO:  
RESOURCE BUSINESS GROUP, INC.  
1307 BUTTERFIELD ROAD-SUITE 412  
DORSEY GROVE, ILLINOIS 60938

Prepared by: CORSEY NORTON  
DORSEY GROVE, IL 60938

TO BE RECORDED AS  
MORTGAGE

COOK COUNTY RECORDER  
TAXES: THIS IS AN OFFICIAL RECORD  
DATE: 7-30-98  
TIME: 10:30 AM  
FEE: 43.50

131,876,874-700

\* Mortgage being re-recorded to add legal \*

THIS MORTGAGE ("Mortgage") is given on SEPTEMBER 26, 1998  
The Mortgagor is  
APRILIA TAYLOR, AN UNMARRIED FEMALE

12440 CLEGGWOOD ROAD-UNIT 676 CHICAGO, ILLINOIS 60621

(Mortgagee), The Service Lender is  
RESOURCE BUSINESS GROUP, INC.

which is contained and copies made of this mortgage...  
The date is evidenced by Mortgagor's signature and the date of recording...  
This mortgage is subject to the terms and conditions of the promissory note...  
with interest, charged under paragraph 7 of the promissory note...

Mail to: Resource Business Group  
7909 Parklane Rd. #150  
Columbia, SC 29223  
ATTN: Rebecca Stealy

COOK'S Office

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of Borrower's obligations and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby certify, print and deliver to the Lender the following described property located in COOK County, Illinois:

SEE ATTACHED RIDGE FOR LEGAL DESCRIPTION

29-08-419-032-0.00  
which has the address of 22 WEST 154TH STREET, SOUTH MOLLAND, Illinois 60473 (Block & Lot or Address)

TOGETHER WITH all the improvements now or hereafter made on the property, and all easements, appurtenances and fixtures now or hereafter a part of the property. All improvements and fixtures 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 above described premises and has the right to mortgage, grant and convey the Property and that the Property is not encumbered, in whole or in part, by any mortgage, lien or other claim against the title to the Property except as otherwise indicated on any instruments of record.

THIS SECURITY INSTRUMENT creates a lien in favor of the Lender on the above described premises with limited exceptions by jurisdiction to constitute a valid security instrument covering and protecting the interest of the Lender and Borrower and agrees as follows:

UNIFORM COVENANTS.

1. Payment of Principal, Interest and Late Charge. Borrower shall pay when due the principal of the interest on, the cost evidenced by the Note and late charges due under the Note.
  2. Monthly Payment of Taxes, Assessments and Other Charges. Borrower shall within 15 days after payment, together with the principal and interest on all bills in the Note and any late charges, a sum for all taxes and special assessments levied or to be levied against the Property; (b) household payments or ground rents on the Property; and (c) payments for insurance required under paragraph 4. In any year in which the Lender shall pay a mortgage insurance premium to the Secretary of Housing and Urban Development ("Secretary"), or in any year in which such premium would have been required if Lender were to hold the Security Instrument, such monthly payment shall also include (either: (i) a sum for the annual mortgage insurance premium to be paid by Lender to the Secretary; or (ii) a monthly charge equal to a one-year mortgage premium if the Security Instrument is held by the Secretary, in a reasonable amount to be determined by the Secretary, except for the monthly charge by the Secretary, that term are called "Service Fees" and the same paid to Lender are called "Service Fees."
- Lender may, at any time, collect and hold amounts for Service Fees in an aggregate amount not to exceed the maximum amount that may be required for Borrower's account under the Real Estate Settlement Procedures Act of 1974, 12 U.S.C. Section 2601 et seq. and implementing regulations, 24 CFR Part 3500, or they may be advanced from time to time ("RESPA"), except that the amount of reserve permitted by RESPA for anticipated disbursements or disbursements before the Borrower's payments are available in the account may not be held on amounts due for the mortgage insurance premium.

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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.

8. Condemnation. The proceeds of any award or claim for damages, death or consequential, in connection with any condemnation or other taking of any part of the Property, or the conversion to public use of any part of the Property, shall be deemed to be proceeds of condemnation, and

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BY SIGNING BELOW, I have read and agree to the terms contained in the Security Agreement and in any other(s) enclosed by Borrower and returned with it.

Witness: \_\_\_\_\_  
\_\_\_\_\_ *[Signature]* \_\_\_\_\_  
\_\_\_\_\_ \_\_\_\_\_  
\_\_\_\_\_ \_\_\_\_\_  
\_\_\_\_\_ \_\_\_\_\_  
\_\_\_\_\_ \_\_\_\_\_

STATE OF ILLINOIS  
I, the undersigned \_\_\_\_\_  
APRILIA TAYLOR, AN UNMARRIED FEMALE

NOTARY PUBLIC  
JAMES L. [Signature]  
NOTARY PUBLIC  
ILLINOIS

Subscribed and sworn to before me on \_\_\_\_\_  
at \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_

My Commission Expires \_\_\_\_\_  
\_\_\_\_\_ *[Signature]* \_\_\_\_\_  
NOTARY PUBLIC

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# ADJUSTABLE RATE RIDER

THIS ADJUSTABLE RATE RIDER is made this  
 SEPTEMBER 1998 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  
 RESOURCE MORTGAGE GROUP, INC.  
 (the "Lender") of the same date and covering the property described in the Security Instrument and located at

22 WEST 154TH STREET, SOUTH HOLLAND, ILLINOIS 60473

(Property Address)

THE NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN THE PAYMENT  
 RATE AND THE MONTHLY PAYMENT. THE NOTE LIMITS THE AMOUNT THE  
 BORROWER'S INTEREST RATE CAN INCREASE 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 AGREE TO THE FOLLOWING:

## INTEREST RATE AND MONTHLY PAYMENT CHANGES

(A) Change Date  
 The interest rate may change on the first day of JANUARY 1, 1998 and on the day  
 of each succeeding year. "Change Date" means each day on which the interest rate shall 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 such Securities  
 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 the most recent index  
 provided by the Secretary. As used in this Rider, "Secretary" means the Secretary of the Treasury and Lender  
 Development of his or her designees. 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 FOUR THS (2.75%) 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, the resulting interest rate 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.

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(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 on principal. The result of this calculation will be the amount of the new monthly payment of principal and interest.

(F) Notice of Change

Lender will give notice to Borrower of any change in the interest rate and monthly payment amount. The notice must be given at least 25 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 Balance and the date it is published, (vii) the method of calculating the change in monthly payment amount, and (viii) any other information which may be required by law from state to state.

(G) Effective Date of Change

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 to the lender beginning on the first payment date which occurs at least 25 days after Lender has given Borrower the notice of change contained by paragraph (F) of this Rider. Borrower shall have no obligation to pay any amount of the monthly payment amount calculated in accordance with paragraph (E) of this Rider for any payment due on or after the date that is 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 amounts which should have been made in a timely manner, then Lender has the option to either (i) demand the payment of the excess payment, with interest thereon at the then rate in force equal to the interest rate which should have been stated in a timely manner, or (ii) demand that any excess payment, with interest thereon at the then rate, be applied to payment of principal. Lender is not obligated to return any excess payment with interest on demand to the Borrower even if the Note is returned and the demand for return is made.

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

(\_\_\_\_\_) *Amelia Taylor* (\_\_\_\_\_)
Borrower AMELIA TAYLOR Lender

(\_\_\_\_\_) (\_\_\_\_\_)
Borrower Lender

(Type Below Your Last Received for Acknowledgment)

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96739077

IDENTIFY THAT THIS  
IS A TRUE & CORRECT COPY  
OF DOCUMENT #

*Essee White*

RECORDER OF DEEDS  
COOK COUNTY, IL.

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## LEGAL DESCRIPTION

PARCEL 1: THE EAST 50 FEET OF THE WEST 432.5 FEET OF THE NORTH 125 FEET OF THE SOUTH 158 FEET OF LOT 2 IN SCHAAPS HEIRS DIVISION OF PAR OF LOTS 3, 4, AND 5 IN SCHAAPS SUBDIVISION OF PART OF LOTS 9, 10 AND 15, IN TOWNSHIP 36 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOT 1, IN SCHOOL 'TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 8 FEET OF THE SOUTH 166 FEET THE EAST 50 FEET OF THE WEST 432.5 FEET OF LOT 2 IN SCHAAPS HEIRS DIVISION OF PAR OF THE LOTS 3, 4 AND 5 IN SCHAAPS HEIRS DIVISION OF PART OF SECTION 9, 10 AND 15, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 29-09-419-032-0000

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