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3/8/81201

PREPARED BY: THOMAS RANK
RETURN TO: ALUMNI MORTGAGE SERVICES, INC.
1300 IROQUOIS DRIVE SUITE 245
NAPERVILLE, ILLINOIS 60566
ATTY: JEANNIE L.A. ECKERT
(III)

note identified S1193854D DB

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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on **MARCH 22**
19 **89** The mortgagor is **ANTHONY E. VITO AND CHERYL A. VITO, HUSBAND AND WIFE**

("Borrower"). This Security Instrument is given to **ALUMNI MORTGAGE SERVICES, INC.**
which is organized and existing under the laws of **THE STATE OF ILLINOIS** and whose address is

1300 IROQUOIS DRIVE SUITE 245, NAPERVILLE, ILLINOIS 60566 ("Lender")
Borrower owes Lender the principal sum of **FORTY FOUR THOUSAND SEVEN HUNDRED AND NO/100-----**

Dollars (U.S. \$ **44,700.00**)

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 **APRIL 01, 1989**. 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 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:

PARCEL 1: UNIT 29D AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON DECEMBER 21, 1973 AS DOCUMENT NUMBER LR2732977 AND RECORDED ON DECEMBER 21, 1973 AS DOCUMENT NUMBER 22579336 AN UNDIVIDED 0.59171 PERCENTAGE INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES; OUTLOT 1 AND LOTS 1 THROUGH 39, BOTH INCLUSIVE, IN PETER ROBIN FARMS UNIT 3, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON APRIL 24, 1973 AS DOCUMENT NUMBER 22299741 AND REGISTERED ON OCTOBER 17, 1973 AS DOCUMENT NUMBER LR 2722849, IN COOK COUNTY ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AFORESAID AND AS CREATED BY TRUSTEE'S DEED FROM EXCHANGE NATIONAL BANK OF CHICAGO, AS TRUSTEE, UNDER TRUST AGREEMENT DATED SEPTEMBER 20, 1973 AND KNOWN AS TRUST NUMBER 26387, TO DANIEL M. COLEMAN AND REBECCA A. GUDEMAN, HIS WIFE, FILED JUNE 24, 1974 AS DOCUMENT NUMBER LR7759533 FOR PARKING OVER PARKING SPACE NUMBER 29D, ALL IN COOK COUNTY, ILLINOIS.

PIN: 07-07-400-006-1125

which has the address of **1586 CORNELL CIRCLE UNIT #29D** **HOFFMAN ESTATES,**
60194 **Illinois** ("Property Address").

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.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with local variations by prescription to constitute a uniform security instrument covering real property.

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CONDOMINIUM RIDER

THIS CONDOMINIUM RIDER is made this MARCH 22 day of MARCH, 19 89 and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to

ALUMNI MORTGAGE SERVICES, INC. (the "Lender")
of the same date and covering the Property described in the Security Instrument and located at:

1586 CORNELL CIRCLE UNIT #29D, HOFFMAN ESTATES, ILLINOIS 60194
(Property Address)

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

MOON LAKE CONDOMINIUM ASSOCIATION

(Name of Condominium Project)

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

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

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

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

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

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

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

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

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

D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property, whether of the unit or of the common elements, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument as provided in Uniform Covenant 9.

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

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

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

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

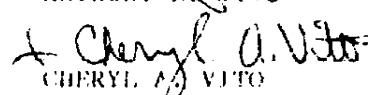
(iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

F. Remedies. If Borrower does not pay condominium dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower secured by the Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requiring payment.

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


ANTHONY E. VITO

(Seal)
Borrower


CHERYL A. VITO

(Seal)
Borrower

(Seal)
Borrower

(Seal)
Borrower

(Sign Original Only)

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Property of Cook County Clerk's Office

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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 insurance in effect until such time as the requirement for the insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

8. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower.

If the Property is abandoned by Borrower or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

10. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

11. 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 paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note, (a) by 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.

12. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

13. Legislation Affecting Lender's Rights. If enactment or expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument unenforceable, according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall take the steps specified in the second paragraph of paragraph 17.

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

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

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

17. Transfer of the Property or a Beneficial Interest in the Property. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in the Property 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 if exercise is prohibited by applicable law at 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 in 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 to Borrower.

18. Borrower's Right to Reinstate. If Borrower meets the conditions, Borrower shall have the right to be reinstated by paying all sums secured by this Security Instrument and the Note had no acceleration occurred, (b) pursuant to any power of sale contained in this Security Instrument. These conditions are that Borrower (a) pays Lender all sums which then would be due under this Security Instrument and the Note had no acceleration occurred; (b) cures any default of any other covenants or agreements of this Security Instrument, including, but not limited to, reasonable and customary fees; and (c) takes such action as Lender may require to assure that the lien of this Security Instrument shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration. Upon reinstatement by Borrower, all continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereunder shall remain fully effective as if no acceleration had occurred under paragraphs 13 or 17.

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2/16/2008

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CANONICAL REGISTER OF DEEDS

MAR 23 AM 9:22

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(Given under my hand and official seal, this 22ND day of MARCH, 19 89)

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

subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they are the person(s) whose name(s) appear

do hereby certify that ANTHONY E. VITO AND CHERYL A. VITO, HUSBAND AND WIFE

STATE OF ILLINOIS COOK County ss.

Notary Public in and for said county and state, THE UNDERSIGNED

(Seal) (Name)

(Seal) (Name)

(Seal) (Name)

(Seal) (Name)

Instrument and in any riders) executed by borrower and recorded with it.

(By signing this Security, borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any riders) executed by borrower and recorded with it.

Adaptable Real Estate Rider [] Graduated Payment Rider [] Planned Unit Development Rider [] 2-4 Family Rider []

23. Riders in this Security Instrument. If one or more riders are executed by borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable to (s)]

22. Waiver of Foreclosure. Borrower waives all right of homestead exemption in the Property. Borrower shall pay any recordation costs. Borrower shall release this Security Instrument without charge to borrower.

21. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Lender's fees and reasonable attorney's fees, and then to the sum secured by this Security Instrument.

20. Lender in Possession. Lender shall have the right to enter upon, take possession of or manage the Property and to collect the rents of the Property including those costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums or other expenses incurred in pursuing the remedies provided in this paragraph 19, including, but not limited to, reasonable attorney's fees and costs of title evidence.

19. Acceleration. Lender shall give notice to borrower prior to acceleration under paragraphs 17 and 18 of this Security Instrument that not later than acceleration under paragraphs 17 and 18 of this Security Instrument, 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 by the date specified in the notice may result in acceleration of the debt secured by this Security Instrument and sale of the Property, the notice shall contain a copy of the state after acceleration and the right to assert in the foreclosure proceeding the right of redemption and may require immediate payment in full of all sums secured by this Security Instrument if the date specified in the notice is not cured.

18. Lender at its option may require immediate payment in full of all sums secured by this Security Instrument if the date specified in the notice is not cured.

17. Acceleration. Lender shall give notice to borrower prior to acceleration under paragraphs 17 and 18 of this Security Instrument that not later than acceleration under paragraphs 17 and 18 of this Security Instrument, 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 by the date specified in the notice may result in acceleration of the debt secured by this Security Instrument and sale of the Property, the notice shall contain a copy of the state after acceleration and the right to assert in the foreclosure proceeding the right of redemption and may require immediate payment in full of all sums secured by this Security Instrument if the date specified in the notice is not cured.

16. Lender at its option may require immediate payment in full of all sums secured by this Security Instrument if the date specified in the notice is not cured.

15. Lender shall give notice to borrower prior to acceleration under paragraphs 17 and 18 of this Security Instrument that not later than acceleration under paragraphs 17 and 18 of this Security Instrument, 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 by the date specified in the notice may result in acceleration of the debt secured by this Security Instrument and sale of the Property, the notice shall contain a copy of the state after acceleration and the right to assert in the foreclosure proceeding the right of redemption and may require immediate payment in full of all sums secured by this Security Instrument if the date specified in the notice is not cured.

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