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ORIGINAL

WHEN RECORDED MAIL TO
PMH US MORTGAGE CORP, 85 HADDONFIELD ROAD CHERRY HILL, NJ 08002 ATTN: FILE ROOM

3962243

(Space Above This Line For Recording Data)

LOAN NUMBER: 2620037

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on **MAY 01ST** 1991. The mortgagor is **BRUCE J. SAUER AND JANICE L. SAUER, HIS WIFE** ("Borrower"). This Security Instrument is given to **PMH US MORTGAGE CORPORATION**, which is organized and existing under the laws of **NEW JERSEY**, and whose address is **55 HADDONFIELD RD, CHERRY HILL, NEW JERSEY 08002** ("Lender"). Borrower owes Lender the principal sum of **TWO HUNDRED FIFTY THOUSAND AND 00/100 Dollars (U.S. \$ 250,000.00)**. 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 **MAY 01ST 2021**. 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:

BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

BEING COMMONLY KNOWN AS **717 EAST MAYFAIR ROAD, ARLINGTON HEIGHTS, IL.**

BEING THE SAME PREMISES CONVEYED TO THE MORTGAGORS HEREIN BY DEED TO BE RECORDED SIMULTANEOUSLY HEREWITHE: THIS BEING A PURCHASE MONEY MORTGAGE GIVEN TO SECURE THE PURCHASE PRICE OF THE ABOVE DESCRIBED PREMISES.

PREPARED BY: Leslie Rzewnicki
LESLIE RZEWNICKI

PIN #03-32-221-001



— LOT FIVE HUNDRED NINE ————— (509) —————

— In "Scarsdale" being a Subdivision of part of the West Half (1/2) of the East Half (1/2) and part of the East Half (1/2) of the West Half (1/2) of Section 32, Township 42 North, Range 11, East of the Third Principal Meridian.

which has the address of **717 EAST MAYFAIR ROAD** , ARLINGTON HEIGHTS
(Street) (City)

Illinois **60005** ("Property Address");
[Zip Code]

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

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THE NOTE FURNISHED TO THE BORROWER MUST PAY, THE NOTE ALSO CONTAINS THE MAXIMUM RATE OF INTEREST FOR THE BORROWER'S MONTHLY PAYMENT, THE NOTE LIMITS THE AMOUNT OF THE INTEREST RATE FOR THE BORROWER'S MONTTHLY PAYMENT AND THE SECURITY INSTRUMENT IS MADE THIS 1ST DAY OF MAY, 1991, AND IS INCORPORATED INTO AND SHALL BE DEEMED TO ACCORD 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 ADJUSTABLE RATE RIDER IN MADE THIS 1ST DAY OF JUNE, 1991, WHICH DATE IS THE SAME DATE AND COVERS THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT AND LOCATED AT 717 EAST NAVFARIR ROAD, ARLINGTON HEIGHTS, IL, 60005 (THE "LENDER") AT THE SAME DATE AND COVERING THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT AND UNDER GOVERNMENT AND AGREEMENTS MADE IN THE SECURITY INSTRUMENT, BORROWER AGREES TO PAY THE SECURITY INSTRUMENT AND AGREEMENTS AS FOLLOWS:

THE NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN THE INTEREST RATE AND THE MONTHLY PAYMENT CHANGES. A. ADJUSTABLE RATE AND MONTHLY PAYMENT CHANGES. THE NOTE PROVIDES FOR AN INITIAL INTEREST RATE OF 8.75000%. THE NOTE PROVIDES FOR CHANGES IN THE INTEREST RATE AND THE MONTHLY PAYMENT, THE NOTE CAN CHANGE AT ANY ONE TIME AND THE BORROWER'S RATE OF INTEREST AND THE MONTHLY PAYMENT MUST PAY. THE NOTE ALSO CONTAINS THE MAXIMUM RATE OF INTEREST FOR THE BORROWER'S MONTTHLY PAYMENT, THE NOTE LIMITS THE AMOUNT OF THE INTEREST RATE FOR THE BORROWER'S MONTTHLY PAYMENT AND THE SECURITY INSTRUMENT IS MADE THIS 1ST DAY OF MAY, 1991, AND IS INCORPORATED INTO AND SHALL BE DEEMED TO ACCORD 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 ADJUSTABLE RATE RIDER IN MADE THIS 1ST DAY OF JUNE, 1991, WHICH DATE IS THE SAME DATE AND COVERS THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT AND LOCATED AT 717 EAST NAVFARIR ROAD, ARLINGTON HEIGHTS, IL, 60005 (THE "LENDER") AT THE SAME DATE AND COVERING THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT AND UNDER GOVERNMENT AND AGREEMENTS MADE IN THE SECURITY INSTRUMENT, BORROWER AGREES TO PAY THE SECURITY INSTRUMENT AND AGREEMENTS AS FOLLOWS:

VERT THE ADJUSTABLE RATE TO A FIXED RATE.

THE SECURITY INSTRUMENT IS MADE THIS 1ST DAY OF MAY, 1991, AND IS INCORPORATED INTO AND SHALL BE DEEMED TO ACCORD 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 ADJUSTABLE RATE RIDER IN MADE THIS 1ST DAY OF JUNE, 1991, WHICH DATE IS THE SAME DATE AND COVERS THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT AND LOCATED AT 717 EAST NAVFARIR ROAD, ARLINGTON HEIGHTS, IL, 60005 (THE "LENDER") AT THE SAME DATE AND COVERING THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT AND UNDER GOVERNMENT AND AGREEMENTS MADE IN THE SECURITY INSTRUMENT, BORROWER AGREES TO PAY THE SECURITY INSTRUMENT AND AGREEMENTS AS FOLLOWS:

(3) Year Treasury Index - Rate Caps - Fixed Rate Conversion Option
Program 910

ADJUSTABLE RATE RIDER

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(Seal) *John C. S. Sauer*

(Seal) *John C. S. Sauer*

"NY NEW CALCULATED RATE UNDER SECTION 5B AND A2 WILL NOT BE GREATER THAN THE MAXIMUM RATE, STATED IN SECTION 4D ABOVE."

By SIGNING BELOW, Borrower accepts to the terms and conditions contained in this Adjustable Rate Rider.

If Lender exercises his option, Lender shall file for 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.

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.

C. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER

If I choose to exercise the Conversion Option, the Note Holder will determine the amount of the monthly payment as my monthly payment until theaturity Date.

Date at my new fixed interest rate in substitutionally equal to one on the Conversion Date will be the new amount that would be sufficient to repay the unpaid principal I am expected to owe on the Conversion Date in full on the maturity date unless I exercise the Conversion Option, the Note Holder will pay the new amount of my monthly payment. Beginning with my first monthly payment after the Conversion Date, I will pay the new amount of my monthly payment.

(C) New Payment Amount and Effective Date

Note is greater than the Maximum Rate stated in Section 4(D) above. * ONE PLUS ONE-QUARTER PERCENT (1.25%).

Note is 15 years or less, 15-year fixed rate mortgagess covered by applicable 60-day mandatory delivery commitments. Note is 15 years or more, fixed rate mortgages rounded to the nearest one-eighth of one percentage point (0.125%), or (ii) if the original term of this Note is greater than the original term of one percentage point (0.125%), or (iii) if the original term of this Note is greater than the original term of one percentage point (0.125%), plus applicable 60-day mandatory delivery commitments.

Xed rates mortgages covered by applicable 60-day mandatory delivery commitments, plus applicable 60-day mandatory delivery commitments.

(B) Calculation of Fixed Rate

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

19. 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 paragraphs 13 and 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, foreclosure by 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 pursuing the remedies provided in this paragraph 19, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

20. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property and at any time prior to the expiration of any period of redemption following judicial sale, Lender (in person, by agent or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. Any rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Security Instrument.

21. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

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

23. Riders 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. [Check applicable box(es)]

Adjustable Rate Rider

Condominium Rider

2-4 Family Rider

Graduated Payment Rider

Planned Unit Development Rider

Other(s) [specify]

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

Bruce J. Sauer
BRUCE J. SAUER

(Seal)
—Borrower

Janice L. Sauer
JANICE L. SAUER

(Seal)
—Borrower

[Space Below This Line for Acknowledgment]

STATE OF ILLINOIS.

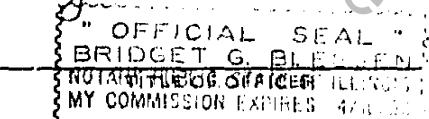
County ss:

On this, the day of , before me, the subscriber, the undersigned officer, personally appeared BRUCE J. SAUER AND JANICE L. SAUER, HIS WIFE

known to me (or satisfactorily proven) to be the person(s) whose name ARE subscribed to the within instrument and acknowledged that THEY executed the same for the purposes herein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:



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RECEIVED
COOK COUNTY CLERK'S OFFICE
15/4/99
91 HAY-S MMID:12

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