AFTER RECORDING RETURN TO Beneptus Mertgage Compass 22ND STREET 10 LOAN #: 10 0.4 SLL 15 143 LONEARD. 14 80148 11951 NOV 19 PK 3: 24 N CAROL MOSELEY ERAUN REGISTRAR OF THLES

## MORTGAGE

[Space Above This Line for Recording Data] \_

5712104

THIS MORTGAGE ("Security Instrument") is given on NOVEMBER 13
19 81 . The mortgagor is
ROBERT D. ERFURTH
JUDITH A ERFURIH HIRRAND AND WAFE
("Borrower"). This Secontly Instrument is given to
BancPLUS Mortgaga Corp.
which is organized and charing under the laws of the State of Texas
and whose address is all antonio, TX 75218 ("Lender").
Refetter owns tender the Victorial sum of
ONE HUNDRED TWENTY THOUSAND AND NO/100 Dollars
(U.S. to 120,000,00
instrument ("Note"), which arovious for monthly payments, with the full debt, if not paid earlier, due and payable on
DECEMBER 1, BOX1 percent, This Security
instrument secures to Lender; (a) the reportient 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, Borrowe does hereby mortgage, grant and convey to Lender the following described
property located inCounty, Illinois;

LOT 8 IN BURR RIDGE MEADOWS, PHASE CHE, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON FEBRUARY 16, 1978 AS DOCUMENT NUMBER 2999815, IN COOK COUNTY, ILLINOIS. Thy Conts Office TAX NUMBER: 18-18-302-013, VQL. 82

Real Estate Tex ID#: 18-18-302-013 Volume: 82

which has the address of 51 E. DOUGSHIRE COURT. (Street) .... ("Property Address"); (Zip Code)

TOCETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurlenances, and 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. Borrowic 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.

ILLINOIS - Single Family - Fannie Mae/Freddle Mac UNIFORM INSTRUMENT L838 Rev. 04/91 17age 2 of 5 Pages)

## UNIFORM COVENANTS. DOTTOWN AND CONTROL OF COVENANT AND CONTROL OF CONTROL O

- 1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note,
- 2. Funds for Taxee 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 and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments or ground reints on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood 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 mortigage 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 related mortigage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. Section 2801 et seq. ("RESPA"), unless another law that applies to the Funds sets a tesser amount, if so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount, Lender may estimate the amount of 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 Lender, if Lender is 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 verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge, However, ender may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in collection with this loan, unless applicable law provides otherwise. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender http://gree in writing, however, that interest shall be paid on the Funds, Lender shall give to Borrower, without charge, an annual occurring of the Funds, showing credits and debits to the Funds and the purpose for which each debit to the Funds was 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 accountments of applicable law, If the amount of the Funds held by Lender at any time is not sufficient to pay the Escrow Items when due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay to Lender the minimal payments, and the deficiency in no more than twelve monthly payments, at the case discretion,

Upon payment in full of all sums secure by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender, if, under paragraph 21, tender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the Property, shall apply any Funds held by Lender of the time of acquisition or sale as a credit against the sums secured by this Security Instrument.

- 3. Application of Payments. Unless applicable law pluvides 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 ate charges due under the Note.
- 4. Charges; Liene. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and tosselloid (layrients or ground rents, if any, Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manier, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notions 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) contexts in good faith the lien by, or defends 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 satisficatory 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 to a satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

B. Hazard or Property Insurance. Borrower shall keep the improvements now existing or nerelater 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 tessened, 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 than 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.

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8. Occupancy, Preservation, Minimenates and Preservan et una Property; Berrewer's Lein Application; Lesscholds. 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 forcefeture of the Property or otherwise materially impair the tien 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 rulling 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 tefault if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or falled to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to representations

7. Prefertion 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 it necessary to protect the value of the Property and Lender's rights in the Propierty, Lender's actions may include paying any aims secured by a tien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and witering on the Property to make repairs, Although Lender may take action under this paragraph 7, Lender does not have to do 40.

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,

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

- **6. Mertgage freurance.** If Lender required mortgage insurance as a condition of making the toan 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 Unider lapses or ceases to be in effect, Borrower shall pay the premiums required to obtain coverage substantially equivalent to 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 one-twellh of the varity mortgage insurance coverage is not available. Borrower when the insurance coverage lapsed or ceased to be in effect. Lender will accept, use and retain thus promets as a loss reserve in lieu of mortgage insurance, Loss reserve payments may no longer be required, at the option of under, if mortgage insurance coverage (in the amount and for the period that Lender requires) 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, on to provide a loss reserve, until the requirement for mortgage insurance ends in accordance with any written agreement between forrower and Lender or applicable law.
- 9. Inspection. Lender or its agent may make reasonable entire 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,
- 10. Condemnation. The proceeds of any award or claim for dam? 653, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or For conveyance in the u 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 agriffed 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 fer market value of the Property immediately before the taking is equal to or greatur from the amount of the sums secured by this Security Instrument Immediately before the taking, unless Borrower and Lender (the/wise 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 marker value of the Property Immediately before the taking, divided by (b) the fair marker 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 provizes the proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due,

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condiminar offers to make an award or settle a claim for damages, Borrower falls to respond to Lender within 3D days after the date no 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.

- 11. Berrewer Not Released; Forbearance By Lender Not a Walver. 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.
- 12. Successors and Assigns Bound; Jeint 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) is co-signing this Security instrument only to mortgage, grant and convey that

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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.

- 13. Lean 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 limits 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 lowed under the Note or by making a direct payment to Borrower, If a refund diduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.
- 14. Netless. 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 eddress Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address instead 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.
- 18. Geverning 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 repolicible 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.
  - 15. Berrewer's Sap. 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 heneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written corport. 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 tess 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 its sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without fur her notice or demand on Borrower.
- 18. Berrewer'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 alt sums which then would be due under this Security Instrument shid the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreement for (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' feest and (d) takes such action as Lender may reasonably require to assure that the tien 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 uccurred. However, this right to reinstate shall not apply in the case of acceleration under paragraph 17,
- 18. Sale of Note; Change of Lean Servicer, The Note or a partial interes, in the Note (together with this Security Instrument) may be sold one or more times without prior notice to Borrower. A set if ay result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Note and the 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 the 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 afficting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence. See 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 juurisdiction 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 applicable (sw 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)

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that failure to cure the actual of a sefere he data specified in the nationary 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 Sorrower of the right to releaste after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Serrower to acceleration and foreclosure. If the default is not cured on or before the data specified in the notice, Lendor 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, Lendor shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

- 22. 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.
  - 23. Walver of Hemostead, Borrower waives all right of homestead exemption in the Property.
- 26. 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 hox(es))

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Adjustable Rate Riger	Condominium Rider	1-4 Family Rider
Graduated Payment Ridor	Planned Unit Development Rider	Biweekly Payment Rider
Jalloon Rider	Rate Improvement Rider	Second Home Rider
Other(s) [specify]		
BY SIGNING BELDW. Borrower account in any rider(s) executed by Borrower.	epts and ogrees to the terms and covenant and recoverable with it.	Seal BALLAME  (Seal BALLAME  (Seal BALLAME  (Seal BALLAME  (Seal BALLAME  (Seal BALLAME
STATE OF LLNOIS	- [ Space Below This Line for Acknowledgment ] -	O <sub>FF</sub>
	<b>}</b> "	
ingt Att Crisibusor sessed and delin	, a notery public, in and for the in his/her spouse, personally known foregoing instrument appeared before me level the said instrument as ACI for release and waiver of the right of homest	ead.
	GIVEN under my hand	and Notarial Seal this 124
	day of	.19 9/.
My commission expires:	"OFFICIAL SEAL"	
This instrument was prepared b	Notary Public, State of Illinois y LOBI MICHAELO: of EBonePEUS Moi	Notary Public.
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