

DEPT-01 RECORDING \$31.50
T#0009 TRAN 0690 01/19/96 16:10:00
#3690 # RH *-96-053458
COOK COUNTY RECORDER

Prepared by
When Recorded Mail To:
FTB MORTGAGE SERVICES
8001 NORTH STEMMONS FREEWAY
DALLAS, TEXAS 75247
ATTN: POST CLOSING MAIL ROOM

31 30

[Space Above This Line For Recording Data]

Loan Number 4041265

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on JANUARY 3, 1996. The mortgagor is DAVID ALVA and ARCELIA ALVA, HUSBAND AND WIFE ("Borrower"). This Security Instrument is given to FT MORTGAGE COMPANIES d/b/a SUNBELT NATIONAL MORTGAGE, A KANSAS CORPORATION, which is organized and existing under the laws of THE STATE OF KANSAS, and whose address is 2974 LBJ FREEWAY, SUITE 200, DALLAS, TEXAS 75234 ("Lender"). Borrower owes Lender the principal sum of ONE HUNDRED THIRTEEN THOUSAND FOUR HUNDRED AND 00/100ths Dollars (U.S.\$113,400.00). 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 FEBRUARY 1, 2026. 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 ELEVEN (11) IN BLOCK TWENTY EIGHT (28), IN HANOVER HIGHLANDS UNIT NUMBER FOUR, VILLAGE OF HANOVER PARK, COOK COUNTY, ILLINOIS, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 31, AND THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON DECEMBER 18, 1964 AS DOCUMENT NUMBER 2187451, ALL IN COOK COUNTY, ILLINOIS.

LAND TITLE GROUP, INC. U-924115-57

P.I.N. 07-31-213-061

which has the address of 7055 ORCHARD LANE,

HANOVER PARK

Illinois 60103
[Zip Code]

[Street] ("Property Address");

[City]

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 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.

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Clerk's Office