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Project No.: 1999-192
Assignor No.: 2459899
Pool No.:
Assignee No.: 0095824689
Property Address:
175 -1 N LINDEN AVENUE
OAK PARK IL 60302
Investor No.: 027520215
PIN/Tax ID # 16-07-219-012

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ASSIGNMENT OF MORTGAGE

For good and valuable consideration, the sufficiency of which is hereby acknowledged,
The Federation of Financial Institutions, L.L.C., a Illinois Corporation

whose address is: 1926 10th Avenue North, 4th Floor, Lake Worth, FL. 33461
grant, bargain, sell, assign, transfer and set over to Century, FSB, a Federal Savings Bank
whose address is: 425 Phillips Boulevard, Trenton, NJ. 08611

by these presents does convey,

the described Mortgage, together with the certain note(s) described therein with all interest, all liens, and any rights due or to become due thereon.

Said Mortgage is recorded in the State of ILLINOIS, COOK County,
Official records on 05/10/76 as Document No. 23479271
in Book: / at Page: / as Certificate #:
Original Loan Amount is \$ 14000.00 Loan Date: 04/29/76
Original Mortgagor: NANCY A. GELVIN, A SPINSTER

Original Mortgagee: CENTURY SAVINGS AND LOAN ASSOCIATION

See exhibit 'A'

IN WITNESS WHEREOF, the undersigned association by its Board of Directors has caused this instrument to be executed by its duly authorized officers.

The Federation of Financial Institutions, L.L.C., a Illinois Corporation

DATE OF TRANSFER: 04/01/99

Attest:
Kathy Groth
Kathy Groth
Assistant Secretary
State of Ohio
County of Clark



Beverly Bigelow
Officer:
Beverly Bigelow
Vice President

On 04/01/99 before me, Sheila A. Wilson, the undersigned, personally appeared Beverly Bigelow, Vice President, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that (s)he executed the same in his/her authorized capacity and that by his/her signature on the instrument, the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and seal.

Notary Public, State of Ohio
Sheila A. Wilson
My commission expires: 02/02/03

FHLMC



SH
my

UNOFFICIAL COPY



(Individual Form)

Loan No. 2605

2459899

THE UNDERSIGNED,
NANCY A. GELVIN, a spinster

of Oak Park, County of Cook, State of Illinois

hereinafter referred to as the Mortgagor, does hereby mortgage and warrant to
CENTURY SAVINGS AND LOAN ASSOCIATION

a corporation organized and existing under the laws of the State of Illinois
hereinafter referred to as the Mortgagee, the following real estate in the County of Cook
in the State of Illinois, to-wit:

Unit No. 175-1 and Garage Unit No. G-8

(See Attached Rider For Legal Description)

Unit 175-1 and Garage Unit G-8 as delineated on the Survey of the following described parcel of real estate (hereinafter referred to as "Parcel") Lots 19, 20 and 21 in C.B. Scoville's Subdivision of Block 22 in J. W. Scoville's Subdivision of the West 1/2 of the North East 1/4 of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; which Plat of Survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by THE DROVERS NATIONAL BANK OF CHICAGO, as Trustee under Trust No. 74241 recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 23 314 719, as amended by Document No. 23 323 428; together with an undivided 5.56% interest and an undivided 0.19% interest respectively in said Parcel (excepting from said Parcel all the property and space comprising all the Units thereof as defined and set forth in said Declaration and Survey).

Mortgagor also hereby grants to mortgagee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration.

This Mortgage is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

premises insured against damage by fire, and such other hazards as the mortgagee may require to be insured, until expiration of the period of reemph- and such other insurance as the Mortgagee may require, until said indebtedness is fully paid, or in case of foreclosure, until expiration of the period of reemph- tion, for the full insurable value thereof, in such companies, through such agents or brokers, and in such form as shall be satisfactory to the Mortgagee; such insurance policies shall remain with the Mortgagee during said period or periods, and contain the usual clause satisfactory to the Mortgagee making them payable to the Mortgagee; and in case of foreclosure sale payable to the owner of the certificate of sale, owner of any deficiency, any receiver or redemptioner, or any grantee in a deed pursuant to foreclosure; and in case of loss under such policies, the Mortgagee is authorized to adjust, collect and compromise, in its discretion, all claims thereunder and to execute and deliver on behalf of the Mortgagor all necessary proofs of loss, receipts, vouchers, releases and acquittances required to be signed by the insurance companies, and the Mortgagor agrees to sign, upon demand, all receipts, vouchers, and releases required of him to be signed by the Mortgagee for such purpose; and the Mortgagee is authorized to apply the proceeds of any insurance claim to the restoration of the property or upon the indebtedness hereby secured in its discretion, but monthly payments shall continue until said indebtedness is paid in full; (4) Immediately after destruction or damage, to commence and promptly complete the rebuilding or restoration of buildings and improvements now or hereafter on said premises, unless Mortgagee elects to apply on the indebtedness secured hereby the proceeds of any insurance covering such destruction or damage; (5) To keep said premises in good condition and repair, without waste, and free from any mechanic's or other lien or claim of lien not expressly subordinated to the lien hereof; (6) Not to make, suffer or permit any unlawful use of or any nuisance to exist on said property nor to diminish nor impair its value by any act or omission to act; (7) To comply with all requirements of law with respect to mortgaged premises and the use hereof; (8) Not to make, suffer or permit, without the written permission of the Mortgagee being first had and obtained, (a) any use of the property for any purpose other than that for which it is now used, (b) any alterations of the improvements, apparatus, appurtenances, fixtures or equipment now or hereafter upon said property, (c) any purchase on conditional sale, lease or agreement under which title is reserved in the vendor, of any apparatus, fixtures or equipment to be placed in or upon any buildings or improvements on said property.

B In order to provide for the payment of taxes, assessments, insurance premiums, and other annual charges upon the property securing this indebtedness, the Mortgagee shall have the right to pay to the Mortgagee, a prorate portion of the current year taxes upon the disbursement of the loan and the interest thereon, and to be reimbursed by the Mortgagor for such payments, which payments may, at

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