

UNOFFICIAL COPY

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2001-04-26 11:02:32

Cook County Recorder 33.50

RECORDATION REQUESTED BY:
Banco Popular North America
Cicero Avenue
4801 W. Fullerton Avenue
Chicago, IL 60639



WHEN RECORDED MAIL TO:
Banco Popular North America
Cicero Avenue
4801 W. Fullerton Avenue
Chicago, IL 60639
ATTN: Shundra Broughton

SEND TAX NOTICES TO:
Banco Popular North America
Cicero Avenue
4801 W. Fullerton Avenue
Chicago, IL 60639

FOR RECORDER'S USE ONLY

This Mortgage prepared by:

#3689-0101 (Box 22)

COVER SHEET

MORTGAGE

(Participation)

DATE: 04-12-2001

MORTGAGOR: Eli Tamez and Maura L. Tamez, whose address is, 76 S. 7th Avenue, La Grange, IL 60525

MORTGAGEE: Banco Popular North America, whose address is Cicero Avenue, 4801 W. Fullerton Avenue, Chicago, IL 60639

This instrument is given to secure the payment of a promissory note dated April 12, 2001 in the principal sum of \$200,000.00 signed by one or more authorized officers in behalf of Xpertec Consulting, Inc..

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

Together with and including all buildings, all fixtures, including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The Real Property or its address is commonly known as 76 S. 7th Avenue, La Grange, IL 60525. The Real Property tax identification number is 18-04-231-026.

ILLINOIS
TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
LOT 10 IN BLOCK 4 IN LETTER'S ADDITION TO LA GRANGE IN THE NORTHEAST 1/4 OF SECTION 4,

the following described property situated and being in Cook County, State of Illinois:
WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, and convey unto the mortgagee, his successors and assigns, all of

business at Cicero Avenue, 4801 W. Fullerton Avenue, Chicago, IL 60639,
L. Tamez, whose address is, 76 S. 7th Avenue, La Grange, IL 60525 (hereinafter referred to as mortgagor) and Banco Popular North America (hereinafter referred to as mortgagee), who maintains an office and place of
This mortgage made and entered into this April 12, 2001 by and between Eli Tamez and Maura

(Participation)
MORTGAGE

Said promissory note was given to secure a loan in which the Small Business Administration, an agency of the United States of America, has participated. In compliance with section 101.1 (d) of the Rules and Regulations of the Small Business Administration [13 C.F.R. 101.1(d)], this instrument is to be construed and enforced in accordance with applicable Federal law.

1. The mortgagor covenants and agrees as follows:

a. He will promptly pay the indebtedness evidenced by said promissory note at the times and in the manner therein provided.

b. He will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and will promptly deliver the official receipts therefor to the said mortgagee.

c. He will pay such expenses and fees as may be incurred in the protection and maintenance of said property, including the fees of any attorney employed by the mortgagee for the collection of any or all of the indebtedness hereby secured, or foreclosure by mortgagee's sale, or court proceedings, or in any other litigation or proceeding affecting said property. Attorneys' fees reasonably incurred in any other way shall be paid by the mortgagor.

d. For better security of the indebtedness hereby secured, upon the request of the mortgagee, its successors or assigns, he shall execute and deliver a supplemental mortgage or mortgages covering any additions, improvements, or betterments made to the property hereinabove described and all property acquired by it after the date hereof (all in form satisfactory to mortgagee). Furthermore, should mortgagor fail to cure any default in the payment of a prior or inferior encumbrance on the property described by this instrument, mortgagor hereby agrees to permit mortgagee to cure such default, but mortgagee is not obligated to do so; and such advances shall become part of the indebtedness secured by this instrument, subject to the same terms and conditions.

e. The rights created by this conveyance shall remain in full force and effect during any postponement or extension of the time of the payment of the indebtedness evidenced by said promissory note or any part thereof secured hereby.

f. He will continuously maintain hazard insurance, of such type or types and in such amounts as the mortgagee may from time to time require on the improvements now or hereafter on said property, and will pay promptly when due any premiums thereof. All insurance shall be carried in companies acceptable to mortgagee and the policies and renewals thereof shall be held by mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the mortgagee. In event of loss, mortgagor will give immediate notice in writing to mortgagee, and mortgagee may make proof of loss if not made promptly by mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to mortgagee instead of to mortgagor and mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged or destroyed. In event of foreclosure of this mortgage, or other transfer of title to said property in extinguishment of the indebtedness secured hereby, all right, title, and interest of the mortgagor in and to any insurance policies then in force shall pass to the purchaser or mortgagee or, at the option of the mortgagee, may be surrendered for a refund.

g. He will keep all buildings and other improvements on said property in good repair and condition; will permit, commit, or suffer no waste, impairment, deterioration of said property or any part thereof; in the event of failure of the mortgagor to keep the buildings on said premises and those erected on said premises, or improvements thereon, in good repair, the mortgagee may make such repairs as in its discretion it may deem necessary for the proper preservation thereof; and the full amount of each and every such payment shall be immediately due and payable; and shall be secured by the lien of this mortgage.

h. He will not voluntarily create or permit to be created against the property subject to this mortgage any lien or liens inferior or superior to the lien of this mortgage without the written consent of the mortgagee; and further, that he will keep and maintain the same free from the claim of all persons supplying labor or materials for construction of any and all buildings or improvements now being erected or to be erected on said premises.

i. He will not rent or assign any part of the rent of said mortgaged property or demolish, or remove, or

6. In the event the mortgagor fails to pay any Federal, state, or local tax assessment, income tax or other tax lien, charge, fee or other expense charged against the property the mortgagee is hereby authorized at his option

5. In the event said property is sold at a judicial foreclosure sale or pursuant to the power of sale and evidenced by said promissory note, the mortgagee will be entitled to a deficiency judgment for the amount of the deficiency without regard to appraisal.

4. The proceeds of any sale of said property in accordance with the preceding paragraphs shall be applied first to pay the costs and expenses of said sale, the expenses incurred by the mortgagee for the purpose of protecting or maintaining said property, and reasonable attorneys' fees; secondly, to pay the indebtedness secured hereby; and thirdly, to pay any surplus or excess to the person or persons legally entitled thereto.

In the event of a sale as herein before provided, the mortgagor or any persons in possession under the mortgagor shall then become and be tenants holding over and shall forthwith deliver possession to the purchaser at such sale or be summarily dispossessed, in accordance with the provisions of law applicable to tenants holding over. The power and agency hereby granted are coupled with an interest and are irrevocable by death or otherwise, and are granted as cumulative to the remedies for collection of said indebtedness provided by law.

(iii) take any other appropriate action pursuant to state or Federal statute either in state or Federal court or otherwise for the disposition of the property.

waived and conveyed to the mortgagee; or

redemption, homestead, dower, and all other exemptions of the mortgagor, all of which are hereby expressly hereby covenants and agrees that the recitals so made shall be effectual to bar all equity or right of the agent and attorney in fact of said mortgagor to make such recitals and to execute said conveyance and contain recitals as to the happening of the default the mortgagee or any agent or attorney of the mortgagee, to deliver to the purchaser at such sale a sufficient conveyance of said property, which conveyance shall property is located. The mortgagee is hereby authorized to execute for and on behalf of the mortgagor and held at or on the property to be sold or at the Federal, county, or city courthouse for the county in which the behalf of said mortgagee, may bid with the unpaid indebtedness evidenced by said note). Said sale shall be during each of said four weeks in a newspaper published or distributed in the county in which said property is situated, all other notice being hereby waived by the mortgagor (and said mortgagee, or any person on first giving four weeks' notice of the time, terms, and place of such sale, by advertisement not less than once best bid complying with the terms of sale and manner of payment specified in the published notice of sale, (ii) at the option of the mortgagee, either by auction or by solicitation of sealed bids, for the highest and

(i) at judicial sale pursuant to the provisions of 28 U.S.C. 2001 (a); or

mortgagee all rights of appraisal;

3. The mortgagor covenants and agrees that if he shall fail to pay said indebtedness or any part thereof when due, or shall fail to perform any covenant or agreement of this instrument or the promissory note secured hereby, the entire indebtedness hereby secured shall immediately become due, payable, and collectible without notice, at the option of the mortgagee or assigns, regardless of maturity, and the mortgagee or his assigns may before or after entry of said property without appraisal (the mortgagor having waived and assigned to the mortgagee all rights of appraisal);

2. Default in any of the covenants or conditions of this instrument or of the note or loan agreement secured hereby shall terminate mortgagor's right to possession, use, and enjoyment of the property, at the option of the mortgagee or his assigns (it being agreed the mortgagor shall have such right until default). Upon any such default, the mortgagee shall become the owner of all of the rents and profits accruing after default as security for the indebtedness secured hereby, with the right to enter upon said property for the purpose of collecting such rents and profits. This instrument shall operate as an assignment of any rentals on said property to that extent.

k. The mortgagee shall have the right to inspect the mortgaged premises at any reasonable time.

j. All awards of damages in connection with any condemnation for public use of or injury to any of the property subject to this mortgage are hereby assigned and shall be paid to mortgagee, who may apply the same to payment of the installments last due under said note, and mortgagee is hereby authorized, in the name of the mortgagor, to execute and deliver valid acquittances thereof and to appeal from any such award.

substantially alter any building without the written consent of the mortgagee.

to pay the same. Any sums so paid by the mortgagee shall be added to and become a part of the principal amount of the indebtedness evidenced by said note, subject to the same terms and conditions. If the mortgagor shall pay and discharge the indebtedness evidenced by said promissory note, and shall pay such sums and shall discharge all taxes and liens and the costs, fees, and expenses of making, enforcing, and executing this mortgage, then this mortgage shall be canceled and surrendered.

7. The covenants herein contained shall bind and the benefits and advantages shall inure to the respective successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

8. No waiver of any covenant herein or of the obligation secured hereby shall at any time thereafter be held to be a waiver of the terms hereof or of the note secured hereby.

9. A judicial decree, order, or judgment holding any provision or portion of this instrument invalid or unenforceable shall not in any way impair or preclude the enforcement of the remaining provisions or portions of this instrument.

10. Any written notice to be issued to the mortgagor pursuant to the provisions of this instrument shall be addressed to the mortgagor at: **Eli Tamez and Maura L. Tamez, 76 S. 7th Avenue, La Grange, IL 60525** and any written notice to be issued to the mortgagee shall be addressed to the mortgagee at: **Banco Popular North America, Cicero Avenue, 4271 W. Fullerton Avenue, Chicago, IL 60639.**

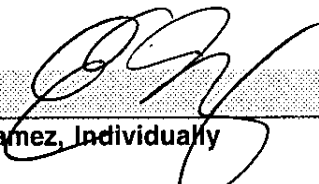
HOMESTEAD WAIVER. Mortgagor hereby releases and waives all rights under and by virtue of the homestead exemption laws of this state.

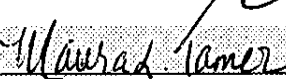
RIGHT OF REDEMPTION. Mortgagor on behalf of himself / herself and each and every person claiming by, through or under mortgagor, hereby waives any and all rights of redemption, statutory or otherwise, without prejudice to mortgagee's right to any remedy legal or equitable, which mortgagee may pursue to enforce payment or to effect collection of all or any part of the indebtedness secured by this mortgage, and without prejudice to mortgagee's right to a deficiency judgment or any other appropriate relief in the event of foreclosure of this mortgage.

11. The Loan secured by this lien was made under a United States Small Business Administration (SBA) nationwide program which uses tax dollars to assist small business owners. If the United States is seeking to enforce this document, then under SBA regulations: (a) When SBA is the holder of the Note, this document and all documents evidencing or securing this Loan will be construed in accordance with federal law. (b) Lender or SBA may use local or state procedures for purposes such as filing papers, recording documents, giving notice, foreclosing liens, and other purposes. By using these procedures, SBA does not waive any federal immunity from local or state control, penalty, tax or liability. No Borrower or Guarantor may claim or assert against SBA any local or state law to deny any obligation of Borrower, or defeat any claim of SBA with respect to this Loan. Any clause in this document requiring arbitration is not enforceable when SBA is the holder of the Note secured by this instrument.

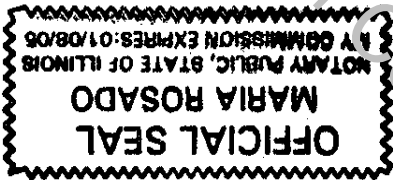
EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND EACH GRANTOR AGREES TO ITS TERMS, AND HAS ACCEPTED DELIVERY OF THIS INSTRUMENT, AS OF THE DAY AND YEAR AFORESAID.

GRANTOR:

X 
Eli Tamez, Individually

X 
Maura L. Tamez, Individually

Property of Cook County Clerk's Office



My commission expires 01/08/06

Notary Public in and for the State of Illinois

By Maria Rosado Residing at Chicago, Illinois

Given under my hand and official seal this 12th day of April, 2001

On this day before me, the undersigned Notary Public, personally appeared Eli Tamez, to me known to be the individual described in and who executed the Mortgage, and acknowledged that he or she signed the Mortgage as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

COUNTY OF COOK

STATE OF ILLINOIS

INDIVIDUAL ACKNOWLEDGMENT

BANCO POPULAR NORTH AMERICA

LENDER:

X [Signature] Authorized Signer, U.S.

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois)
) SS
COUNTY OF Cook)

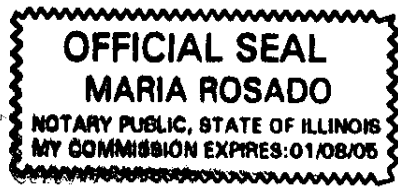
On this day before me, the undersigned Notary Public, personally appeared **Maura L. Tamez**, husband and wife, to me known to be the individual described in and who executed the Mortgage, and acknowledged that he or she signed the Mortgage as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 12th day of April, 2001

By Maria Rosado Residing at Chicago, Illinois

Notary Public in and for the State of Illinois

My commission expires 01/08/05



LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
COUNTY OF Cook)

On this 12th day of April, 2001 before me, the undersigned Notary Public, personally appeared EVA HERRERO and known to me to be the Vice President, authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the Lender through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and that the seal affixed is the corporate seal of said Lender.

By Maria Rosado Residing at Chicago, Illinois

Notary Public in and for the State of Illinois

My commission expires 01/08/05

