## UNOFFICIAL C19/11/11/12/860 7 2001-11-27 14:56:13

Cook County Recorder

33.50

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	$\Diamond$	,			
411722	6	MORTGA	GE		
	necked, this mortgage se		^^	, between the Mortga	ant.
	is made this 21ST	day of NOVEMBE	<u>R</u>	, between the Mortga	501,
SAKINAH J. AHAD	, NOT STATED				
(herein "Borrower"),	and Mortgagee SFN	EFICIAL ILLINDIS	INC. D/B/A BE	NEFICIAL MORTGAGE	<u>co.</u>
OF ILLINOIS a corporation organiz	ed and existing under t	e laws of DELAWA	.RE	whose addres	ss is
9600 S. CICERO.		453			
(herein "Lender").		11 VF 11			
The following paragra	ph preceded by a check	ed box is applicable.			
WHEREAS	S, Borrower is indebted	to Lender in the princ	cipal sum of \$ 5	4 639 18	
evidenced by Borrov	wer's Loan Agreement	dated NOVEMBER 2	1. 2001 and a	any extensions or rene	
thereof (including the	ose pursuant to any Ren	egotiable Rate Agree.	nent) (herein "No	te"), providing for mon	thly
installments of princi	pal and interest, includi	ng any adjustments to	o the amount of pa	ayments or the contract	rate
		of the indebtedness	s, ii not sooner	paid, due and payable	UII
NOVEMBER 21, 2	<u>2021</u> ,				
. WHEREAS	, Borrower is indebted	to Lender in the p	rincipal sum ci	) , or	r so
much thereof as	may be advanced	pursuant to Borro	wer's Revolving	Loan Agreement d	ated
	and extension	ns and renewals ther	eof (herein "Note	e"), providing for mon	ithly the
installments, and inte	erest at the rate and und	er me terms specimed viding for a credit li	mit stated in the	iding any adjustments in principal sum above and	d an
initial advance of \$	to is variable, and pro	riding for a crock in			
-	· <u>- · · · · · · · · · · · · · · · · · ·</u>			(C)	
TO SECUR	E to Lender the repays	ment of (1) the inde	btedness evidenced	by the Note, with inte	erest
thereon, including an	y increases if the contr	act rate is variable; (	2) future advances	s under any Revolving I cordance herewith to pro	Loan ntect
the security of this	Mortgage: and (4) the	ns, with interest there performance of the c	covenants and agre	eements of Borrower he	erein
contained, Borrower	does hereby mortgage,	grant and convey to I	Lender and Lender	's successors and assigns	s the
	scribed property		in the	e County	of
C00K			State of	of Illinois:	
		_		-	1
CONTINUED ON A	ATTACHED EXHIBIT A	20.3	15-321-0	(1)	
which has the address	of <u>1133 E 83RD ST</u>	, 171. (Street)	<u>"</u>	CHICAGO (City)	—
Illinois 60619	(herein "Property	,		,	
(Zip Code)	1121)   1121   11316   1134   1345   1131   1131   1131   1231   1231   1231   1231   1231   1231   1231   123	<u> </u>	ETIK ETIK EKIDI EKIDI DI BEK ERIK KELE KELE		
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TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on an incompanion of the foregoing and all of the foregoing together with said property (or the leasehold estate if this Mortgage is on an incompanion of the foregoing together with said property (or the leasehold estate if this Mortgage is on an incompanion of the foregoing together with said property (or the leasehold estate if this Mortgage is on an incompanion of the foregoing together with said property (or the leasehold estate if this Mortgage is on an incompanion of the foregoing together with said property (or the leasehold estate if this Mortgage is on an incompanion of the foregoing together with said property (or the leasehold estate if this Mortgage is on an incompanion of the foregoing together with the said property (or the leasehold estate if this Mortgage is on the incompanion of the foregoing together with the said property (or the leasehold estate if the said property (or the leasehold estate i leasehold) are hereinafter referred to 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 covenants that Borrower warrants and will defend generally the title to the Property against all

claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. This mortgage secures all payments of principal and interest and other amounts as provided in the Note. The contract rate of interest and payment amounts may be subject to change as provided in the note. Borrowers shall promptly pay when due all amounts required by the Note.

2. Funds for Taxes and Insurance. Subject to applicable law and only if requested in writing by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is raid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments. (including condominum and planned unit development assessments, if any) which may attain priority over this Mortgage and ground lents on the Property, if any, plus one twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, ascessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Pends, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrow r interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting 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 the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the ruture monthly installments of Funds payable. prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground lents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Porrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the

deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly relund to Borrower any funds held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sures occured by this Mortgage.

3. Application of Payments. Unless applicable law or the Note provide otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, if any, then to interest payable at the applicable

Contract Rate, and then to the principal of the Note and any other amounts payable under the Note.

4. Prior Mortgages and Deed of Trust; Charges; Liens. Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.

5. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and such other

hazards as Lender may require.

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The insurance carrier providing the insurance shall be chosen by the Borrower subject to approval by provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals there be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the tender. of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage. the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and

7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the contract rate, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. Nothing contained in this paragraph 7 shall recuire Lender to incur any expense or take any action

- 8. Inspection. Lender may take or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor
- 9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, o for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.
- 10. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the origin; Porrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forberrance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a
- 11. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Mortgage, but does not execute the Note, (a) is co-signing this Mortgage only to mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) grees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other ccommodations with regard to the terms of this Mortgage or the Note without that Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Property.

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12. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as

13. Governing Law; Severability. The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of Federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage and the Note are declared to be severable. As used herein, "costs," "expenses" and "attorneys' fees" include all sums to the extent

14. Borrower's Copy. Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the not prohibited by applicable law or limited herein.

15. Rehabilitation Loan Agreement. Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan agreement which Borrower enters into with Lender. Lender, at time of execution or after recordation hereof. Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights claims or defenses which Borrower may have against parties who supply labor,

16. Transfer of the Property If Borrower sells or transfers all or any part of the Property or an interest materials or services in convection with improvements made to the Property. therein, excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) a transfer by devise, descent, or by operation of law opon the death of a joint tenant, (c) the grant of any leasehold interest of three years or less not containing al option to purchase, (d) the creation of a purchase money security interest for household appliances, (e) a transfer to a relative resulting from the death of a Borrower, (f) a transfer where the spouse or children of the Borrower b come an owner of the property, (g) a transfer resulting from a decree of dissolution of marriage, legal separation a reement, or from an incidental property settlement agreement, by which the spouse of the Borrower becomes an owner of the property, (h) a transfer into an inter vivos trust in which the Borrower is and remains a beneficiar) and which does not relate to a transfer of rights of occupancy in the property, or (i) any other transfer or disposit on described in regulations prescribed by the Federal Home Loan Bank Board, Borrower shall cause to be submitted information required by Lender to evaluate the transferee as if a new loan were being made to the transferee. Borrower will continue to be obligated under the

If Lender does not agree to such sale or transfer, Lender rocky declare all of the sums secured by this Mortgage Note and this Mortgage unless Lender releases Borrower in writing. to be immediately due and payable. If Lender exercises such option to accelerate, Lender shall mail Borrower notice of acceleration in accordance with paragraph 12 hereof. Such notice shall provide a period of not less than 30 days from the date the notice is mailed or delivered within which Borrower may pay the sums declared due. If Borrower fails to pay such sums prior to the expiration of such period Lender may, without further notice or

demand on Borrower, invoke any remedies permitted by paragraph 17 lyreof. NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows: 17. Acceleration; Remedies. Except as provided in paragraph 16 hereof upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including he covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall give notice to Borrower as provided in paragraph 12 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 10 days from the date the notice is mailed to Borrover, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, 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 nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorneys' fees and costs of documentary evidence, abstracts and title reports. u 0012A4

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18. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums by this Mortgage due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage and the Note had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in enforcing Lender's remedies as provided in paragraph 17 hereof, including, but not limited to, reasonable attorneys' fees; and (d) Borrower takes such action as Lender may

reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

19. Assignment of Rents; Appointment of Receiver. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof, in abandonment of the Property, have the right to collect and retain such rents as they become due and payable. Upon acceleration under paragraph 7 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by 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 Mortgage. The receiver shall be liable to account only for those rents actually received.

20. Release. Upon payment of all surns secured by this Mortgage, Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any.

21. Waiver of Homestead. Borrower hereby waives all right of homestead exemption in the Property under

		9	Borrowe		
STATE OF ILLINOIS,	Cook	County s	s:		
I,Shelten E. Matthews	, a Notary	Public in and for said county ar	d state, do hereby certify that		
Sakinah J. Ahad personally known to me to be the instrument, appeared before me t delivered the said instrument as purposes therin set forth.	same perso	n(s) whose name(s) is person, and acknowledged that	subscribed to the foregoing s he signed and untary act for the uses and		
Given under my hand and official	seal, this _	21st Ay of November	. , %01 .		
My Commission expires:		Metter C.	Mathinis		
"OFFICIAL SEAL" SHELTEN E. MATTHEWS Notary Public, State of Illinois My Commission Expires 7/23/2002		This instrum Antonita F	Notary Public  This instrument was prepared by:  Antonita Hugger  (Name)		
		9600 S. Cicer	o Oak Lawn IL 60453		
0E_01_01		(.	(Address)		

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IN WITNESS WHEREOF, Borrower has executed this Mortgan

(Space Below This Line Reserved For Lender and Recorder)

Return To: Records Processing Services MALL TO Elmhurst, IL 60126 Property of Cook County Clark's Office

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EXHIBIT A (PAGE 1)

PARCEL ONE: THE EAST 44.76 FEET OF THE WEST 134.40 FEET OF LOT 17 IN WASHINGTON TERRACE TOWNHOMES, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3, 1990 AS DOCUMENT 90482369. PARCEL TWO: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL ONE, AS SET FORTH IN THE DECLARATION FOR WASHINGTON TERRACE NOW KNOWN AS HERITAGE PLACE, RECORDED AS DOCUMENT 91-107744, RESTATED AS DOCUMENT 97-569129, AS AMENDED. OR PA. TOPOCOOK COUNTY CLOTH'S OFFICE

TAX MAP OR PARCEL ID NO .: 20-35-321-017