PLEASE RETURNINOFFICIAL COPYMINE

BOX #70 05-0817

CODILIS & ASSOCIATES P.C. 15W030 NORTH FRONTAGE ROAD SUITE 100

BURR RIDGE, IL 80527

Return To:

LONG BEACH MORTGAGE COMPANY

P.O. BOX 201085

STOCKTON, C3-45202

Loan No. 6240057-7891

Prepared By: PATRICIA LARA

Doc#: 0505918079

Eugene "Gene" Moore Fee: \$40.00 Cook County Recorder of Deeds Date: 02/28/2005 01:37 PM Pg: 1 of 9



Doc#: 0414940197

Eugene "Gene" Moore Fee: \$38.00 Cook County Recorder of Deeds Date: 05/28/2004 02:14 PM Pg: 1 of 8

MORTGAGE

day of

DON'T OF CE THIS MORTGAGE is made this

April

, between the Mortgagor, 2004

Being le-recorded to correct Pange on legal description. Should be Pange 13, and not 12.

(herein "Borrower"), and the Mortgagee,

LONG BEACH MORTGAGE COMPANY

the State of Delaware existing under the laws of

1400 S. DOUGLASS RD., SUITE 100

ANAHEIM, CA 92806

47,180,60

, whose address is (herein "Lender").

, a corporation organized and

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 23, 2004 and extensions and renewals **April** indebtedness is evidenced by Borrower's note dated thereof (herein "Note"), providing for monthly installments of principal and interest, with the bar are of indebtedness, if not 1 , 2024 May sooner paid, due and payable on

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest there in; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey

ILLINOIS - SECOND MORTGAGE - 1/80 - FNMA/FHLMC UNIFORM INSTRUMENT

P-76(IL) (0204)

Form 3814

TDIL2ND1 (04/02/04) PC VMP MORTGAGE FORMS - (800)521-7291



JNOFFICIAL COF

to Lender the following described property located in the County of

COOK

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Parcel ID #: 16-20-200-016

which has the address of

1231 S AUSTIN BLVD

[ZIP Code] ("Property Address"); TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances 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 a leasehold) are hereinafter referred to as the "Property".

Borrower covenants that Romower 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

1. Payment of Principal and Interest Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provider in the Note.

1. Payment of Principal and interest perfower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver 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 paid in full, a sum Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum Lender "Funds" equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain prioricy over this Mortgage and ground rents on the Property, if any, plus development assessments, if any) which may attain prioricy over this Mortgage and ground rents on the Property, if any, plus development assessments for hazard in urance, plus one-twelfth of yearly premium installments for mortgage one-twelfth of yearly premium installments for health of yearly

secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future 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 rents as they fall due, such excess shall be, at Forro ver's option, either promptly assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Forro ver's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall pay to Lender 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 refund 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 sums secured by this Mortgage.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under the Note

3. Application of Payments. Unless applicable law provides 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, then to interest payable on the Note, and then to the principal of the Note.

4. Prior Mortgages and Deeds 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 represents 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 and in

such amounts and for such periods as Lender may require.

Form 3814

[Street]

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

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is if not made promptly by Borrower. 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

6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments. Borrower by this Mortgage. 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

7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this development, and constituent documents. Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon letice 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. If Lender required mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or

Any amounts disbursed by Leider pursuant to this paragraph 7, with interest thereon, at the Note rate, shall become applicable law. 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 require Lender to incur any expense or take any action hereunder.

8. Inspection. Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to my such inspection specifying reasonable cause therefor related to Lender's

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any interest in the Property. condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any nortgage, deed of trust or other security agreement with a lien which

10. Borrower Not Released; Forbearance By Lender Not & 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 original Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refice to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demarks in ade by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right. The ender in the control of the exercise of any such right.

11. Successors and Assigns Bound; Joint and Several Liability; Co-signer. 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, (3) is not personally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder that agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Not, without that Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Property.

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 ad ressed 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 provided herein. Any notice provided for in this Mortgage shall be deemed to have been

given to Borrower or Lender when given in the manner designated herein.

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

76[IL] (0204) TDIL2ND3 (04/02/04) PC

Loan No. 6240057-7891

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UNOFFICIA¹⁹⁴⁰¹C

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 not prohibited by applicable law or limited herein.

14. Borrower's Copy. Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

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 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, materials or services in connection with improvements made to the Property.

16. 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 beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Mortgage. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Mortgage.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Mortgage. If Borrower ail to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Mortgage without furter notice or demand on Borrower.

NON-UNIFORM COVENAINTS. 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 the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall give refice to Borrower as provided in paragraph 12 hereof specifying: (1) the breach; (2) the action required to cure such breecn; (3) a date, not less than 10 days from the date the notice is mailed to Borrower, 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 surus 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.
- 18. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums secured 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 Mortg. ge if (a) Borrower pays Lender all sums which would be then due under this Mortgage and the Note had no acceleration occurred to 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 ir 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, Borg wer hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 in each or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 17 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 sums 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.

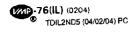


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ANT	QUEST FOR NOTICE O FORECLOSURE UN	DER SUPERIOR
	ale or other foreclosure	eed of trust or other encumbrance with a lien which has dress set forth on page one of this Mortgage, of any default action.
Y Julio Alvarez	_ (Seal) _	(Seal) -Bortower
JULIO ALVAREZ	-Borrower	-BOTO WA
000	(Seal)	-Borrower
	-Borrower	-Borrower
	Seal)	(Seal)
STATE OF ILLINOIS, I, a Notary Public in and for said county and	ANEA I state do hereby certify	County ss: COOV [Sign Original Only]
Julio	A VAVEZ, p it, appeared before me as his/her/their free and	ersonally known to the same person(s) whose name(s) this day in person, and acknowledged that he/she/they voluntary act, for the use and purposes therein set forth.
My Commission Expires: 3.17 C	7	Notary Public
	NOTARY MY COM	OFFICIAL SEAL NICOLE LAMORTE PUBLIC - STATE OF ILLINOIS MISSION EXPANES MAR 12, 2007



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Loan No. 6240057-7891

1-4 FAMILY RIDER

Assignment of Rents

THIS 1-4 FAMILY RIDER is made this 23rd day of April , 2004 , and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to LONG BEACH MORTGAGE COMPANY

LONG BEACH MORTGAGE COMPANY 1400 S. DOUGLASS RD., SUITE 100 ANAHEIM, CA 92806

(the "Lender")

of the sank date and covering the Property described in the Security Instrument and located at:

1231 S AUSTIN BLVD CICERO, IL 60804

[Property Address]

1-4 FAMILY COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

- A. ADDITIONAL PRCPLATY SUBJECT TO THE SECURITY INSTRUMENT. In addition to the Property described in the Security I strument, the following items are added to the Property description, and shall also constitute the Property covered by the Security Instrument: building materials, appliances and goods of every nature whatsoever now or hereafter located in, on, or used, or intended to be used in connection with the Property, including, but not limited to, those for the purposes of supplying or distributing heating, cooling, electricity, gas, water, air and light, fire provention and extinguishing apparatus, security and access control apparatus, plumbing, bath tubs, water heaters, vater closets, sinks, ranges, stoves, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows atorm doors, screens, blinds, shades, curtains and curtain rods, attached mirrors, cabinets, panelling and attached floor coverings now or hereafter attached to the Property, all of which, including replacements and additions thereon, shall be deemed to be and remain a part of the Property covered by the Security Instrument. All of the foregoing together with the Property described in the Security Instrument (or the leasehold estate if the Security Instrument is on a leasehold) are referred to in this 1-4 Family Rider and the Security Instrument as the "Property."
- B. USE OF PROPERTY; COMPLIANCE WITH LAW. Porrover shall not seek, agree to or make a change in the use of the Property or its zoning classification, unless Levier has agreed in writing to the change. Borrower shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.
- C. SUBORDINATE LIENS. Except as permitted by federal law, Borrower shall not allow any lien inferior to the Security Instrument to be perfected against the Property without Lender's prior watern permission.
- D. RENT LOSS INSURANCE. Borrower shall maintain insurance against rent loss in addition to the other hazards for which insurance is required by Uniform Covenant 5.
 - E. "BORROWER'S RIGHT TO REINSTATE" DELETED. Uniform Covenant 18 is deleted.
- F. BORROWER'S OCCUPANCY. Unless Lender and Borrower otherwise agree in voting, the first sentence in Uniform Covenant 6 concerning Borrower's occupancy of the Property is deleted. All remaining covenants and agreements set forth in Uniform Covenant 6 shall remain in effect.

MULTISTATE 1 - 4 FAMILY RIDER - Fannie Mae/Freddle Mac Uniform Instrument

Form 3170 3/93

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-**57** (9304).01

VMP MORTGAGE FORMS - (800)521-7291

Initials:

1057-1 (05/24/99) PC



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Loan No. 6240057-7891

G. ASSIGNMENT OF LEASES. Upon Lender's request after default, Borrower shall assign to Lender all leases of the Property and all security deposits made in connection with leases of the Property. Upon the assignment, Lender shall have the right to modify, extend or terminate the existing leases and to execute new assignment, Lender's sole discretion. As used in this paragraph G, the word "lease" shall mean "sublease" if the Security Instrument is on a leasehold.

H. ASSIGNMENT OF RENTS; APPOINTMENT OF RECEIVER; LENDER IN POSSESSION. Borrower absolutely and unconditionally assigns and transfers to Lender all the rents and revenues ("Rents") of the Property, regardless of to whom the Rents of the Property are payable. Borrower authorizes Lender or Lender's agents to collect the Rents, and agrees that each tenant of the Property shall pay the Rents to Lender or Lender's agents. However, Borrower shall receive the Rents until (i) Lender has given Borrower notice of default pursuant to paragraph 21 of the Security Instrument and (ii) Lender has given notice to the tenant(s) that the Rents are to be paid to Lender or Lender's agent. This assignment of Rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of breach to Borrower: (i) all Rents received by Borrower shall be held by Borrower as trustee for the length of Lender only, to be applied to the sums secured by the Security Instrument; (ii) Lender shall be entitled to collect and receive all of the Rents of the Property; (iii) Borrower agrees that each tenant of the Property shall pay all Rents due and unpaid to Lender or Lender's agents upon Lender's written demand to the tenant; (iv) unless applicable law provides otherwise, all Rents collected by Lender or Lender's agents shall be applied first to the costs of taking control of and managing the Property and collecting the Rents, including, but not limited to, attorneys' fees, receiver's fees, premiums on receiver's bonds, repair and maintenance costs, insurance premiums, taxes, assessments and other charges on the Property, and then to the sums secured by the Security Instrument; (v) Lender, Lender's agents or any judicially appointed receiver shall be liable to account for only those Rents actually received; and (vi) Lender shall be entitled to have a receiver appointed to take possession of and manage the Property and collect the Rents and profits derived from the Property without any showing as to the inadequacy of the Property as security.

If the Rents of the Property are not sufficient to cover the costs of taking control of and managing the Property and of collecting the Rents any funds expended by Lender for such purposes shall become indebtedness of Borrower to Lender secured by the Security Instrument pursuant to Uniform Covenant 7.

Borrower represents and warrants that Borrower has not executed any prior assignment of the Rents and has not and will not perform any act that would prevent Lender from exercising its rights under this paragraph.

Lender, or Lender's agents or a judicially appointed receiver, shall not be required to enter upon, take control of or maintain the Property before or after giving notice of detault to Borrower. However, Lender, or Lender's agents or a judicially appointed receiver, may do so at any time when a default occurs. Any application of Rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of Rents of the Property shall terminate when all the sums secured by the Security instrument are paid in full.

I. CROSS-DEFAULT PROVISION. Borrower's default or breach under any note or agreement in which Lender has an interest shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this 1-4 Family Rider.

JULIO ALVAREZ	(Seal)	(Seal)
	(Seal) -Borrower	-Borrowe

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Law Title Insurance Company

Commitment Number: 203224E REV*4/14/04

SCHEDULE C
PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

THE SOUTH 30 FEET OF THE EAST 122 ½ FEET OF THE WEST 129 ½ FEET OF LOT 6 IN BLOCK 2 IN MANDELL AND HYMAN'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/2 AND THE WEST 1/2 OF MA. 4 OF COLINIA CIENTES OFFICE THE NORTHEAST 4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALTA Commitment Schedule C (203224.PFD/203224E/8)