



Return to Kenneth Jenkins
7310 S. Harvard
Chicago, IL 60621

Doc#: 0531411027 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/10/2005 08:42 AM Pg: 1 of 4

Prepared by Ida Alashe for Kenneth Jenkins

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MORTGAGE

DEFINITIONS

Words used in multiple sections of this document are defined below. Certain rules regarding the usage of words used in this document are also provided in Section 7.

- (A) "Security Instrument" means this document, which is dated 10/3/05 together with all Riders to this document.
- (B) "Borrower" is JEFFREY CROFFORD

Borrower is the mortgagor under this Security Instrument,
(C) "Lender" is the Seller(s) KENNETH JENKINS

Lender's address is 7310 S. Harvard St., Chicago, IL 60621

Lender is the mortgagee under this Security Instrument,

- (D) "Note" means the promissory note signed by Borrower and dated 10/3/05 The Note states that Borrower owes Lender Fourteen Thousand and 00/100 Dollars (U.S. \$14,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than January 1st, 2036.
- (E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."
- (F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.
- (G) "Riders" means all Riders to this Security Instrument that are executed by Borrower. There are no Riders attached.
- (H) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.
- (I) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverage's for (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.
- (J) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

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TRANSFER OF RIGHTS IN THIS PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions, and modifications of the Note; and (ii) 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 and Lender's successors and assigns, the following described property located in the _____ County [Type of recording jurisdiction]

Of COOK [Name of Recording Jurisdiction]:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

Parcel ID Number: 20-21-126-013-0000
6641 S. Lowe Ave.
CHICAGO

which currently has the address of
[Street]
[City], Illinois 60621 [Zip Code]

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 seized 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.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS, Borrower and lender covenant and agree as follows:

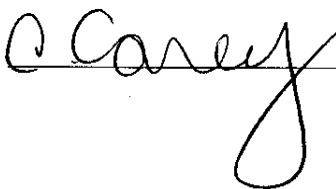
1. *Payment of Principal, Interest, Escrow Items, prepayment Charges, and Late Charges.* Borrower shall pay when due the principle of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items. Payments shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the and this Security Instrument be made in one or more of the following forms, as selected by Lender (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or federal agency, instrumentality, or entity.
2. *Payments* are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender.
3. *Loan Charges.* Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorney's fees, property inspection and valuation fees.
4. *Notices.* All notices given by Borrower or Lender in connection with this Security Instrument must be in writing.
5. *Acceleration Remedies.* Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument. The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property.

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6. *Release.* Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.
7. *Governing Law; Severability; Rules of Construction.* This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law, Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. As used in this Security instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.
8. *Borrower's Copy.* Borrower shall be given one copy of the Note and of this Security Instrument.
9. *Sales of Note, Change of Loan Servicer; notice of Grievance.* The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower.
10. *Governing law; Severability; Rules of Construction.* This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the property is located.
11. *Waiver of Homestead.* In accordance with Illinois law, the Borrower hereby releases and wives all rights under and by virtue of the Illinois homestead exemption laws.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument.

Witness:



 (Seal)
JEFFREY CROFFORD Borrower

_____ (Seal)

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LEGAL DESCRIPTION - EXHIBIT A

Legal Description: LOT 15 IN EVA R. PERRY'S RESUBDIVISION OF BLOCK 18 IN LINDEN GROVE SUBDIVISION OF WEST 35 ACRES OF NORTH 70 ACRES AND SOUTH 90 ACRES OF NORTH WEST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 20-21-126-013-0000 Vol. 0431

Property Address: 6641 South Lowe Avenue, Chicago, Illinois 60621

Property of Cook County Clerk's Office