

UNOFFICIAL COPY

AM76111 (05/2005)Rev. 03

WMP Mortgage Solutions (800)521-7291

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AM7611 (0311)
Initials: *A.G.*

Form 3814

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0093147197 - 9701

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

01/20/2006 3:48:52

0093147197

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 48,780.00, which indebtedness is evidenced by Borrower's note dated January 23, 2006 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on February 1, 2036

Argent Mortgage Company, LLC
existing under the laws of Delaware
3 Park Plaza - 10th Floor Irvine, CA 92614
(herein "Borrower"), and the Mortgagee,

THIS MORTGAGE is made this 23rd day of January, 2006

, between the Mortgagee,

20060123 BT 9716830 MORTGAGE

Argent Mortgage Company, LLC
P.O. Box 5047
Rolling Meadows, IL 60008
Prepared By: Argent Mortgage Company, LLC
Keri Skoczen
1701 Golf Road, Rolling Meadows, IL
60008

Doc#: 0605333218 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/22/2006 11:43 AM Pg: 1 of 6



Property of Cook County Clerk's Office

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0093147197 Initials: [Signature]

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

without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Property. (c) 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

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) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without that Borrower's consent and

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 commence proceedings against such 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. Lender shall not be required to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such 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 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 or remedy.

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, or for convenience 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.

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 any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

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, at 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. 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 applicable law.

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 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, and constitute documents.

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.

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 lien which has priority over this Mortgage.

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 rents, if any.

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

application as a credit against the sums secured by this Mortgage. later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by amount necessary to make up the deficiency in one or more payments as Lender may require.

be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any dates of taxes, assessments, insurance premiums and ground rents, such excess shall be, at Borrower's option, either promptly assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds. Lender shall give to this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires analyzing said account or verifying said assessments and bills, unless Lender pays Borrower interest on the Funds, said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, guaranteed by a federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender.

estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, assessments, if any) which may attain priority over any Mortgage and ground rents on the Property, if any, plus one-twelfth of "Funds" equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein

2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender 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 provided in the Note.

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

record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and Borrower covenants that Borrower is on a leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property,"

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, appurtenances TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances

ELGIN [City], Illinois 60120 [ZIP Code] ("Property Address");

which has the address of 1401 LONGFORD CIR [Street]

Parcel ID Number: 06-17-308-005

EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF:

State of Illinois: Lender the following described property located in the County of KANE

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Initials: *AV*

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 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 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 fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Mortgage without further notice or demand on Borrower.

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 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 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 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 secured by this Mortgage to be immediately due and payable, without further demand and may declare all of the sums secured by this Mortgage, 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 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, 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 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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REQUEST FOR NOTICE OF DEFAULT AND FORECLOSURE UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST

Borrower and Lender request the holder of any mortgage, deed of trust or the other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

X Angel Garcia (Seal)
ANGEL GARCIA -Borrower

____ (Seal)
____ -Borrower

____ (Seal)
____ -Borrower

____ (Seal)
____ -Borrower

(Sign Original Only)

STATE OF ILLINOIS, KANE County ss:

I, the undersigned
a Notary Public in and for said county and state do hereby certify that

ANGEL GARCIA

____, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 23rd day of JAN, 2006.

My Commission Expires: _____

[Signature]
Notary Public



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LEGALD

Property of Cook County Clerk's Office

ILLINOIS
TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
SOUTHWEST 1/4 OF SECTION 17 AND PART OF THE SOUTH EAST 1/4 OF SECTION 18,
LOT 56 IN COUNTRY BROOK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE

LEGAL DESCRIPTION:

ORDER NUMBER: 1401 PT9976826 ENA
STREET ADDRESS: 1401 LONGFORD CR.
CITY: ELGIN
COUNTY: COOK
TAX NUMBER: 06-17-308-005-0000

CHICAGO TITLE INSURANCE COMPANY

