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Doc#: 0631347138 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/09/2006 11:58 AM Pg: 1 of 8

GIT
(4/4)
4375400 MEA

SECOND MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on OCTOBER 30, 2006. The mortgagor is PERCY COLEMAN (hereinafter referred to as borrower). This Security Instrument is given to MOHAMMED TARAWNEH AND YAHIA KHUDEIRA, (hereinafter referred to as "Lender"). Borrower owes Lender the principal sum of NINETY THREE THOUSAND SIX HUNDRED AND FIFTY TWO DOLLARS 87/100 Dollars (U.S. \$93,652.87). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note") which provides for monthly payments with the full debt, if not paid earlier, due and payable on OCTOBER 29TH 2010. This Security Instrument secures to Lender: (a) the payment of the debt evidenced by the Note, with the interest, and all renewals, extensions and modifications; and (b) 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 the following described property located in Cook County, Illinois:

SEE ATTACHED LEGAL DESCRIPTION

PIN: 25-32-401-021

Which has the address: 13550 S. HALSTED, RIVERDALE ILLINOIS

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all 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 "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:

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1. Payment of Principal and Interest-Prepayment and Late Charges. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.
2. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: First to late charges due under the Note, second to interest due, and last to principal due.
3. Charges, Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in Paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to the Lender; (b) contest in good faith the lien by, or defends against enforcement of the lien in legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien or forfeiture of any part of the property; or (c) if Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

- 3.1 Hazard Insurance. Borrower shall keep the improvements now existing and hereafter erected on the property insured against loss by fire, hazards included within the term "extended coverage" and providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld.
- 3.2 All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.
- 3.3 Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair or if not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sum secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the property or to pay sums secured by this Security Instrument immediately prior to the acquisition.

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- 3.4 Condemnation. The proceeds of an award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the property immediately before the taking. Any balance shall be paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemner offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

- 3.5 Borrower Not Released; Forbearance by Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by the Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successors in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.
- 3.6 Successors and Assigns Bound; Joint and Several Liability; Co-Signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of the Lender and Borrower. Borrower's covenants and agreements shall be joint and several. Any Borrower who cosigns this Security Instrument but does not execute the Note: (a) is consigning this Security Instrument only to mortgage grants and conveys that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

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- 3.7 Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceed permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the note or by making direct payment to Borrower. If a refund reduces principal, the reduction will be treated as partial prepayment without any prepayment charge under the Note.
- 3.8 Legislation Affecting Lender's Rights. If enactment or expiration of applicable laws has the effect of rendering any provision of the Note or Security Instrument unenforceable according to its term, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall take the steps specified in the second paragraph of Paragraph 17.
- 3.9 Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it first class mail unless applicable law requires use of another method. The notice shall be directed to the property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this Paragraph.
- 3.10 Governing Law, Severability. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the property is located. In the event that any provision or clause of this Security Instrument or the note conflicts with applicable law, such conflict shall not effect other provisions of this Security Instrument or Note which can be given effect without the conflicting provision. To this end, the provisions of this Security Instrument and the Note are declared to be severable.
- 3.11 Borrower's copy. Borrower shall be given one conformed copy of the note and of this Security Instrument.
- 3.12 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 Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal laws as of the date of this Security Instrument.

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- 3.13 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 delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.
- 3.14 Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the early of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note had no acceleration occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument,
- 3.15 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 proceedings and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 17, including but not limited to reasonable attorney's fees and cost of title evidence.
- 3.16 Lender and Possession. Upon acceleration under paragraph 17 or abandonment of the Property and at any time prior to the expiration of any period of redemption following judicial sale, Lender (in person, by agent or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. Any rents collected by Lender or the receiver shall be applied first to payment of the cost of management of the property, fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Security Instrument.

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3.17. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recording costs.

3.18 Waiver of Homestead. Borrower waives all right of homestead exemption in the property.

3.19 Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.

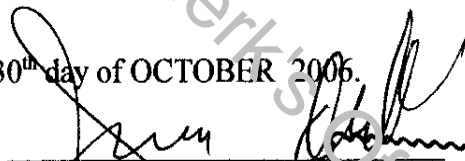
By signing below, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

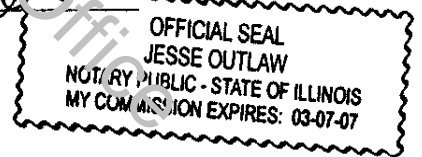

PERCY COLEMAN, Borrower

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, Jesse Outlaw, a Notary Public in and for said county and state, do hereby certify that **PERCY COLEMAN**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of OCTOBER 2006.


Notary Public



*Copy by
After recording
mail to:
Mohammed Tarawneh
8751 W. 166th Street
Orland Park IL. 60462*

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ORDER NO.: 1301 - 004375400
 ESCROW NO.: 1301 - 004375400

1

STREET ADDRESS: 13350 SOUTH HALSTED

CITY: RIVERDALE

ZIP CODE: 60627

COUNTY: COOK

TAX NUMBER: 25-32-401-021-0000

LEGAL DESCRIPTION:**PARCEL 1:**

THAT PART OF THE NORTHEAST FRACTIONAL 1/4 (SOUTH OF THE INDIAN BOUNDARY LINE) OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; COMMENCING AT THE POINT OF INTERSECTION OF A LINE BEING 100.0 FEET SOUTHEAST OF AND PARALLEL WITH SAID INDIAN BOUNDARY LINE AND THE NORTH LINE OF JACKSON STREET, AS PER DOCUMENT NO. 9396993; THENCE EAST ON THE NORTH LINE OF SAID JACKSON STREET, A DISTANCE OF 218.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH ON A LINE AT A RIGHT ANGLE (90 DEGREES), A DISTANCE OF 222.7 FEET MORE OR LESS TO A POINT ON AFORESAID LINE BEING 100.0 FEET SOUTHEAST OF AND PARALLEL WITH SAID INDIAN BOUNDARY LINE; THENCE EAST ON A LINE PREPENDICULAR WITH THE CENTERLINE OF HALSTED STREET; A DISTANCE OF 241.0 FEET MORE OR LESS TO A POINT BEING 50.0 FEET WEST OF THE CENTERLINE OF HALSTED STREET AND 236.00 FEET SOUTH OF THE POINT OF INTERSECTION OF AFORESAID LINE BEING 100.0 FEET SOUTHEAST OF AND PARALLEL WITH SAID INDIAN BOUNDARY LINE WITH A LINE BEING 50.0 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF HALSTED STREET; THENCE SOUTH ON SAID LINE BEING 50.0 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF HALSTED STREET, A DISTANCE OF 227.6 FEET MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID JACKSON STREET; THENCE WEST ON THE NORTH LINE OF JACKSON STREET, A DISTANCE OF 245.4 FEET MORE OR LESS TO THE POINT OF BEGINNING (EXCEPT THEREFROM A TRIANGULAR PORTION OF AFORESAID PROPERTY, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF JACKSON STREET AND A LINE 50.0 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF HALSTED STREET; THENCE WEST ON THE NORTH LINE OF JACKSON STREET 25.0 FEET THENCE NORTHEASTERLY ALONG A LINE TO A POINT ON A LINE 50.0 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF HALSTED STREET; SAID POINT BEING 25.0 FEET NORTH OF THE POINT OF BEGINNING, THENCE SOUTH ON SAID 50.0 FEET WEST LINE, A DISTANCE OF 25.0 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

(SEE ATTACHED)

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ORDER NO.: 1301 004375400
ESCROW NO.: 1301 004375400

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LEGAL DESCRIPTION CONTINUED.

PARCEL 2:

THAT PART OF THE NORTHEAST FRACTIONAL QUARTER (SOUTH OF THE INDIAN BOUNDARY LINE) OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; COMMENCING AT THE POINT OF INTERSECTION OF A LINE 100.0 FEET SOUTHEAST OF AND PARALLEL WITH SAID INDIAN BOUNDARY LINE AND A LINE 50.0 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF HALSTED STREET, AS THE POINT OF BEGINNING; THENCE SOUTH ON SAID 50.0 FEET WEST LINE, A DISTANCE OF 236.00 FEET TO A POINT; THENCE WEST ON A LINE PERPENDICULAR WITH THE CENTERLINE OF HALSTED STREET, A DISTANCE OF 241.0 FEET MORE OR LESS TO A POINT ON SAID LINE BEING 100.0 FEET SOUTHEAST OF AND PARALLEL WITH SAID INDIAN BOUNDARY LINE; SAID POINT ALSO BEING 222.7 FEET MORE OR LESS, NORTH OF THE NORTH LINE OF JACKSON STREET; THENCE NORTHEASTERLY ON SAID LINE BEING 100.0 FEET SOUTHEAST OF AND PARALLEL WITH SAID INDIAN BOUNDARY LINE 337.4 FEET MORE OR LESS TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office