HHALOFFACEAMORTOPSE 86075962

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	THIS MOR	ITGAGE is mad	e this 22nd	day of J	anuary	····	19 8	6 between the
Mortga	gor Fre	ınk J. Gr	een and V	irginia Gr	een, his w	ife		
				(herein "Borrow	er"), and the Mort	gagee, Pers	nal Finan	ce
(Company	•			a corporation orga	nized and existin	a under the laws o	of the State of
DELA			ess is 201		Rd., Chgo		•	
				(h	erein "Lender").		* =	
	WHEREAS	, BORROWER	is indebted to L	ender in the princ	ipal sum of F1ve	thousand	sim hundr	ed
		24/100			ars, which indebte			
Ier	1, 22,1	986	(herein "N		or monthly install	1.4	er e far er er	
				•	an. 22, 19			III DIS DOMING
			paid, due and pa	TYGO'C OI				
					denced by the Note rotect the security			
					eined. Borrower do			
		-		unty of Co		, State ofI		•
the foll	owing desc	unes brobatty (ocated in the Co	idity of		_ , 5(2(0 0)		
	PWELT.	TNC: 23	0 Alleghe	nv. Park F	orest, IL	60466		
	TAX I	DENTIFIC	ATION NUM	BER: 32-3	0-204-007	TP		
	LEGAL	DESCLUY	TION: Lo	t 6 in Blo	ck 3 tm Vi	llage of 1	Park Fores	t Area
	No. 1	. being	Subdivi	sion of pa	rt of the	Northwest	and the	
	North	east & o	Section	30. Towns	hip 35 Nor	th. Range	14. East	of the
	Third	Princing	al Meridi	an. laving	South of	the South	right-of-	way
drikk	Line	of the E	lein. Jol	iet and Ea	stern Rail	road, acco	ording to	the
	plet	thereof.	recorded	in the Re	corder's O	ffice of (Cook Count	Ψ.
	Illin	ois. June	e 25. 195	as Docu	ment Numbe	r 1510764	l, in Cook	•
		y, Illine					•	
		• •		or lerrafter erect	ed on the property	and all rents ar	nd all fixtures nov	w or hereafter
					additions thereto			

property covered by this Mortgage; and all of the foregoing, fluether with said property are herein 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, that the Property is unencumbered, and the Bo rower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easyments or restrictions listed in a schedule of exceptions to coverage in against all claims and demands, subject to any demands. any title insurance policy insuring Lender's interest in the Property.

Borrower and Lender covenant and agree as follows:

1. Borrower shall promptly pay when due the principal of any interest on the Indebtedness evidenced by the Note, prepaying late charges as provided in the Note and the principal of the Control of the Indebtedness evidenced by the Note, prepaying late charges as provided in the Note and the principal of the Indebtedness evidenced by the Note, prepaying late charges as provided in the Note and the principal of the Indebtedness evidenced by the Note, prepaying late charges as provided in the Note and the principal of the Indebtedness evidenced by the Note and the principal of the Indebtedness evidenced by the Note and the principal of the Indebtedness evidenced by the Note and the principal of the Indebtedness evidenced by the Note and the Indebtedness evidence in Indebtedness evidence in

ment and late charges as provided in the Note and the principal of and interest on any future advances secured by this Mortgage.

2. Unless applicable law provides otherwise, all payments received by lender under the Note and paragraph 1 hereof shall be applied by Lender first to interest payable on the Note, then to the principal of the Note, and then to interest and principal on any future advances.

3. Borrower shall pay all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, by making payment, when due, directly to the payee thereof.

4. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extend 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 Corrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and it mentals the content to inform acceptance. able to Lender and shall include a standard mortgage clause in favor of and in form acceptable to Lender. ionid 5. Borrower shall keep the Property in good repair and shall not commit waste or permit languagement or deterioration of the

Property 6. If Borrower falls to perform the covenants and agreements contained in this Mostgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, including, but not limited to, an inerial domain, insolvency, code enforcement, or arrangements or proceedings involving a bankrupt or decedent, then Lender at Lender's upon notice to Borrower, may make such appearances, disburse such such such action as is necessary to protect I and ar's interest, including, but not limited to, disbursement of reasonable attorney's fees and entry upon the Property to make repairs.

Any amounts disbursed by Lender pursuant to this paragraph 6 with interest thereon, shall be future advances 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, and shall bear interest from the date of disbursement at the rate payable from time to time on outstanding principal under the Note unless payment of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate permissible under applicable law. Nothing contained in this paragraph 6 shall require Lender to incur any expense or take any action heraunder.

7. 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.

8. 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 conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Unless otherwise agreed by Lender in writing the proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Borrower.

Unless Lander and Borrower otherwise agree in writing any such application of proceeds to principal shall not extend or post-

pone the due date of the monthly installments referred to in paragraph 1 hereof or change the amount of such installments. 9. 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 Borrowar shall not operate 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's successor is interested. Borrower and Borrower's successors in interest.

10. 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. The procurement of insurance or the payment of taxes or other fiens or charges by Lender shall not be a waiver of Lender's right to accelerate the maturity of the indebtedness secured by this

Mortgage, in 11. All remedies provided in this Mortgage are distinct and cumulative to any other right or remedy under this Mortgage or

afforded by law or equity, and may be exercised concurrently, independently or successively.

12. The covenants and agreements herein contained shall bind and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower.

		and purpose	that <u>they</u> is therein set
Personal Finance Company	Park Forest, IL 60466	Frank & Virginia Green 230 Alleghemy	MORTGAGE

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13. Except for any partice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given 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, return receipt requested, to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein.

14. This Mortgage shall be governed by the law of this state.

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

16. 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 mail notice to Borrower as provided in paragraph 13 hereof specifying: (1) the breach; (2) the action required to cure such breach not less than 30 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.

due any sums secured by this Mortgage, Lender pror to acceleration shall mail notice to sportower as provided in paragraph 13 have a specifying: (1) the breach; (2) the action required to cure such breach and less than 30 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 non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on before the date specified in the notice, Lender at Lender's option may declare all of the sums secured by this Mortgage fit 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 attorney's fees, and costs of documentary evidence, abstracts and title reports.

17. Notwithstanding Lender's acceleration of the sums secured by this Mortgage 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 (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 no ured by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage and in enforcing Lender's ending the covenants and agreements of Borrower contained in this Mortgage and in enforcing Lender's ending the provided in paragraph 16 hereof, including, but not limited to, reasonable attorney's 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 continued using the payment and core by Borrower, this Mortgage and in acceleration had occurred.

Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

18. As additional security bereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall prior to acceleration under paragraph 16 hereof or the Property, have the right to collect and retain such rents as they become due and they had been acceleration under paragraph 16 hereof of abandonment of the Property, and at any time prior to the expiration of any period of redemption following judical-sale, kender, in person, by agent or by judicially appointed receiver, shall be entitled to enter upo it take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by Lender or the receiver shall be applied that to payment of the costs of management of the Property and collection of rents, including that hot-limited to receiver's less, premiums on receiver's bonds and reasonable attorney's and collection of the surps secured by this far tagage Lender and the receiver shall be liable to account only for those rents actually received.

19. Upon payment of, all sums secured over its Montpage; Lander shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any

tins mittument was propered by:		46
Lynn Mednansky	Teant	Green
(NAME)	(BC	DRROWERY
201 W. Joe Orr Rd Cheo	Hen II / 1/2 rounes	Markon

(ADDRESS)

26. Borrower hereby waives all right of homes ear exemption in the Property.

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IN WITNESS WHEREOF, Borrower has executed this Mortgage.

STATE OF _______ | s

ACK! IOW LEDGMENT

DUNTY OF COOK)			\	_		
I, a Notary Public, in and for the said county in the	a state aforesai	d do hereby certify	that Frank J.	, Green	and	
Virginia Green, his wife			rsonally known to m	ne to be the s	ame pe	rsor
hose name(s) STC subscribed to the foregoing inst	rument appear	ed before me this d	ay in person and ack	cnowledged t	hat <u>t</u>	ıey
gned, sealed and delivered the said instrument as	heir ow	n free and volunta	ry act for the uses a	and purposes	therein	1 Set
Gived under my hand and Blotzrial Saal this 22	and devot	Iennary		A.(D. 19	86

Given under my hand and Notariat Seal this 22nd day of January A.D. 19 86

97-57431

Chgo

MAIL TO:

Personal Finance Company
P.O. Box 18
Chgo Hts., IL 60411

onal Finance Company

Box 18/201 W. Joe Orr

Hts., IL 60411