

UNOFFICIAL COPY

Remittances FRA-2116M, which may be used to supply a missing number.

8 6 1 9 3 6 0 9

and the mortgage shall not be required against the premises of this mortgage to the contrary notwithstanding, or tax lien upon or against the premises described herein or any part thereof to remove any tax assessment, so long as the mortgagee shall, in good faith, contest the same or the validity thereof by appropriate legal proceedings brought in a court of competent jurisdiction, which shall operate to prevent the collection of the tax assessment, or lien so contested and the sale or forfeiture of the said premises or any part thereof to satisfy the same.

mail to:
PREPARED BY:

DEBORAH A. WITHAM
104 WILMOT - SUITE 200
DEERFIELD, ILLINOIS 60015

ILLINOIS RECORD 1 9 3 6 0 9
MAY 15 AM 10:26 86193609

AND WHEN RECORDED MAIL TO

CENTURION FINANCIAL
GROUP, INC.
104 WILMOT - SUITE 200
DEERFIELD, ILLINOIS 60015

BOX 988-CA

86193609

11.00

095890143

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Assignment of Real Estate Mortgage

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to LYONS MORTGAGE CORP., AN IL CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS all the rights, title and interest of undersigned in and to that certain Real Estate Mortgage dated MAY 8, 1986, executed by RICK F. ENRIQUEZ AND ELAINE CAROL ENRIQUEZ, HUSBAND AND WIFE

to CENTURION FINANCIAL GROUP, INC. a corporation organized under the laws of THE STATE OF ILLINOIS and who's principal place of business is 104 WILMOT SUITE 200, DEERFIELD, ILLINOIS 60015 and recorded in Book/Volume No. 86193608 COOK page (s) as Document County Records. State of Illinois described hereinafter as follows:

PARCEL 1: LOT 200 IN INDIAN RIDGE, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS
PARCEL 2: AN UNDIVIDED .0025 PER CENT INTEREST IN THE COMMON AREAS APPURTENANT TO PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS COVENANTS AND RESTRICTIONS OF INDIAN RIDGE AS DOCUMENT 25084000, ALL IN COOK COUNTY, ILLINOIS.

04-20-306-016-0000
COMMONLY KNOWN AS 2400 SARANAC LANE
GLENVIEW, ILLINOIS 60025

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Real Estate Mortgage.

CENTURION FINANCIAL
GROUP, INC.
AN ILLINOIS CORPORATION

STATE OF ILLINOIS
COUNTY OF

LAKE DUPAGE

On May 8, 1986 before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Gloria Ceccarelli and to me personally known, who, being duly sworn by me, did say that he/she is the President of the corporation named herein which executed the within instrument, that the seal affixed to said instrument is the corporate seal of said corporation; that said instrument was signed and sealed on behalf of said corporation pursuant to it's by-laws or a resolution of it's Board of Directors and that he / she acknowledges said instrument to be the free act and deed of said corporation.

By: Gloria Ceccarelli President
By: Robert W. McDonald Executive V.P.
It's President & Executive Vice-President
Witness: Elizabeth E. Ristow

Notary Public Deborah Bernick
DuPage County, IL
My Commission Expires 5/9/87

(THIS AREA FOR OFFICIAL NOTARIAL SEAL)

DPS 07A

This form is used in connection with mortgages insured under the one to four family provisions of the National

MORTGAGE

86193610

BOX 988-CA

RIDERS ARE ATTACHED TO AND MADE A PART HEREOF
PREPARED BY: AND RETURN TO: JACKIE PINTOZZI, MERITOR MORTGAGE, 1375 WOODFIELD ROAD, SCHAMBURG, IL 60195

70 41 -82z 742258 book

86193609

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AND the said Mortgagor further covenants and agrees as follows:

That privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity, provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

That, together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, the Mortgagee will pay to the Mortgagor, on the first day of each month until the said note is fully paid, the following sums:

- (a) An amount sufficient to provide the holder hereof with funds to pay the next mortgage insurance premium if this instrument and the note secured hereby are insured, or a monthly charge (in lieu of a mortgage insurance premium) if they are held by the Secretary of Housing and Urban Development, as follows:
 - (I) If and so long as said note of even date and this instrument are insured or are reinsured under the provisions of the National Housing Act, an amount sufficient to accumulate in the hands of the holder one (1) month prior to its due date the annual mortgage insurance premium, in order to provide such holder with funds to pay such premium to the Secretary of Housing and Urban Development pursuant to the National Housing Act, as amended, and applicable Regulations thereunder; or
 - (II) If and so long as said note of even date and this instrument are held by the Secretary of Housing and Urban Development, a monthly charge (in lieu of a mortgage insurance premium) which shall be in an amount equal to one-twelfth (1/12) of one-half (1/2) per centum of the average outstanding balance due on the note computed without taking into account delinquencies or prepayments;
- (b) A sum equal to the ground rents, if any, next due, plus the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus taxes and assessments next due on the mortgaged property (all as estimated by the Mortgagee) less all sums already paid therefor divided by the number of months to elapse before one month prior to the date when such ground rents, premiums, taxes and assessments will become delinquent, such sums to be held by Mortgagee in trust to pay said ground rents, premiums, taxes and special assessments, and
- (c) All payments mentioned in the two preceding subsections of this paragraph and all payments to be made under the note secured hereby shall be added together and the aggregate amount thereof shall be paid by the Mortgagor each month in a single payment to be applied by the Mortgagee to the following items in the order set forth:
 - (i) payments charges under the contract of insurance with the Secretary of Housing and Urban Development, or monthly charge (in lieu of mortgage insurance premium), as the case may be;
 - (ii) ground rents, if any, taxes, special assessments, fire, and other hazard insurance premiums;
 - (iii) interest on the note secured hereby; and
 - (iv) amortization of the principal of the said note.

Any deficiency in the amount of any such aggregate monthly payment shall, unless made good by the Mortgagor prior to the due date of the next such payment, constitute an event of default under this mortgage. The Mortgagee may collect a "late charge" not to exceed four cents (4¢) for each dollar (\$1) for each payment more than fifteen (15) days in arrears, to cover the extra expense involved in handling delinquent payments.

If the total of the payments made by the Mortgagor under subsection (b) of the preceding paragraph shall exceed the amount of the payments actually made by the Mortgagee for ground rents, taxes, and assessments, or insurance premiums, as the case may be, such excess, if the loan is current, at the option of the Mortgagor, shall be credited on subsequent payments to be made by the Mortgagor, or refunded to the Mortgagor. If, however, the monthly payments made by the Mortgagor under subsection (b) of the preceding paragraph shall not be sufficient to pay ground rents, taxes, and assessments, or insurance premiums, as the case may be, when the same shall become due and payable, then the Mortgagor shall pay to the Mortgagee any amount necessary to make up the deficiency, on or before the date when payment of such ground rents, taxes, assessments, or insurance premiums shall be due. If at any time the Mortgagor shall tender to the Mortgagee, in accordance with the provisions of the note secured hereby, full payment of the entire indebtedness represented thereby, the Mortgagee shall, in computing the amount of such indebtedness, credit to the account of the Mortgagor all payments made under the provisions of subsection (b) of the preceding paragraph which the Mortgagee has not become obligated to pay to the Secretary of Housing and Urban Development, and any balance remaining in the funds accumulated under the provisions of subsection (b) of the preceding paragraph. If there shall be a default under any of the provisions of this mortgage resulting in a public sale of the premises covered hereby, or if the Mortgagee acquires the property otherwise after default, the Mortgagee shall apply, at the time of the commencement of such proceedings or at the time the property is otherwise acquired, the balance then remaining in the funds accumulated under subsection (b) of the preceding paragraph as a credit against the amount of principal then remaining unpaid under said note and shall properly adjust any payments which shall have been made under subsection (c) of the preceding paragraph.

AND AS ADDITIONAL SECURITY for the payment of the indebtedness aforesaid the Mortgagor does hereby assign to the Mortgagee all the rents, issues, and profits now due or which may hereafter become due for the use of the premises hereinabove described.

THAT HE WILL KEEP the improvements now existing or hereafter erected on the mortgaged property, insured as may be required from time to time by the Mortgagee against loss by fire and other hazards, casualties and contingencies in such amounts and for such periods as may be required by the Mortgagee and will pay promptly, when due, any premiums on such insurance provision for payment of which has not been made hereinbefore.

All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and the Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

THAT if the premises, or any part thereof, be condemned under any power of eminent domain, or acquired for a public use, the damages, proceeds, and the consideration for such acquisition, to the extent of the full amount of indebtedness upon this Mortgage, and the Note secured hereby remaining unpaid, are hereby assigned by the Mortgagor to the Mortgagee and shall be paid forthwith to the Mortgagee to be applied by it on account of the indebtedness secured hereby, whether due or not.

THE MORTGAGOR FURTHER AGREES that should this mortgage and the note secured hereby not be eligible for insurance under the National Housing Act within SIXTY DAYS from the date hereof (written statement of any officer of the Department of Housing and Urban Development or authorized agent of the Secretary of Housing and Urban Development dated subsequent to the SIXTY DAYS time from the date of this mortgage, declining to insure said note and this mortgage, being deemed conclusive proof of such ineligibility), the Mortgagee or the holder of the note may, at its option, declare all sums secured hereby immediately due and payable.

IN THE EVENT of default in making any monthly payment provided for herein and in the note secured hereby for a period of thirty (30) days after the due date thereof, or in case of a breach of any other covenant or agreement herein stipulated, then the whole of said principal sum remaining unpaid together with accrued interest thereon, shall, at the election of the Mortgagee, without notice, become immediately due and payable.

86193610

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mail to:
PREPARED BY:

DEBORAH A. WITHAM
104 WILMOT - SUITE 200
DEERFIELD, ILLINOIS 60015

ILLINOIS 1986
NOV 15 AM 10:26 86193609

AND WHEN RECORDED MAIL TO

NAME
ADDRESS
CITY & STATE

CENTURION FINANCIAL
GROUP, INC.
104 WILMOT - SUITE 200
DEERFIELD, ILLINOIS 60015

BOX 98-CA

86193609

095890143

SPACE ABOVE THIS LINE FOR RECORDER'S USE

11.00

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104-20-306-016-0000 COMMONLY KNOWN AS 2400 SARANAC LANE GLENVIEW, ILLINOIS 60025

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Real Estate Mortgage

CENTURION FINANCIAL GROUP, INC. AN ILLINOIS CORPORATION

STATE OF ILLINOIS COUNTY OF DUPage

By: Gloria Ceccarelli President
By: Robert W. McDonald, Executive V.P. It's President & Executive Vice-President

On May 8, 1986 before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Gloria Ceccarelli to me personally known, who, being duly sworn by me, did say that he/she is the Executive Vice-President of the corporation named herein which executed the within instrument, that the seal affixed to said instrument is the corporate seal of said corporation: that said instrument was signed and sealed on behalf of said corporation pursuant to it's by-laws or a resolution of it's Board of Directors and that he / she acknowledges said instrument to be the free act and deed of said corporation.

Witness: Elizabeth E. Ristow

Notary Public Deborah Cermak DuPage County, IL My Commission Expires 5/9/87

(THIS AREA FOR OFFICIAL NOTARIAL SEAL)

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Property of Cook County Clerk's Office

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