

UNOFFICIAL COPY

JUDITH BUNICK 115 WEST J...
CHICAGO, ILL 60604-6000 9 1 9

THIS INSTRUMENT WAS PREPARED BY:

CITICORP SAVINGS

Corporate Office
One South Dearborn Street
Chicago, Illinois 60603
Telephone (1 312 977 6000)

MORTGAGE

86209119

ACCOUNT NUMBER 850237-9

THIS MORTGAGE ("Security Instrument") is given on MAY 23RD, 19 86. The mortgagor is (THOMAS RAMIREZ, JR. AND ESPERANZA RAMIREZ, HIS WIFE

16⁰⁰

("Borrower"). This Security Instrument is given to Citicorp Savings of Illinois, a Federal Savings and Loan Association, which is organized and existing under the laws of The United States, and whose address is One South Dearborn Street, Chicago, Illinois 60603. ("Lender"). Borrower owes Lender the principal sum of FORTY-SEVEN THOUSAND AND 00/100 Dollars (U.S. \$ 47,000.00). 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 JUNE 01, 2016

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) 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 the County of COOK, State of Illinois.

LOT 44 (EXCEPT THE SOUTH 18 FEET THEREOF) ALL OF LOT 45 AND THE SOUTH 4 FEET OF LOT 46 IN BLOCK 5 IN NATHAN'S ADDITION TO ELSDON, BEING A SUBDIVISION OF THE EAST 3/4 OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX ID #19-11-311-061-0000

mt ALL

COOK COUNTY, ILLINOIS
RECORDS & CLERK'S OFFICE
1986 MAY 28 PM 12:49

86209119

86209119

which has the address of 5209 SOUTH SPRINGFIELD AVENUE CHICAGO Illinois 60632 (Street) (City) ("Property Address"); (Zip Code)

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 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.

7046594 OF

Any amounts disbursed by Lender under this Security Instrument shall be deemed to be secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

50. any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or regulations) then Lender may do and pay for Property (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or Lender's rights in the Property) agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property.

7. Protection of Lender's Rights in the Property; Mortgage Insurance. If Borrower fails to perform the covenants and Lender agrees to the merger in writing.

6. Preservation and Maintenance of Property; Leaseholds. Borrower shall not destroy, damage or substantially change the Property, allow the Property to deteriorate or commit waste. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and fee title shall not merge unless

acquisition.

19 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone instrument, whether or not then due. The 30-day period will begin when the notice is given.

collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may

secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower also owns the Property, repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums

Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the

may make proof of loss if not made promptly by Borrower.

premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender

have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall

viding the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier pro-

against loss by fire, hazards included within the term "extended coverage" and any other hazards for which Lender requires in- 5. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured

or take one or more of the actions set forth above within 10 days of the giving of notice.

obtain priority over this Security Instrument. Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien

subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may

the lien or forfeiture of any part of the Property; or (c) secures from the holder of the lien an agreement satisfactory to Lender

or defends against enforcement of the lien in legal proceedings which in Lender's opinion operate to prevent the enforcement of

writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) consents in good faith the lien by

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in

rower makes these payments directly. Borrower shall promptly furnish to Lender receipts evidencing the payments.

person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Bor-

obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the

which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property

amounts payable under paragraph 2; fourth, to interest due; and last, to principal due.

1 and 2 shall be applied: first to late charges due under the Note; second, to prepayment charges due under the Note; third, to

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs

the sums secured by this Security Instrument.

prior to the sale of the Property or its acquisition by Lender, any funds held by Lender at the time of application as a credit against

held by Lender. If under paragraph 19 the Property is sold or acquired by Lender, Lender shall apply, no later than immediately

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any funds

deficiency in one or more payments as required by Lender.

by Lender is not sufficient to pay the escrow items when due, Borrower shall pay to Lender any amount necessary to make up the

tion, either promptly repaid to Borrower or credited to Borrower on monthly payments of funds. If the amount of the funds held

dates of the escrow items, they exceed the amount required to pay the escrow items when due, the excess shall be, at Borrower's op-

If the amount of the funds held by Lender, together with the future monthly payments of funds payable prior to the due

pledged as additional security for the sums secured by this Security Instrument.

of the funds showing credits and debits to the funds and the purpose for which each debit to the funds was made. The funds are

quired to pay Borrower any interest or earnings on the funds. Lender shall give to Borrower, without charge, an annual accounting

interest shall be paid on the funds. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be re-

interest on the funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing that in-

charge for holding and applying the funds, analyzing the account or verifying the escrow items, unless Lender pays Borrower in-

agency (including Lender if Lender is such an institution). Lender shall apply the funds to pay the escrow items. Lender may not

The funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state

escrow items.

items are called "escrow items." Lender may estimate the funds due on the basis of current data and reasonable estimates of future

rents on the Property, if any; (c) yearly hazard insurance premiums; and (d) yearly mortgage insurance premiums, if any. These

of: (a) yearly taxes and assessments which may attain priority over this Security Instrument; (b) yearly leasehold payments or ground

Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to one-twelfth

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

capital of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due the prin-

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

69160298

GRAND CENTRAL LENDING CENTER
100 W. WASHINGTON BOULEVARD
SUITE 1000 - GRAND CENTRAL LENDING CENTER
FOX 100 - DECK COUNTY RECORDER

If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the insurance in effect until such time as the requirement for the insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

8. **Inspection.** Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

9. **Condemnation.** The proceeds of any 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 the 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 by 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 condemnor 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.

10. **Borrower Not Released; Forfeiture by Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this 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 successor 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.

11. **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 Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note; (a) is co-signing this Security Instrument only to mortgage, grant and convey 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 the Borrower's consent.

12. **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 exceeded 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 a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

13. **Legislation Affecting Lender's Rights.** If enactment or expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument unenforceable according to its terms, Lender, in 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 this second paragraph of paragraph 19. If Lender

14. **Notice.** Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by 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.

15. **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 affect other provisions of this Security Instrument or the 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.

16. **Borrower's Copy.** Borrower shall be given one conformed copy of the Note and of this Security Instrument. 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 law as of the date of this Security Instrument.

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 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.

18. **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 earlier 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, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's right in the Property, and to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraphs 13 or 17.

17. **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 law as of the date of this Security Instrument.

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14. **Notice.** Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by 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.

13. **Legislation Affecting Lender's Rights.** If enactment or expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument unenforceable according to its terms, Lender, in 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 this second paragraph of paragraph 19. If Lender

12. **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 exceeded 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 a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

11. **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 Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note; (a) is co-signing this Security Instrument only to mortgage, grant and convey 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 the Borrower's consent.

10. **Borrower Not Released; Forfeiture by Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this 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 successor 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.

9. **Condemnation.** The proceeds of any 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 by 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.

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NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

19. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraphs 13 and 17 unless applicable law provides otherwise.) 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. 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 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 19, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

20. Lender in Possession. Upon acceleration under paragraph 19 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 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 Security Instrument.

21. 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 recordation costs.

22. Waiver of homestead. Borrower waives all right of homestead exemption in the Property.

23. 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. [Check applicable box(es)]

- Adjustable Rate Rider
- Graduated Payment Rider
- Other(s) [specify] - APPENDIX D ADDENDUM
- Condominium Rider
- Planned Unit Development Rider
- 2-4 Family Rider

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Thomas Ramirez Jr.
THOMAS RAMIREZ JR.

-Borrower-

Esperanza Ramirez
ESPERANZA RAMIREZ

-Borrower-

-Borrower-

-Borrower-

SEE RIDERS ATTACHED HERETO AND MAKE A PART HEREOF.

STATE OF ILLINOIS, Cook County ss:

I, THE UNDERSIGNED, a Notary Public in and for said county and state, do hereby certify that THOMAS RAMIREZ JR. AND ESPERANZA RAMIREZ, HIS WIFE

personally known to me to be the same Person(s) whose name(s) ARE subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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 23rd day of May, 19 89

My Commission expires: 6-8-89

Ashe Walter
Notary Public

86209119

(Space Below This Line Reserved For Lender and Recorder)

ACCOUNT NUMBER 850237-9

C.A. - DF

**BOX 165 - COOK COUNTY RECORDER
BR. #97 - CENTRAL LENDING CENTER
165 W. JACKSON BOULEVARD
CHICAGO, ILLINOIS 60604**

APPENDIX D

AMENDMENTS TO MORTGAGES AND MORTGAGE NOTE

(Non-assumption, acceleration, and due-on-sale language for Mortgages to be prepared)

Each Mortgage shall contain provisions which authorize the appropriate Mortgage Lender to accelerate the Mortgage Loan secured thereby upon (a) any sale, rental or other transfer of title to or possession of such residence or any interest therein, (b) any assumption of such Mortgage, (c) any failure of the mortgagor under such Mortgage to occupy such residence as his principal residence, or (d) any failure of any agreement or statement of fact or intention made in the Mortgagor's Affidavit to be true and correct. Each such Mortgage shall contain provisions whereby the mortgagor acknowledges that the Mortgage Loan has been made from funds obtained for public purposes through the sale of tax exempt bonds by the City of Chicago, Illinois and that all the agreements and statements of fact in the Mortgagor's Affidavit are necessary conditions for the granting of the Mortgage Loan. Each Mortgage shall provide that such Mortgage shall not be assumed. Each such Mortgage shall provide that the Mortgagor agrees to notify the City of Chicago of the occurrence of any event described in the first sentence of this paragraph.

Clerk's Office
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Property of Cook County Clerk's Office

01/11/2008

RIDER TO APPENDIX D

ADDENDUM

This ADDENDUM is made this 23RD day of MAY, 1986, and is incorporated into and shall be deemed to amend and supplement the Borrower's Note to CITICORP SAVINGS OF ILLINOIS, A FEDERAL SAVINGS AND LOAN ASSOCIATION (the "Lender") and the Mortgage dated of even date herewith given by the undersigned (the "Borrower") to secure the Borrower's Note to the Lender.

The Borrower acknowledges and understands that the Mortgage Loan evidenced by the Note has been made from funds obtained for public purposes through the sale of tax-exempt bonds by the City of Chicago, Illinois (the "City") pursuant to its Mortgage Purchase Program (the "Program"). The Borrower understands that any misstatements in the affidavit signed by the Borrower and/or the performance of certain other acts by the Borrower may cause the interest of the Bonds to be subject to federal income taxation, which would adversely affect the Program. In order to preserve the integrity of the Program, the Borrower covenants and agrees as follows:

1. Until notified to the contrary by the hereinafter defined Master Servicer the Borrower agrees to make all payments required by the Note and Mortgage to Universal Mortgage Corporation, P.O. Box 2082, 744 North Fourth Street, Milwaukee, Wisconsin 53201 (the "Master Servicer") under a Master Servicing Agreement dated October 1, 1985 among the Master Servicer, the City and Continental Illinois Bank and Trust Company of Chicago, as Trustee.

2. To the extent otherwise permitted by law, the Note may be accelerated, and upon acceleration all sums due under the Note will become immediately due and payable in full, upon (a) any assumption of the Note and Mortgage, (b) any sale, rental, transfer or disposition of title to or possession of the Property or any interest therein, (c) any failure of the Borrower to occupy the Property as his principal residence, or (d) any failure of any agreement or statement of fact or intention in the affidavit executed by the Borrower to be true and correct.

3. The Borrower will notify the City, the Master Servicer and the Trustee upon the happening of any of the events specified in Section 2 of this Addendum.

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4. The provisions of this Addendum will govern in the case of a conflict with any provision of either the Note or the Mortgage.

IN WITNESS WHEREOF, Borrower has executed this Addendum.

Thomas Ramirez Jr.

Borrower

THOMAS RAMIREZ, JR.

Esperanza Ramirez

Borrower

ESPERANZA RAMIREZ

Property of Cook County Clerk's Office

86209119

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Property of Cook County Clerk's Office

01/20/2016