D-86--1024

Partier (1968), stadio propieto del 1999, con estrucción de tenero (1999), con de tenero (1999), con de la com Partie con especial de tenero de tenero de tenero de tenero (1999), con esta de tenero (1999), con especial de Partie (1999), con especial de tenero de tenero de tenero de tenero (1999), con esta de tenero (1999), con esta

हैं कि इतिकार कुछीरी सम्बन्धित विकास के कि है। मुक्त कर्म करी स्वार्थित सम्बन्ध कि स्वार्थ के स्वार्थ के स्वार्थ के स्वार्थ के स्वार्थ के स्वार्थ के स्वार्थ Alexandra Vallejo

123 N. Jefferson, CHGO, IL 60643

## MORTGAGE

THE MARKET LANGE LANGE THE 26	of NOVEMBER 8705930	p
(herein "Borrowe	o & Magdalena Blanco (wife) er"), and the Mortgagee, CHICAGO ENERGY SAVERS a corporation organized a	•
existing under the laws of	Chicago, Illinois 60606 (herein "Lender").	
WHEREAS, Borrower is indebted to Lender in the pr	rincipal sum of U.S. \$ 3,850,00 november 26, 1986 and extensions and renew	al
thereof (herein "Note"), providing for monthly installme if not sooner paid do and payable on December	ents of principal and interest, with the balance of indebtedne	55
To SECURE to Le ider the repayment of the indebte	edness evidenced by the Note, with interest thereon; the payme	en

Lot 18 in Block 7 1 seebe's Subdivision of the East 1/2 of the Northwest 1/4 of Section 2, Township 39 North, Range 13 (except 5 acres in the Northe st corner thereof)

9.12 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 |

FUTURE ADVANCES. Upon request of Borrower, Lender, at Lender's option prior to release of this Mortgage, may make Puture Advances to Borrower. Such Future Advances, with interest thereon, shall be secured by this Mortgage when evidenced by promissory notes stating that said notes are secured hereby. At no time shall the principal amount of the indebtedness secured by this Mortgage, not including sums advanced in accordance herewith to protect the recurity of this Mortgage, exceed the original amount of the Note plus U.S. \$

[Street] [Street] [Rep Case]

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances 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, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

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## **UNOFFICIAL COPY**

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自然是 自然此处 **医验验 医**节中的 医神经 s de list dispersive from the first beach in સુર્વે કે સુર્વા કે જો જે વેલું કરો છે. તે કાર્યો કરતી કરતી કરો હોય છે. જે કોઈ હો છે છે છે છે. ત્રાર્વે કે સુર્વા કે જો જે કે મુખ્ય કરો છે. the property of the second section of the section of A STATE AND THE PROPERTY OF STREET, WAS Executed this Mortgage the first process the bolder of any mortgage, deed of trust or other escentifications with a little which has been or other escentifications to page one of this Mortgage, of eny and first has been to Leader, at Leader's address set forth on page one of this Mortgage, of eny and the security and any sale or other forescious actions.

Signature of the second paragraph IV hereof or abandonment of the Property, Lender, shall be entitled to have a second of the procession of and manage the Property and to collect the result of the costs of the cos

rrower shall pay all outs of recordation, if any.

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VIAD LORECTORING SILEMON

UNIPORM COVENANTS, Borrower and Linder covenant and agrees follows of Britainsk and Interest, Borrower shall promote the when due the

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.

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

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing codits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

If the amount of ae Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, as a ments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance, premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Port wer or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as

Lender may require.

Upon payment in full of all sums seruled by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a profit against the sums secured by this Mortgage.

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

Borrower under paragraph 2 hereof, then to interest propable on the Note, and then to the principal of the Note.

4. Prier Mortgages and Deeds of Trust; Charges; L'ans. 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 attribute to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.

5. Hasard Insurance. Borrower shall keep the improvements new 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 Borrow x 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.

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.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender with a 0 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or r = p at of the Property or to the sums secured by this Mortgage.

6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit De elepments. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or determention 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 unit in 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, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

7. Presection of Lander'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.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the Note rate, shall become additional indebtedness of Borrower 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. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

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.

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 conveyance 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 lieu which has priority over this Mortgage.

es etherwise afforded by applicable law, ahall not be a waiver of or preclude the exercise of any such right or e's successors in interest. Any forbearance by Lender in exercising any right or remedy diffy amortization of the sums secured by this Moctgage by reason of any demand made by the and he required to commence proceedings against such successor or refuse to extend time for sees to referee, in any manner, the liability of the original Borrower and Borrower's successors in interest. riteration of the same secured by this Mortgage granted by Lender to any successor in interest of Borrower g Most Releasand; Porbourance by Londor Mot a Waiver. Extension of the time for payment or medifica-

tath ot as agagrable sich galetinom to sevorsoft had glassier trockie bus meane s'sevorsoft had: oodity, forbear, or make any other accommodations with regard to the terms of this Mortgage or bis on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder s and convey that Borrower's interest in the Property to Londor under the terms of this Mortgage. (b) is e who co-eigns this Mortgage, but does not execute the Mote, (a) is co-eigning this Mortgage only to ist to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and and Antigue Rounds Johnt and Several Mability; Co-alguera. The covenants and agreements herein

shall a comed to have been given to Borrower or Lender when given in the manner designated herein. de lander may designate by notice to Borrower as provided herein. Any notice provided for in this in and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to ver at the Property Address or at such other address as Borrower nasy designate by notice to Lender beet for in this bectgage shall be given by delivering it or by maling such notice by certified mail sept for eay actice required under applicable law to be given in another manner, (s) any notice to et in the Property.

"we "into races" feet" include all susus to the extent not prohibited by legicable law or limited id to this 👡 the provisions of this Mortgage and the Mote are declared to be severable. As used herein, that not effect other provisions of this Mortgage or the Note which can be given effect without the condicting i. In the war that any provinten or clause of this Mortgage or the Note conflicts with applicable law, such a in whice As Property is located. The foregoing sentence shall not limit the applicability of Federal law to hilly. The state and local laws applicable to this Mortgage shall be the laws of the

ly. Horrow or call be furnished a conformed copy of the Note and of this Mortgage at the time of

ryradorf adt ot abserty. or deficient which Sorrower may at ve against parties who supply labor, materials or services in connection rower to ensoure and third to Lender, in a form acceptable to Lender, an assignment of any ist; or other loan gree ment which Borrower enters into with Lender, Lender, at Lender's option, - Pretower shall fulfill all of Borrower's obligations under any home rehabilita.

porty. If Borrower sell: A renuters all or any part of the Proporty or an interest therein, يرج جو له

less Lender releases Borrower in writing, has solved and the bates light of the transfers. If we work will continue to be an gained even medium a bit and of they apon the death of a joint tenant, or (c the grant of any leasehold interest of three years or less not g an option to purchase, Borrower shall cause to be sa makind information required by Lender to evaluate the g (a) the creation of a lien or encumbrance succe that to this Mortgage, (b) a transfer by devise, descent, or by

r, involve any remedies permitted by paragraph 17 hereof. the to pay such sums prior to the expiration of such period, Lender n. without further notice or demand 30 days from the date the notice is mailed or delivered within which Boo or a may pay the sums declared due. If otion of acceleration in accordance with paragraph 12 heroof. Each notice shall provide a period of not less the Mortgage to be immediately due and payable. It Lender exercises such option to accelerate, Lender shall mail it in this Mostgage, or it the required information is not submitted. Lorder may declare all of the sums secured by be impaired, or that there is an unacceptable likelinged of a breach of any covenant or agreet, on the basis of any information obtained regarding 1'se transferce, reasonably deformines that Lender's

s. Except as provided in perspraph 16 hereof, upon Accept's breach of any cover NON-UNITIONAL COVENANTS: Borrower and Lender further covenant and agree as ftdl/ms:

g, but not limited to, reasonable atterneys' fees and costs of decumentary oridence, abstracts and d by this Mortgage to be immediately doe and payable without further demand as dickel proceeding. Lender shall be entitled to collect in each proceeding all expen section in the notice, Lendor, at Lendor's option, may 10 30E 9 W p stab out evolved to see behas netheredesse at reversed to emoleh sadio yas so the month in acceleration of the sums secured by this Mortgage, forecions by justice; proceding, and y. The notice shall further inform Berrever of the right to relatiate after acceleration and the right to Dana Bulleoc by Judicity of sund (4) befilisegs wish ods wested so no donered done over exact familial hads (4) has please od susus donered do hed to cure each breach; (5) a date, not less than 10 days from the st. to notice is a of Borrows: In this Mortpage, including the corresons to pay when the properties of the secured by this gives to according to provided in paragraph 1 have apocitying: (1)

set as if no acceleration had occurred. missa. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain is the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue e; and (6) Borre we takes such action as Lender may reasonably require to assure that the ilen of this Mortgage, wreed by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in adder's remedies as provided in paragraph 17 hereof, including, but not limited to, reasonable attorneys. ants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable the control (d) increase and the Note had no acceleration occurred; (b) Borrower cures all remer's breech, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mort-crimes at any time prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums in Melast to Melastate. Notwithstanding Lender's socoloration of the sums secured by this Mortgage

19. Actions of React, Appointment of Receiver. As additional security hereunder, Borrower hereby assigns to a fine froperty as early to collect and et and suff react as they be one paragraph 17 hereof or described from the Property as early to collect and et aim suff react as they be one and payable.