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COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1987 FEB -2 AM 11: 47

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13.00

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FWMC: #293466

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on January 23 19.87 The mortgage is JEFFREY G. CALHOUN & LOUANN CALHOUN, HIS WIFE ("Borrower"). This Security Instrument is given to FIRST WESTERN MORTGAGE CORPORATION OF ILLINOIS which is organized and existing under the laws of THE STATE OF ILLINOIS and whose address is 540 North Court Palatine, Illinois 60067 ("Lender"). Borrower owes Lender the principal sum of FIFTY FIVE THOUSAND AND 00/100 Dollars (U.S. \$ 55,000.00). 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 February 1, 2002. 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 Cook County, Illinois:

LOT 8 IN BLOCK 12 IN PALOS HIGHLANDS SECOND ADDITION, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FCO

Permanent Tax Number: 23-35-302-005-0000

Volume: 152

which has the address of 8535 West 133rd Street Orland Park  
(Street) (City)  
Illinois 60462 ("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 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 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.

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My Commission expires: Alan J. Bernick Notary Public, State of Illinois My Commission Expires April 4, 1990 OFFICIAL SEAL

Notary Public Signature (SEAL)

(person(s) acknowledging)

by JEFFREY G. CALHOUN & LOUANN CALHOUN, his wife

(date)

The foregoing instrument was acknowledged before me this 29th day of January 1987

COUNTY OF

SS: }

Cook Illinois

STATE OF

87063054

Property of Cook County Clerk's Office FIRST WESTERN MORTGAGE CORP OF ILL. 540 North Court Palatine, IL 60067 BOX 39-GA

MAIL TO:

[Space Below This Line For Acknowledgment]

LOUANN CALHOUN (Seal) Borrower

JEFFREY G. CALHOUN (Seal) Borrower

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any riders(s) executed by Borrower and recorded with it.

- Adjustable Rate Rider
Graduated Payment Rider
Planned Unit Development Rider
2-4 Family Rider
Condominium Rider

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 15 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) 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. Reference 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 boxes)
[ ] Adjustable Rate Rider
[ ] Graduated Payment Rider
[ ] Planned Unit Development Rider
[ ] 2-4 Family Rider