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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given onFebruary 24....., 19....87. The mortgagor isDavid R.....and Joyce A....Lugo.....husband and wife..... ("Borrower"). This Security Instrument is given toCORINTHIAN MORTGAGE CORPORATION....., which is organized and existing under the laws of Mississippi.....operating in the Kansas.....and whose address is8400 W.....110th Street.....Overland Park.....KS.....66210..... ("Lender"). Borrower owes Lender the principal sum offiftysix thousand and no/100.....***** Dollars (U.S. \$....56,000.00.....). 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 onMarch 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 inCook..... County, Illinois:

Lot 6 in resubdivision of Lot 14 in J.S. Hovlands Central Park Avenue Subdivision, in the NorthEast $\frac{1}{4}$ of section 14, township 37 North, Range 13 East of the third Principal Meridian in Cook County, Illinois.

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ALO
24-14-213-123 1st

which has the address of3539 West 105th Place.....,Chicago.....,
(Street) (City)
Illinois60655..... ("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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COOK COUNTY RECORDER
40082 4 C # 87-118972
TRAN 003 03/04/87 10:39:00
NDAFTAD 113.00
T40003

My Commission expires: 10-29-89
Given under my hand and official seal, this, 24th, day of February, 1987.

set forth.

..... signed and delivered the said instrument as, free and voluntary act, for the uses and purposes herein
..... subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that, they
..... personally known to me to be the same person(s) whose name(s) are
..... do hereby certify that,

1. Notary Public in and for said county and state,
the County of Cook, Illinois.

STATE OF ILLINOIS, County of Cook, Illinois.

—Borrower
Joyce A. Lugo
—Borrower
David R. Lugo
David R. Lugo

In witness whereof, the above named has executed this Mortgage.

22. Lender or Homeowner. Borrower waives all right of homestead exemption in the Property.
Lender 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 paid first to payment of the Property's bonds and reasonable attorney's 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.

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 grace following the notice of default, 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 paid first to payment of the Property's bonds and reasonable attorney's fees, and then to the sums secured by this Security Instrument.
Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Paragraph 19, including, but not limited to, reasonable attorney's fees and costs of title evidence.

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 date specified to cure the default; 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 to foreclose by foreclosure sale or other means before the date specified in the notice of default to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to accelerate or foreclose. If the default is not cured on or before the date specified in the notice, Lender at his option may require immediate payment of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument in full or all sums secured 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 attorney's fees and costs of title evidence.

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

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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 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.

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; Forbearance 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 [Redacted]; 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 that 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, at 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 the second paragraph of paragraph 17.

14. Notices. 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.

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.

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 rights in the Property and Borrower's obligation 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.

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Any amounts disbursed by Lender under this Paragraph 7 shall become additional debts of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest at the rate of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

7. Protection of Lenders' Rights in the Property; Mortgage Insurance. If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lenders' rights in the Property (such as a proceeding in bankruptcy), probable, for condemnation or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lenders' rights in the Property (such as a proceeding in bankruptcy), probable, for condemnation or to enforce laws or regulations), Lender may do and pay for whatever is necessary to protect the value of the Property and Lenders' rights in the Property (such as a proceeding in bankruptcy), probable, for condemnation or to enforce laws or regulations). In the event Lender's actions incur costs, fees and attorney's fees and entitling him under this paragraph 7, Lender does not have to do so.

6. Preservation and Maintenance of Property: Lessees shall not destroy, damage or substa-

When the notice is given, unless Lessee and Borrower otherwise agree in writing, any application of proceeds to principles, shall not extend or postpone the maturity date referred to in paragraph 1 and 2 of the amount of the payments. If under paragraph 19 the property is acquired by Lender, Borrower's right to any insurance policies and/or 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 in accordance with the acquisition.

Unless Lender and Borrower otherwise agree in writing, insurance procedures shall be applied to restoration or repair of the property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the property or to pay sums secured by this Security Instrument, whether or not there is a period will begin offered to settle a claim, then Lender may not answer within 30 days from Lender's notice of the damage. Borrower waives abandonment of this Security Instrument, or property, or rights or notices given by Lender under this Security Instrument, unless Lender has been given written notice of the damage.

All insurance policies and renewals shall be acceptable to Lender, and shall include a standard mortgage clause.

of the giving of notice.

Agreements in writing to the payment of the obligation, secured by the lien in a manner acceptable to Lender; (b) contents in good faith in the lien by, or deferrals against enforcement of, the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of any part of the lien or to affect the title to the property; or (c) securites from the holder of the lien and agreements satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the agreement satisfies the lien or more of the lien or takes one of more of the actions set forth above within 10 days notice identifying the lien. Borrower shall satisfy the lien or take one of more of the actions set forth above within 10 days

3. Application of Amynts. Unless applicable law provides otherwise, all payments received by Lentier under Paragraphs 1 and 2 shall be applied: first, to late charges due under Note; second, to preparement charges due under Note; third, to amounts payable under paragraph 2; fourth, to interest due; and last, to principal due.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If under Paragraph 19 the Property is sold or acquired by Lender, Lender shall apply, no later than immediately after the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit to the sum secured by this Security Instrument.

If the amount of the Funds held by Lender, together with the future monthly payments of Funds payable prior to the due dates of the escrow items, shall exceed the amount required to pay the escrow items when due, the excess shall be at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly payments of Funds. If the amount of the Funds held by Lender is not sufficient to pay the escrow items when due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as required by Lender.

Propose for which each Fund is made. The Funds are pledged as additional security for the sums secured by this proposal to the Funds which each Fund is made.

The Funds shall be held in an institution the deposits 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 the escrow items, Lender may not charge for holding and applying the Funds, analyzing the account or verifying the escrow items, Lender may borrow interest on the Funds and pay interest to the Fund without charging the Funds, unless Lender pays Borrower interest that shall not be paid on the Funds. Unless an agreement is made of applicable law requiring interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender gives the Funds showing credit and debits to the Funds and shall give to Borrower, without charge, an annual account of the Funds showing credits and debits to the Funds and under the terms of the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender gives the Funds showing credit and debits to the Funds and shall give to Borrower, without charge, an annual account of the Funds showing credits and debits to the Funds and under the terms of the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds.

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

1. Payment of Principal and Interest. Payment shall promptly pay when due the principal and interest on the debt by the Note and late charges due under the Note.

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

3. Leinholder on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to one-twelfth of (a) yearly taxes and assessments which may attain priority over this Security Instrument; (b) yearly leasehold payments or rents on the ground or fixtures and equipment, if any; (c) yearly hazard insurance premiums; and (d) yearly mortgagage insurance premiums, if any. These items are called "covered items." Lender may estimate the Funds due on the mortgagage instrument, if any, and Lender may demand payment of the same at any time.