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This instrument was prepared by:

NORINNE A. PULEC (Name)

OLYMPIA FIELDS, IL 60461 (Address)

MORTGAGE

71-01-580 0 (L/1A/11)

THIS MORTGAGE is made this 22ND day of MAY, 1987 between the Mortgagor, CHARLES M BEDROSIAN AND DIANE L BEDROSIAN HIS WIFE

(herein "Borrower"), and the Mortgagee, FINANCIAL FEDERAL SAVINGS BANK OF OLYMPIA FIELDS a corporation organized and existing under the laws of the United States of America, whose address is 2110 S. WESTERN AVE. OLYMPIA FIELDS, ILLINOIS 60461 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY-TWO THOUSAND AND 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated MAY 22ND, 1987 (herein "Note"), provided for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on JUNE 1ST, 2002

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of COOK State of ILLINOIS

LOT 4 IN BLOCK 30 IN VILLAGE OF PARK FOREST AREA NO 3, BEING A SUBDIVISION OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, OCTOBER 31, 1950, AS DOCUMENT NO 14940342, IN COOK COUNTY, ILLINOIS.

COOK COUNTY, ILLINOIS FILED FOR RECORD 1987 MAY 28 AM 10:45 87286033 PERM PROP NO: 31-36-307-004-0000 TP FBO

PROPERTY ADDRESS: 131 BLACKHAWK DRIVE PARK FOREST, IL 60466

which has the address of 131 BLACKHAWK DRIVE PARK FOREST (Street) (City) ILLINOIS 60466 (State and Zip Code) (herein "Property Address");

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, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, 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 herein referred to 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, that the Property is unencumbered, and the Borrower will warrant and defend generally the title to the Property against all claims and demands subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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prior to entry of a judgment enforcing this Mortgage if (a) Borrower pays Lender all sums which would be then due under this Mortgage, the Note and notes securing Future Advances, if any, had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage and in enforcing Lender's remedies as provided in paragraph 18 hereof, including, but not limited to, reasonable attorney's fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

20. Assignment of Rents; Appointment of Receiver; Lender in Possession. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 18 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 18 hereof 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. All 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 attorney's fees, and then to the sums secured by this Mortgage. Lender and the receiver shall be liable to account only for those rents actually received.

21. Future Advances. Upon request of Borrower, Lender, at Lender's option prior to release of this Mortgage, may make Future 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 security of this Mortgage, exceed the original amount of the Note plus US \$ NONE

22. Release. Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage. Borrower shall pay all costs of recordation, if any, and any release fee in effect at that time.

23. Waiver of Homestead. Borrower hereby waives all right of homestead exemption in the Property.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Charles M Bedrosian

---Donor

Diane L Bedrosian

---Borrower

STATE OF ILLINOIS, COOK County ss:

I, Norinne Pulice, a Notary Public in and for said county and state,

do hereby certify that CHARLES M BEDROSIAN AND DIANE L BEDROSIAN 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 22ND day of MAY, 19 87

My Commission expires:

3-1-88

Norinne Pulice

Notary Public

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(Space Below This Line Reserved For Lender and Recorder)

BOX 333 - HV

MAIL TO FINANCIAL FEDERAL SAVINGS BANK 1401 N. LARKIN AVE. JOLIET, IL 60435