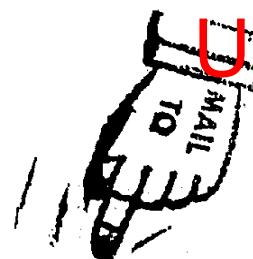


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S/180035
JULY



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This instrument was prepared by:

MARGARETTEN & COMPANY **MORTGAGE**
950 W 175TH ST HOMewood IL 60430

THIS MORTGAGE ("Security Instrument") is given on October

The mortgagor is
AGUSTIN LANDA, AND ELENA E LANDA, HIS WIFE

62201970

21st, 1988

DEPT-01

T#4444 TRAN 3146 10/25/88 11:44:00

#6106 # D *BB-490586

COOK COUNTY RECORDER

\$14.25

("Borrower"). This Security Instrument is given to
MARGARETTEN & COMPANY, INC.

a corporation which is organized and existing under the laws of the State of New Jersey, and whose address is

One Ronson Road
Iselin, New Jersey 08830

("Lender").
Borrower owes Lender the principal sum of

Forty Five Thousand, Nine Hundred and 00/100

Dollars (U.S. \$ 45,900.00). 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 November 1st, 2018. 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 18 IN BLOCK 7 IN COBE AND MCKEEON'S 63RD STREET AND KEDZIE AVENUE SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NO. 19-13-310-037
6052 S WHIPPLE AVE, CHICAGO, IL 60629

88490586

which has the address of
6052 S WHIPPLE AVE CHICAGO, IL 60629

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 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."

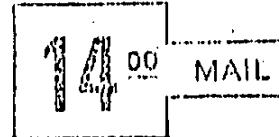
BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims 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.

ILLINOIS—SINGLE FAMILY—FNMA/FHLMC UNIFORM INSTRUMENT

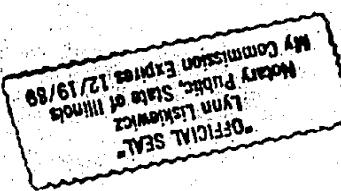
MAR-1205 (Rev. 7/87)

Replaces IL-709 (Rev. 7/84) and MAR-1205 (8/86)



Form 3014 12/83

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My Commission expires:

Given under my hand and official seal, this 21st day of October, 1988.

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that before me this day in person, and acknowledged that she, they signed and delivered the foregoing instrument; that their persons known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared free and voluntarily act, for the uses and purposes herein set forth.

AGUSTIN LANDA, AND ELENA E LANDA, HIS WIFE

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

STATE OF ILLINOIS, COOK

88490586

BY SIGNING BELOW, Borrower accepts to the terms and covenants contained in this Security Instrument.

and in any ride(s) executed by Borrower and recorded with it.

22. Waiver of Homestead. Borrower waives all rights 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 five following riders are part of this Security Instrument.

NO RIDERS ATTACHED

The following riders are attached:



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3 8 4 9 U 6 8 6

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 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 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 exceed 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. Noticees. 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 covenant 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.

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 recording costs.

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9. Comedemissions. The proceeds of any award of claim damages, interest on account of non-delivery, or other striking of any part of the property, the proceeds of which may be applied to the payment of the debts of the corporation, shall be applied to the payment of the debts of the corporation, in proportion to the amounts of the debts so held by the corporation.

8. Inappellable, Lender or his agent may make reasonable entries upon and inspections of the Property, Lender shall give Borrower notice

rate off. Under normal mortgage conditions, upon notice from Borrower, repossessing the property will be required to make up the deficiency.

repairs. Although many take action under this paragraph, lenders agree to other terms of agreement, these amounts shall bear interest from the date of disbursement at the Note rate.

To protect the privacy of the bankability, **provable**, **for condemnation or to enforce laws of regulation**, **Landowner's**, **rights in life**, **Property**, **Lenders**, **actions may include** **paying any sums secured by a lien** **which has priority over the Security instruments, appearing in court**, **paying reasonable attorney fees and entering on the property to make**

7. Protection of Lender's Rights in the Property: Borrower shall not perform the covered up and agreeements con-
tained in this Security Instrument, or there is a legal proceeding that may affect Lender's rights in the property such as a pro-

6. Preferential and Meritocratic factors of Property Tax will allow the Borrower to deduct interest payments on his/her home loan.

acquired by Lennder, B2Borrower's right to any insurance policies relating to the property prior to the acquisition date of the property by Lennder, B2Borrower, and B2Borrower's right to receive all amounts accrued by this Security Instrument prior to the date of acquisition.

The procedures to obtain or rescind the payment of sums received by this security instrument, whether or not then due, in the usual manner will begin when notice is given.

a notificacão formal ao notário de que o imóvel em questão não é de sua propriedade.

Unlikely, unless Leander and Borromeo agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible. And Leander's responsibility is not lessened, if the restoration or repair is not made promptly by Borromeo.

All insurance policies and renewals shall be acceptable to Leander and Lender. Leander retains the right to hold the policies and renewals if Borrowater receives notice to the insurance carrier and Lender may make proof of loss if not

be maintained in it under the term "extended coverage" and "standardized hazard rates" for which written legends providing the insurance companies by their insurance status.

Under normal circumstances, Borrower shall keep the equipment, which exists at the time of the original financing, in good condition and return it to Lender within 10 days of the closing of the transaction.

Borrower shall promptly furnish to Lender certain instruments of conveyance, assignments, or other documents necessary to transfer such property over to Lender.

shall prominently furnish to Lender all notices of assignments to be paid under all notices of assignments of Borrower's pay-graph, if Borrower makes these payments directly, Borrower shall provide prompt payment of its security instruments in a reasonable manner, as a lesseehold pyramenies of ground rents, in any event, Borrower may use outright options in the same manner.

Paragraph 2: This is to inform you that we have received your application for a Prepaid Electricity Supply under

3. Application of Punishments Classes applicable law provides otherwise, all punishments received by Learner under Paragraphs 1 and 2 shall be removed.

Upon payment, all sums secured by this Security Instrument, Lender shall promptly return to Borrower any funds held pursuant to paragraph 19 hereof.

pay the borrowee interest. When due, Borrower shall pay to Lender up the deficiency in one or more payables

Pledged as additional security for the sums received by this Society prior to the due dates of the

law permits Lender to make such advances as may be necessary to meet the needs of Borrower from time to time in connection with the proceeds of the collateral security held by Lender under this Agreement. Borrower and Lender shall be liable to each other for damages arising out of or resulting from any breach of this Agreement by either party.

The Funds shall be used for the purpose of furthering the aims and objects of the Fund, and for the promotion of the welfare of the people of India.

monthly payments are due under the Note, until the Note is paid in full, as set forth in the Note.

- Prepayment of Preneed and Interred.
- Funeral Taxes and Insurance.
- Cost of Preparation and Late Charges.
- Interest on the principal of and late charges.
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