

88541369

DEPT-01 \$14.25
T#4444 TRAN 3794 11/23/88 12:16:00
#6620 # C *-88-541369
COOK COUNTY RECORDER

[Space Above This Line For Recording Data]

Loan # 064682-2

MORTGAGE

88541369

THIS MORTGAGE ("Security Instrument") is given on November 17th 19 88 The mortgagor is PATRICIA J. MERLIN, DIVORCED NOT REMARRIED

("Borrower"). This Security Instrument is given to HOUSEHOLD BANK fsb, A FEDERAL SAVINGS BANK

which is organized and existing under the laws of THE UNITED STATES OF AMERICA, and whose address is 255 EAST LAKE STREET, BLOOMINGDALE, ILLINOIS 60108

Borrower owes Lender the principal sum of Eighty-two thousand five hundred and NO/100 ("Lender").

Dollars (U.S. \$ 82,500.00

). 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 December 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 1 IN BLOCK 53 IN WESTWOOD, BEING MILL'S AND SONS SUBDIVISION OF THE WEST 1/2 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Wix 81185746

88541369



PIN # 12-25-316-001, 12-25-316-028
which has the address of 7939 WESTWOOD DRIVE
[Street]
Illinois 60635 ("Property Address");
[Zip Code]

ELMWOOD PARK
[City]

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 seized 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.

UNOFFICIAL COPY

My Commission Expires 7/11/89
Notary Public, State of Illinois
Germaine R. Reamer
"OFFICIAL SEAL"

255 EAST LAKE STREET
BLOOMINGDALE, ILLINOIS 60108

RECORD AND RETURN TO:
HOUSEHOLD BANK F&B, A FEDERAL SAVINGS BANK

This Document Prepared By:
TONYA DECKER
My Commission expires:

Notary Public
Germaine R. Reamer
day of November 17th, 1988

signed and delivered the said instrument as HER free and voluntary act, for the uses and purposes therein set forth.

subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she is personally known to me to be the same person(s) whose name(s) is PATRICIA J. EBELIN, DIVORCED NOT REMARRIED,

do hereby certify that I, THE UNDERSIGNED, a Notary Public in and for said county and state, STATE OF ILLINOIS, County ss: COOK

(Space Below This Line For Acknowledgment)

-Borrower (Seal)

-Borrower (Seal)

-Borrower (Seal)

~~PATRICIA J. EBELIN, DIVORCED NOT REMARRIED~~
(Seal)

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

- Other(s) [specify]
 - Graduated Payment Rider
 - Adjustable Rate Rider
 - Condominium Rider
 - 2-4 Family Rider
 - Planned Unit Development Rider
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 covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)]
22. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.
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 but not limited to, reasonable attorneys' fees and costs of title evidence.
- 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.
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.

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