

# UNOFFICIAL COPY

ORIGINAL

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and assigns of Lender and Borrower.

12. The covenants and agreements herein contained shall bind and the rights hereunder shall inure to, the respective successors afforded by law or equity, and may be exercised concurrently, independently or successively.

11. All remedies provided in this Mortgage are distinct and cumulative to any other right or remedy under this Mortgage or a waiver of or prudence of any such right or remedy. The procurement of insurance or the payment of taxes or other items or charges by Lender shall not be a waiver of Lender's right to accelerate the maturity of the indebtedness secured by this Mortgage.

10. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not constitute a modification or amendment of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest.

9. Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage.

8. Unless Lender and Borrower otherwise agree in writing any such application of proceeds to principal shall not extend or postpone the due date of the monthly installments referred to in paragraph 1 hereof or change the amount of such installments.

7. Lender may make or cause to be made reasonable entries upon and inspections of the Property. Provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property. Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall incur any expense or take any action hereunder.

6. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action is taken to protect the Property, Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property.

5. Borrower shall include a standard mortgage clause in favor of and in form acceptable to Lender.

4. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards as Lender may require and in such amounts and for such periods as Lender may require. The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in form acceptable to Lender.

3. Borrower shall pay all taxes, assessments and other charges, fines and impositions attributable to the Property which may result in future advances.

2. Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraph 1 hereof shall be applied by Lender first to interest payable on the Note, then to the principal of the Note, and then to interest and principal on any future advances.

1. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepay or tender in full the principal of and interest on the Note and paragraph 1 hereof, and then to interest and principal on any future advances.

Together with all the improvements now or hereafter erected on the property and all rents and all fixtures now or hereafter attached to the property, all of which, including encumbrances 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 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 that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, judgments or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

Borrower and Lender covenant and agree as follows:

1. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepay or tender in full the principal of and interest on the Note and paragraph 1 hereof, and then to interest and principal on any future advances.

2. Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraph 1 hereof shall be applied by Lender first to interest payable on the Note, then to the principal of the Note, and then to interest and principal on any future advances.

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6. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action is taken to protect the Property, Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property.

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COOK COUNTY RECORDER

#7288 # D \* 07-528870

14444 TRIM 1285 11/13/09 12:42:00

LEGAL DESCRIPTION: Lot 11 in Block 7 in Winslow and Jacobson's Subdivision of the Southeast 1/4 of Section 1, Township 33 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

DWELLING, 1230 Artaban, Chicago, Illinois  
TAX IDENTIFICATION NUMBER: 16-01-228-028  
Subdivision of the Southeast 1/4 of Section 1, Township 33 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

the following described property located in the County of Cook, State of Illinois

To Secure to Lender 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, future advances, and the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender

of the indebtedness, if not sooner paid, due and payable on April 30, 1990

October 30, 1989 (herein "Note"), providing for monthly installments of principal and interest, with the balance

hundred fifty and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated

WHEREAS, BORROWER is indebted to Lender in the principal sum of Thirty three thousand seven

(herein "Lender").

DELAWARE, whose address is 201 West Joe Ori Road, Chicago Heights, Illinois

(herein "Borrower"), and the Mortgage, Personal Finance Company

Edward Dzikowski, married to DANUTA DZIKOWSKI

THIS MORTGAGE is made this 30th day of October 19 89

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## REAL ESTATE MORTGAGE

51213608 122

MORTGAGE



OFFICIAL SEAL Notary Public, State of Illinois Lena Carey My Commission Expires 10/17/93

MAIL TO:

PERSONAL FINANCE

201 W. JOE ORR ROAD

CHICAGO, IL 60411

Given under my hand and Notarial Seal this 30th day of October A.D. 1989

Whose name(s) is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he is own free and voluntary act or the uses and purposes therein set forth, including the release and waiver of the right of homestead.

married to DANUTA DZIKOWSKI, a Notary Public, in and for the said county in the state aforesaid do hereby certify that

Edward Dzikowski, personally known to me to be the same person

for the sole purpose of perfecting the waiver of the homestead rights of her spouse, EDWARD DZIKOWSKI

DANUTA DZIKOWSKI (BORROWER) Dawn M. Gibson (NAME) 201 W. Joe Orr Rd., Chgo. Hqs., IL

This instrument was prepared by: Dawn M. Gibson

IN WITNESS WHEREOF, Borrower has executed this Mortgage. Borrower hereby waives all right of homestead exemption in the Property.

19. Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any.

20. Borrower hereby waives all right of homestead exemption in the Property.

18. As additional security hereunder, Borrower hereby assigns to Lender, the rents or the Property provided that Borrower shall, prior to acceleration under paragraph 16 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 16 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, after notice, 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.

17. Notwithstanding Lender's acceleration of the sums secured by this Mortgage, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage and the Note had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage and in 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 16 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.

16. Upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenant to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall mail notice to Borrower as provided in paragraph 13 hereof due any sums secured by this Mortgage, Lender prior to acceleration shall mail notice to Borrower as provided in paragraph 13 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) the date, not less than 30 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice shall result in acceleration of the sums secured by this Mortgage, 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 breach is not cured on or before the date specified in the notice, Lender at Lender's option may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorney's fees, and costs of documents, evidence, abstracts and title reports.

15. Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

14. This Mortgage shall be governed by the law of this state.

13. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail, return receipt requested, to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein.

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