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COOK COUNTY, ILLINOIS

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COOK COUNTY, ILLINOIS... (Space Above This Line For Recording Date)

\$17.00

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on NOVEMBER 22, 1989. The mortgagor is MANUEL L. ARENAL AND RICARDA R. ARENAL, HUSBAND AND WIFE ("Borrower"). This Security Instrument is given to GREENTREE MORTGAGE CORPORATION under the laws of THE STATE OF NEW JERSEY, and whose address is 10,005 ATRIUMS AT GREENTREE, P.O. BOX 830, MARLTON, N.J. 08053 ("Lender"). Borrower owes Lender the principal sum of ONE HUNDRED TWENTY THOUSAND AND NO/100 Dollars (U.S. \$ 120,000.00).

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 on DECEMBER 1, 2019. 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 THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, Illinois:

BEING THE SAME PREMISES CONVEYD TO MANUEL L. ARENAL AND RICARDA R. ARENAL BY DEED FROM WILLIAM BRAHOS & PEGGY BRAHOS, HIS WIFE & PETER KALAMATINOS & HELEN KALAMATINOS HIS WIFE DATED AUGUST 4, 1987. RECORDED AUGUST 6, 1987. U.S. DOCUMENT NUMBER 87434627.

THIS IS INTENDED TO BE A FIRST LIEN ON THE HEREIN DESCRIBED PREMISES

PREPARED BY: DONNA ASCHENBRENNER

Donna Aschenbrenner

which has the address of 2728 W. ARGYLE STREET CHICAGO, Illinois 60625 ("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 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.

BOOK 003-CG

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UNIFORM COVENANTS, Borrower and Lender covenant and agree as follows:
1. Payment of Principal and Interest: Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and Late Charges.
2. Funds for Taxes and Insurance: Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender 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 attach priority over this Security Instrument; (b) yearly household payments or ground rents on the Property; if any; (c) yearly hazard insurance premium; and (d) yearly mortgage insurance premium, if any.
3. Application of Payments: Unless applicable law provides otherwise, all payments received by Lender under this Security Instrument shall be applied to the debt evidenced by the Note in the following order of priority: (a) to pay the interest due under the Note; (b) to pay the principal due under the Note; (c) to pay any taxes, assessments, charges, fees and impositions attributable to the Property which may attach priority over this Security Instrument; and (d) to pay ground rents, if any.
4. Charges, Fees, Assessments, Taxes, and Impositions: Borrower shall pay all taxes, assessments, charges, fees and impositions attributable to the Property which may attach priority over this Security Instrument, and household payments or ground rents, if any, to the person to whom they are due.
5. Hazard Insurance: 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 any other hazards for which Lender requires insurance.
6. Maintenance and Repair: Borrower shall promptly repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due, with any expense paid to Borrower.
7. Restoration or Repair: If the restoration or repair is economically feasible and Lender's security is not lessened, Lender and Borrower shall promptly repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due, with any expense paid to Borrower.
8. Hazard Insurance: 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 any other hazards for which Lender requires insurance.
9. Maintenance and Repair: Borrower shall promptly repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due, with any expense paid to Borrower.
10. Restoration or Repair: If the restoration or repair is economically feasible and Lender's security is not lessened, Lender and Borrower shall promptly repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due, with any expense paid to Borrower.
11. Hazard Insurance: 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 any other hazards for which Lender requires insurance.
12. Maintenance and Repair: Borrower shall promptly repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due, with any expense paid to Borrower.
13. Restoration or Repair: If the restoration or repair is economically feasible and Lender's security is not lessened, Lender and Borrower shall promptly repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due, with any expense paid to Borrower.

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06-23-2008

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Property of Cook County Clerk's Office

PTN-13-12-408-028-0000

LOT 31 IN BLOCK 2 IN HAYNES AND SPORON ARGYLE PARK ADDITION TO RAVENWOOD,
A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE
NORTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH RANGE
13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

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01/11/12 12:13:41 PM 2012-01-11 12:13:41 PM
COOK COUNTY CLERK'S OFFICE
PROPERTY OF COOK COUNTY CLERK'S OFFICE
PROPERTY OF COOK COUNTY CLERK'S OFFICE
PROPERTY OF COOK COUNTY CLERK'S OFFICE

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(Seal) Borrower

(Seal) Borrower

(Seal) Borrower

(Seal) Borrower

RICARDA R. ARENAL

MANUEL L. ARENAL

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this 1-4 Family Rider.

Security Instrument.

G. CROSS-DEFAULT PROVISION. Borrower's default or breach under any note or agreement in which Lender has an interest shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the

rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

application of rents shall not cure or waive any other right or remedy of Lender. This assignment of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. Any

Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of Lender from exercising its rights under this paragraph F.

Borrower has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Lender's agent on Lender's written demand to the tenant.

benefit of Lender only, to be applied to the sums secured by the Security Instrument; (ii) Lender shall be entitled to collect and receive all of the rents of the Property; and (iii) each tenant of the Property shall pay all rents due and unpaid to Lender or

If Lender gives notice of breach to Borrower: (i) all rents received by Borrower shall be held by Borrower as trustee for not an assignment for additional security only.

the Property as trustee for the benefit of Lender and Borrower. This assignment of rents constitutes an absolute assignment and breach of any covenant or agreement in the Security Instrument. Borrower shall collect and receive all rents and revenues of

of the Property to pay the rents to Lender or Lender's agents. However, prior to Lender's notice to Borrower of Borrower's the Property. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant

F. ASSIGNMENT OF RENTS. Borrower unconditionally assigns and transfers to Lender all the rents and revenues of paragraph E, the word "lease" shall mean "sublease" if the Security Instrument is on a leasehold.

modify, extend or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this and all security deposits made in connection with leases of the Property. Upon the assignment, Lender shall have the right to

E. ASSIGNMENT OF LEASES. Upon Lender's request, Borrower shall assign to Lender all leases of the Property for which insurance is required by Uniform Covenant 5.

D. "BORROWER'S RIGHT TO REINSTATE" DELETED. Uniform Covenant 18 is deleted.

C. RENT LOSS INSURANCE. Borrower shall maintain insurance against rent loss in addition to the other hazards Security Instrument to be perfected against the Property without Lender's prior written permission.

B. SUBORDINATE LIENS. Except as permitted by federal law, Borrower shall not allow any lien inferior to the all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.

A. USE OF PROPERTY; COMPLIANCE WITH LAW. Borrower shall not seek, agree to or make a change in the use of the Property or its zoning classification, unless Lender has agreed in writing to the change. Borrower shall comply with

and Lender further covenant and agree as follows:

1-4 FAMILY COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower

and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the

"Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to

of the same date and covering the property described in the Security Instrument and located at:

2728 W. ARGYLE STREET, CHICAGO, IL 60625

(Property Address)

GREENRIDGE MORTGAGE CORPORATION (the "Lender")

and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the

"Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to

of the same date and covering the property described in the Security Instrument and located at:

22ND DAY OF NOVEMBER 19 89

1-4 FAMILY RIDER Assignment of Rents

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01/03/2010

DEPARTMENT OF PUBLIC SAFETY - ILLINOIS STATE POLICE OFFICE 600 NORTH DEARBORN STREET CHICAGO, ILLINOIS 60610

MEMORANDUM FOR THE DIRECTOR

MEMORANDUM FOR THE DIRECTOR

RE: [Illegible]

[Illegible text]

[Illegible text]

[Illegible text]

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ILLINOIS STATE POLICE

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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.

10. **Borrower Not Released; Forbearance by Lender Not a Waiver.** Extension of the time for payment or modification of an obligation of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower, or an agreement to release the liability of the original Borrower or Borrower's successors in interest, shall not be deemed a waiver or precedent to commencement of proceedings against any successor in interest or refusal to extend time for payment or otherwise modify, mortgagor's or other Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver or precedent to the exercise of any right or remedy.

11. **Successors and Assignments Bound; Joint and Several Liability; Co-signers.** The covenants and agreements of this Security Instrument shall bind and extend to 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, and (b) the terms of this Security Instrument; (c) is not personally obligated to pay the sums secured by this Security Instrument; and (d) 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, (a) any such loan charges 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. In 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 17. 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; Jurisdiction.** 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 Release.** 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 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 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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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 recordation costs.

22. Waiver of Homestead. Borrower waives all right 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 covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)].

- Adjustable Rate Rider
- Condominium Rider
- 2-4 Family Rider
- Graduated Payment Rider
- Planned Unit Development Rider
- Other(s) [specify]

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.

Manuel L. Arenal (Seal)
MANUEL L. ARENAL
Borrower

Ricarda R. Arenal (Seal)
RICARDA R. ARENAL
Borrower

[Space Below This Line For Acknowledgment]

STATE OF ILLINOIS,

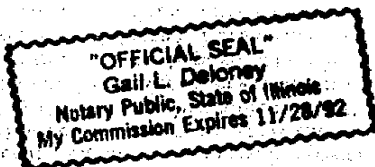
Cook County ss:

On this, the 22ND day of NOVEMBER, before me, the subscriber, the undersigned officer, personally appeared

MANUEL L. ARENAL AND RICARDA R. ARENAL, H/W known to me (or satisfactorily proven) to be the person(s) whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes herein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:



Gail L. Deloney

TITLE OF OFFICER

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