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DEPT-01 RECORDING \$15.00
TRAN 2138 12/28/89 14:41:00
#0606 # D * 89-619387
COOK COUNTY RECORDER

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MORTGAGE

LOAN # 1-709462-61

THIS MORTGAGE ("Security Instrument") is given on the 21ST day of DECEMBER, 1989. The mortgagor is LAUREL SEEGER, SPINSTER ("Borrower"). This Security Instrument is given to GMAC MORTGAGE CORPORATION OF PA ("Lender") under the laws of PENNSYLVANIA, and whose address is 8360 OLD YORK ROAD, ELKINS PARK, PA 19117-1590.

Borrower owes Lender the principal sum of EIGHTY THOUSAND AND 00/100 ***** Dollars (U.S. \$ 80,000.00). 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 JANUARY 01, 2020. 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:

PARCEL 1: THE EAST 23.5 FEET OF THE NORTH 65 FEET OF LOT ONE;
PARCEL 2: LOT 3 (EXCEPT THE NORTH 65 FEET THEREOF AND EXCEPT THE SOUTH 50 FEET THEREOF) AND LOT 2 (EXCEPT THE NORTH 65 FEET THEREOF AND EXCEPT THE SOUTH 50 FEET THEREOF AND EXCEPT THE EAST 20 FEET THEREOF) IN BLOCK 2 IN ANSTETT AND BRAUN'S ADDITION TO HARLEM, BEING A SUBDIVISION OF BLOCKS 2, 10, 13 AND 20 IN JOSEPH K. DUNLOP'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER AND PART OF THE EAST ONE THIRD OF THE EAST HALF OF THE SOUTHWEST QUARTER LYING SOUTHEAST OF THE CENTER OF DESPLAINES AVENUE, IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENTS AS SET FORTH IN THE DECLARATION DATED DECEMBER 1, 1952 AND RECORDED DECEMBER 9, 1952 AS DOCUMENT 15502186, MADE BY OAK PARK NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 21, 1952 AND KNOWN AS TRUST NO. 2712, AND AS CREATED BY THE DEED FROM MARGARET M. WITTE TO J. KENNETH KALLAS AND MONIQUE B. KALLAS, HIS WIFE, DATED OCTOBER 18, 1962 AND RECORDED NOVEMBER 7, 1962 AS DOCUMENT NO. 18639696 FOR THE BENEFIT OF PARCEL 1, AFORESAID, FOR INGRESS AND EGRESS.

TAX ID #15-13-402-040
#15-13-402-043
which has the address of 7424 WEST HARRISON FOREST PARK ILLINOIS 60130 ("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.

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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
- 1-4 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.

Laurel Seeger (Seal)
-Borrower
LAUREL SEEGER, SPINSTER

-Borrower

[Signature] (Seal)
-Borrower
Witness

-Borrower
Witness

(Space Below This Line For Acknowledgment)

STATE OF ILLINOIS,

Cook County ss:

On this the 21ST day of DECEMBER, 1989, before me, the subscriber, the undersigned officer, personally appeared

LAUREL SEEGER, SPINSTER

known to me (or satisfactorily

proven) to be the person(s) whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes herein contained.

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

My Commission expires:

4/15/90

[Signature]

Notary Public
TITLE OF OFFICER

This document was prepared by:
SUE JANACHOWSKI for
GMAC Mortgage Corporation of PA
5540 WEST 111TH STREET
OAKLAWN, IL 60453

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