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8-01-2-00-1522-9

MORTGAGE (Twenty Five Yrs)

THIS MORTGAGE ("Security Instrument") is given on December 19th, 1988. The mortgagor is Reyes P. Moran, Jr., and Minerva Moran, His Wife, 1988. The mortgagor is Reyes P. Moran, Jr., and Minerva Moran, His Wife, ("Borrower"). This Security Instrument is given to FIRST FEDERAL SAVINGS OF HEGEWISCH, which is organized and existing under the laws of the United States of America, and whose address is 13220 Baltimore Avenue, Chicago, Illinois 60633 ("Lender"). Borrower owes Lender the principal sum of Forty Seven Thousand Dollars and 00/00 Dollars (U.S. \$ 47,000.00). 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 2014. 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 7 and Lot 8 in block 6 in Ray Quinn and Company's Ford Center, being a resubdivision of Blocks 2,3,6 and the East $\frac{1}{4}$ of Block 4 in May W. Ingram's Subdivision of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 30, Township 37, North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois.

PIN Lot 7: 26-30-309-004-0000
PIN Lot 8: 26-30-309-003-0000

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CORK COUNTY RECORDER

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which has the address of 2709 East 127th Street Chicago
[Street] [City]
Illinois 60633 ("Property Address");
[Zip Code].

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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My Commission Expires:		19 th	day of December	19 th	day of this year,
Witness my hand and official seal this day of December 19 th , 1988.					
<p>I, LYNN BACKOFEN, a Notary Public in and for said county and state, do hereby certify that</p> <p>they have executed said instrument to be true, before me and acknowledged said instrument to be their free and voluntary act and deed and that</p> <p>they have informed all persons of the contents of the foregoing instrument, personally or by telephone, before me and in (his, her, their) presence, and known or proved to me to be the person(s) who</p> <p>executed said instrument for the purposes and uses therein set forth.</p>					
<p>My Commission Expires:</p> <p>"OFFICIAL SEAL"</p> <p>LYNN BACKOFEN</p> <p>NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 4/6/92</p> <p>FEDERAL SAVINGS OF HEBRIMON, KIMBERLY HALL NOTARY PUBLIC</p> <p>This instrument was prepared by</p> <p>44771</p>					

STATE OF ILLINOIS
COUNTY OF COOK
SS:

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22. **Waiver of Homestead.** Borrower waives all right or 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 co-convenants and agreements of each such rider shall be incorporated into and shall amend and supplement this instrument, unless otherwise provided in the rider(s).
 24. **Instrument.** This Security Instrument is a part of this Security Agreement and is recorded together with the other instruments of record in the office of the recorder of deeds of the county in which the property is located.

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NON-UNIFORM FORMS GOVERNANTS. Borrower and Lender agree to the following terms:

19. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration under Paragraphs 13 and 17 unless applicable law provides otherwise. The notice shall specify: (a) the default required to cause the acceleration; (b) the date the notice shall become effective; (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, for collection and sale of the Property. The notice shall further specify that notice to Borrower to cure the default shall be given to Borrower, by whom the default must be cured, unless acceleration is given to Lender at the date the notice is given to Borrower, by which the default must be cured, before such date.
20. Lender's rights 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 rents of the Property including those paid 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 receivable bonds and reasonable attorney's 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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UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

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 attain priority over this Security Instrument; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard insurance premiums; and (d) yearly mortgage insurance premiums, if any. These items are called "escrow items." Lender may estimate the Funds due on the basis of current data and reasonable estimates of future escrow items.

The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay the escrow items. Lender may not charge for holding and applying the Funds, analyzing the account or verifying the escrow items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing that interest shall be paid on the Funds. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Security Instrument.

If the amount of the Funds held by Lender, together with the future monthly payments of Funds payable prior to the due dates of the escrow items, shall exceed the amount required to pay the escrow items when due, the excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly payments of Funds. If the amount of the Funds held by Lender is not sufficient to pay the escrow items when due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as required by Lender.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 19 the Property is sold or acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Security Instrument.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to late charges due under the Note; second, to prepayment charges due under the Note; third, to amounts payable under paragraph 2; fourth, to interest due; and last, to principal due.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owing payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien or forfeiture of any part of the Property; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

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. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise 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 Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

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 the payments. If under paragraph 19 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

6. Preservation and Maintenance of Property; Leaseholds. Borrower shall not destroy, damage or substantially change the Property, allow the Property to deteriorate or commit waste. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and fee title shall not merge unless Lender agrees to the merger in writing.

7. Protection of Lender's Rights in the Property; Mortgage Insurance. If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

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in this Paragraph.

15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the Note can be given effect without regard to the conflict of laws, such conflicts shall not affect other provisions of this Security Instrument or the Note.

16. Borrower's Copy. Borrower shall be given one conforming copy of the Note and of this Security Instrument.

17. Transfer of Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred for a beneficial interest in Borrower, the Note and Borrower is not a natural person) without written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Note.

18. Borrower's Right to Remedy. If Borrower receives this notice of acceleration, The notice shall provide a period of not less than 30 days to pay these sums prior to the expiration of this period, Lender may invoke any rights Secured by this Note to collect the amount due.

19. Remedies Permitted by this Note. If Borrower fails to pay these sums within the time specified in this Note, Lender may invoke any right to collect the amount due.

20. Security Instruments; or (b) entry of a judgment against this Security Instrument. Those conditions are contained in this application for renewal; before any such other power is exercised, Lender may invoke any right to collect the amount due.

21. Security Instruments; or (c) pays all expenses incurred in enforcing this agreement; (d) takes such action as Lender may reasonably require to assure that the intent of this Security Instrument is unchallenged. Upon reinstatement by Borrower, this Security Instrument shall not apply in the case of acceleration as if no acceleration had occurred, unless security instruments executed hereby shall remain fully reinstated by Borrower to pay the sum secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument shall be governed by federal law and the Note.

11. Successors and Assists. Found; Joint and Several Liability; Co-signers. The covenants and agreements of this Security instrument shall be modified to reflect the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 11, Borrower's covenants and severability clause. Any Borrower who co-signs this Security instrument but does not execute the Note; (a) is co-signing this Security instrument only to pay the sums secured by 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 pay the sums secured by this Security instrument; or the Note without modification, forbearance or make any accommodations with, regard to the terms of this Security instrument or the Note without that Borrower's interest in the terms of this Security instrument; (d) is co-signing this Security instrument only to modify, forgive or reduce the terms of this Security instrument; (e) is not personally obligated to pay the sums secured by this Security instrument; and (f) is not personally obligated to pay the sums secured by this Security instrument.

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 creditor or lessor of the charges 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 exceeded the Note or by making a direct payment to Borrower, Lender may, choose to make this reduction by reducing the principal owed under the Note or by refunding the charge to the creditor or lessor.

13. Registration of Prepayments without Charge under the Note. If partial prepayment of the principal of this Note or by making a direct payment to Borrower, Lender may, choose to make this reduction by reducing the principal owed under the Note or by refunding the charge to the creditor or lessor.

14. Notices. Any notice to Borrower provided for in this Security instrument shall be delivered to the first class mail to any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by property Adress or any other address Lender addresses by notice to Borrower. Any notice to Borrower, Any notice provided for in this Security instrument shall be deemed to have been given to Borrower or creditor when given as provided in this paragraph.

Unless I, Lender, and Borrower otherwise agree in writing, any application of proceeds to principal shall not exceed or postpayable the due date of the monthly payments referred to in Paragraphs 1 and 2 or change the amount of such payments. 10. Borrower's Note of Payment. Modification of payment terms by this Security Instrument or modification of the note is prohibited. Any payment made by Borrower to Lender Note a Waiver. Extension of the time for payment or modification of the note is prohibited. 11. Borrower's Note of the month by which monthly payments are to be made by Borrower or any other person or persons named in the note is prohibited. Any payment made by Borrower to Lender Note a Waiver. Extension of the time for payment or modification of the note is prohibited.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condominium offers to pay to Borrower.

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 immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be applied to the sums secured by this Security instrument.

Borrower shall pay the premiums required to maintain the insurance coverage as is effective until such time as the premium instrument for the insurance terminates in accordance with Borrower's terms and conditions of the insurance policy.

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1-4 FAMILY RIDER
Assignment of Rents

8-01-2-00-1522-9

THIS 1-4 FAMILY RIDER is made this 19th day of December, 1988, 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 FIRST FEDERAL SAVINGS OF HEGEWISCH, (the "Lender") of the same date and covering the property described in the Security Instrument and located at:

2709 East 127th Street Chicago, Illinois 60633
(Property Address)

1-4 FAMILY COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

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 all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.

B. SUBORDINATE LIENS. Except as permitted by federal law, Borrower shall not allow any lien inferior to the Security Instrument to be perfected against the Property without Lender's prior written permission.

C. RENT LOSS INSURANCE. Borrower shall maintain insurance against rent loss in addition to the other hazards for which insurance is required by Uniform Covenant 5.

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

E. ASSIGNMENT OF LEASES. Upon Lender's request, Borrower shall assign to Lender all leases of the Property and all security deposits made in connection with leases of the Property. Upon the assignment, Lender shall have the right to modify, extend or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph E, the word "lease" shall mean "sublease" if the Security Instrument is on a leasehold.

F. ASSIGNMENT OF RENTS. Borrower unconditionally assigns and transfers to Lender all the rents and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender or Lender's agents. However, prior to Lender's Notice to Borrower of Borrower's breach of any covenant or agreement in the Security Instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of breach to Borrower: (i) all rents received by Borrower shall be held by Borrower as trustee for 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 Lender's agent on Lender's written demand to the tenant.

Borrower has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Lender from exercising its rights under this paragraph F.

Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

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 Security Instrument.

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

Roger Phillips Jr.(Seal)
-Borrower

.....(Seal)
-Borrower

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Property of Cook County Clerk's Office

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