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This instrument was prepared by:

Martha Gomez-Goldome, Acceptance Corp.
 Two Westbrook Corporate Center-Ste. 440
 (Name)
 Westchester, Illinois 60154
 (Address)

BOX 150

MORTGAGE

89237732

THIS MORTGAGE is made this . 23rd . . . day of . . . May
 19 . . . 89, between the Mortgagor, Maises G., Lopez and Lupe Lopez, Husband and wife as Joint . . .
 . . . Tenants (herein "Borrower"), and the Mortgagee,
 . . . Goldome a corporation organized and
 existing under the laws of The State of New York
 whose address is . . . One, Fountain Plaza
 Buffalo, N.Y. 14203 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 21,300.00
 which indebtedness is evidenced by Borrower's note dated . May 23, 1989 and extensions and renewals
 thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness,
 if not sooner paid, due and payable on . May 23, 1999

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; and
 the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant
 and convey to Lender the following described property located in the County of . . . Cook State of
 Illinois:

LOT 14 IN BLOCK 5 IN MARY P.M. PALMER'S ADDITION TO SOUTH
 CHICAGO, A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE
 SOUTH 1/2, EXCEPTING THEREUPON THE WEST 155 FEET OF THE SOUTH
 445 FEET, ALSO THE WEST 5 ACRES OF THE SOUTH 1/2 OF THE NORTH
 1/2 OF THE SOUTH 1/2, ALSO THE SOUTH 1 ACRES OF THE EAST 5 ACRES
 OF THE WEST 10 ACRES OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE
 SOUTH 1/2 OF FRACTIONAL SECTION 32, TOWNSHIP 38 NORTH, RANGE
 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
 ILLINOIS.

TAX ID# 21-32-209-037

89237732

which has the address of . 8534 S. Buffalo Chicago
 [Street] [City]
 Illinois . . . 60617 (herein "Property Address");
 [Zip Code]

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights,
 appurtenances and rents all of which 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 (or the leasehold estate if this Mortgage is on a leasehold) are
 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower
 covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands,
 subject to encumbrances of record.

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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 and interest indebtedness evidenced by the Note and late charges as provided in the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender.

If Borrower pays Funds to Lender, 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 said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, 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 at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such 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 Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require.

Upon payment in full of all sum secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise 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 Mortgage.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, and then to the principal of the Note.

4. Prior Mortgages and Deeds of Trust; Charges; Liens. Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.

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 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 a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

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.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest. If Lender required mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the Note rate, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

8. Inspection. 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.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

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Upon acceleration under paragraph 17 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed by a court to collect upon, take possession of and manage the Property and to collect rents of the property including those past due. All rents collected by the receiver shall be applied first to payments of the costs of management and collection of rents, including, but not limited to, receiver's fees, premiums on repossessions and reasonable attorney's fees, and then to the items described by this Agreement. The receiver shall be liable to bonds and assignments of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on repossession and reasonable attorney's fees, and then to the items described by this Agreement.

19. **Assignment of Rents; Appointments of Receiver;** As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under Paragraph 17 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

In full force and effect as if no classification had been applied.

18. Borrower's Right to Relocate. Notwithstanding Lender's acceleration of the sums secured by this Mortgage due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgag

REPORTER: So tell us how you handled the situation.

17. Acceleration; Remedies. Except as provided in paragraph 1 (hereinafter, upon Borrower's breach of any cove-
nant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums received by this
Mortgagee, Lender's right to accelerate shall give Borrower a period of 12 months following the date of the
breach; Lender's right to accelerate shall give Borrower a period of 12 months following the date of the
breach; (2) the action required to cure such breach; (3) a date, not less than 10 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 may result in acceleration of the same incurred by this Mortgagee; corrective action by judicial
order or further enforcement of the terms of this Mortgagee; and (5) all expenses of
foreclosure the Mortgagee by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of
foreclosure all of the sums accrued by this Mortgagee to be immeidately due and payable without notice or demand and may
declare all the debts reached in the date specified in the notice. Lender, in Lender's option, may
foreclose. If the breach is not cured on or before the date specified in the notice, Lender, in Lender's power to accelerate and
assert in the foreclosure proceeding the nonexistence of a default or any other defense of the debtor to acceleration and
foreclosure. Lender, in the event of a default or any other defense of the debtor to acceleration and the right to
accelerate all the sums accrued by this Mortgagee to be immeidately due and payable without notice or demand and
declare all the debts reached in the date specified in the notice. Lender, in Lender's option, may
foreclose. The Mortgagee shall be entitled to collect in such proceeding all expenses of
foreclosure the Mortgagee by judicial proceeding all expenses of acceleration and the right to
accelerate all the debts reached in the date specified in the notice. Lender, in Lender's power to accelerate and
assert in the foreclosure proceeding the nonexistence of a default or any other defense of the debtor to acceleration and
foreclosure. Lender, in the event of a default or any other defense of the debtor to acceleration and the right to
accelerate all the debts reached in the date specified in the notice. Lender, in Lender's option, may
foreclose. The notice shall further inform Borrower of the right to resume after acceleration and the right to
accelerate again if the same is again breached; corrective action by judicial proceeding, and
seal of the property. The notice shall further inform Borrower of the right to resume after acceleration and the right to
accelerate again if the same is again breached; corrective action by judicial proceeding, and
seal of the property. The notice shall further inform Borrower of the right to resume after acceleration and the right to
accelerate again if the same is again breached; corrective action by judicial proceeding, and
seal of the property.

NON-UNIFORM COVENANTS Borrower and Lender further covenant and agree as follows:

federal law as of the date of this Mortagage. 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 notice is delivered, or mailed within which Borrower must pay all sums secured by this Mortagage. If Borrower fails to pay these sums prior to the expiration of this period, Lender may in-voke any remedies permitted by this Mortagage. If Borrower fails to pay these sums prior to the expiration of this period, Lender may in-

16. Transfer of the Property or a Beneficial Interest in Borrower, (if all or any part of the Property or any interest in the Mortgagor's interest in the Mortgaged Property is sold or transferred to the Borrower, the Mortgagor shall not be entitled to exercise its right to require immediate payment of all sums secured by this Mortgage; However, this option shall not be exercisable by Lender if exercise is prohibited by law).

15. **Rehabilitation Loan Agreement:** Borrower shall fulfill all of Borrower's obligations under any home rehabilitation loan agreement of which Borrower may be a party.

judicisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of Federal law to this Mortgage, except in the event that any provision of this Mortgage or the Note conflicts with applicable law.

12. Notice. 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 in or by deliverying it or by my mailing such notice by certified mail addressed to Borrower or at such other address as Borrower may designate in or by deliverying it or by my mailing such notice by certified mail as provided herein, and (b) Any notice to Lender shall be given by certified mail to Lender as provided herein, and (c) Any notice to Borrower or Lender shall be given by certified mail to Borrower or Lender as provided herein.

13. Governing Law; Severability. The state and local laws applicable to this Mortgage shall be the laws of the Commonwealth of Massachusetts. Borrower or Lender or any notice given in the manner described in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner described herein. Any notice provided for in this Mortgage shall be given to Borrower or Lender or Lender's attorney in the manner described in this Mortgage.

The specific interests of companies in the pharmaceutical industry are summarized in the following figure.

11. Successors and Aliens bound; joint and several liability; co-signers, the covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the specific successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be binding upon his heirs, executors, administrators, successors and assigns of Lender and Borrower who co-sign this Note, but does not execute the Note. (a) is continuing this Mortgage only to secure, any Borrower who co-signs this Note, (b) is continuing this Mortgage to the extent necessary to carry out the terms of this Note.

10. Borrower Not Responsible; Forbearance by Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Mortgage grantee 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 to Lender for payment of the sums secured by this Mortgage. Any forbearance by Lender in exercising any right or remedy hereinunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.