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EC105967

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on July 20,
1989. The mortgagor is Charles L. Lombardo and Linda Lombardo, His Wife,
("Borrower"). This Security Instrument is given to
Centennial Mortgage Company, which is organized and existing
under the laws of Illinois, and whose address is
1300 W. Higgins, Park Ridge, Illinois 60068, ("Lender").
Borrower owes Lender the principal sum of Twenty-Five Thousand & no/100's,
Dollars (U.S. \$ 25,000.00). 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 July 26, 2004. 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 15 in Block 15 in Randview Highlands, being a Subdivision of the
Northwest 1/4 of the Northwest 1/4 and the Northeast 1/4 of the North-
west 1/4 of Section 34, Township 42 North, Range 11, East of the Third
Principal Meridian, in Cook County, Illinois. P.I.N. 03-34-114-008.

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JULY 20 1989 COOK COUNTY CLERK'S OFFICE
1989 3 24 1 1992 15 15 4 3 6 9
COOK COUNTY CLERK'S OFFICE

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which has the address of 607 N. Pine St., Mt. Prospect,
(Street) (City)
Illinois 60056, ("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 seised 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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TO:
BOX 419



ARLINGTON HEIGHTS, IL 60004
1500 W. SHURE DR.
SAMUEL M. EINHORN

Prepared by:

NOTARY PUBLIC

11/21/89
day of JUNE
1989

Return to:

GIVEN under my hand and affixed seal, this 20th day of JUNE 1989,
in consideration of the foregoing instrument appeared before me this day in person,
and acknowledged that they signed and delivered the same in the presence of the parties thereto,
and particularly known to me to be the same persons who are now present, are sub-
sequently to be the sole owners of the premises described in the instrument.

Given under my hand and voluminous act, for the uses and purposes herein set forth,

CHARTLES L. LOMBARDI, his wife
Notary Public in and for said County, in the State of Illinois, et al.

State of Illinois, County of Cook, ss., this day of June 1989.

Instrument and in my rider(s) executed by Borrower and recorded with
BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security
Instrument and in my rider(s) executed by Borrower and recorded with
Instrument. [Check applicable box(s)]
23. Rider to this Security Instrument, the covenants and agreements of each 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. Any rider shall be entitled to enforce all rights of ownership in the Property.
22. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.
Instrument without charge to Borrower. Upon payment of all sums secured by this Security
Instrument, Borrower shall pay any recordation costs.
21. Release. 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
receipts of bonds and seasonable attorney's fees, and then to the sums secured by this Security Instrument.
The Property including those parts due, any rents collected by Lender or the receiver shall be applied first to collect the rents of
appointed receiver) shall be entitled to enforce following judgment of and manage the Property and to collect the rents of
prior to the expiration of any period of redemption following judgment of and sale of the Property and at any time
prior to the date specified in the notice by Lender (in person, by agent or by judgment
20. Lender in Possession. Upon acceleration of the Property and at any time
but not limited to, reasonable attorney's fees and costs of title evidence.
Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including,
this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding.
before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by
extinction of a default or any other defense of Borrower to accelerate the right to assert in the form of
information Borrower of the right to remit after acceleration and the right to assert in the form of
secured by this Security Instrument, foreclosure by judicial proceeding and sale of the notice may result in acceleration of the sums
and (d) that failure to cure the date specified in the notice shall result in acceleration of the sums
unless applicable law provides otherwise. The notice shall specify: (a) the default is not cured by the
date; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured;
breach of any covenant or agreement in this Security Instrument (but not prior to acceleration following Borrower's
19. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's
NON UNIFORM COVENANTS Borrower and Lender further covenant and agree as follows:

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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.

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 such payments.

10. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

11. Successors and Assigns Board; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit 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 under the terms of 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 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, 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 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. If 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 19. 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; Severability. 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 Reinstate. 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 then 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 shall continue unchanged. Upon reinstatement by Borrower, 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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the date of disbursement in the Note rate and shall be payable, with interest, upon notice from Lender to Borrower
Security instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from
Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower accrued by this
Lender may take action under this paragraph 7, Lender does not have to do so.

Lender may take action under this paragraph 7, paying reasonable attorney fees and entitling on the Property to make repairs. Although
Instrument, Lender's actions may include paying any sums secured by a lien which has priority over this Security
in the Property, Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights
regulations), then Lender may do a proceeding in bankruptcy, probate, for condemnation or to enforce laws or
Lender's rights in the Property (such as a legal proceeding that may significantly affect
covenants and agreements contained in this Security instrument, or there is a legal proceeding that may significantly affect
7. Protection of Lender's Rights in the Property Mortgage Instrument. If Borrower fails to perform the
fee title shall not merge unless Lender agrees to the merger in writing.

Borrower shall comply with the provisions of the lease, and if Borrower agrees to do title to this Security instrument is on a leasedold and
change the Property, allow the Borrower shall not destroy, damage or subdivide
6. Preservation of Mortgagor's Lessees. Borrower shall not

Instrument immediately prior to the acquisition
from damage to the Property is acquired by Lender, Borrower's right to any insurance funds received by this Security
under the due date of the monthly payments and application of proceeds to principal not extended or
Lender's mortgage otherwise agrees in writing any application of proceeds to principal shall not extend or
when the notice is given

Lender and Borrower otherwise agree in writing any application of proceeds to principal shall not extend with respect
of the Property or to pay sums secured by this Security instrument, whether or not then due. The 30 day period will begin
offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the 30 days to prepare or restore
Borrower abandons the Property, or does not answer within 30 days a notice from Lender that Borrower has
applied to the sums secured by this Security instrument, whether or not then due, within any excess paid to Borrower. If
resoration of repair is not economically feasible and Lender's security would be lessened, the insurance proceeds shall be
of the Property damaged, if the restoration of repair is economically feasible and Lender's security is not lessened, if the
unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration of repair

Lender shall have the right to hold the policies and renewals. If Lender is not prompt to Lender shall include a standard mortgage clause.
All insurance policies and renewals shall be acceptable to Lender, and shall receive prompt notice to Lender
unreasonably withheld

3. Hazard Insurance. This insurance shall be maintained in the amount "extended coverage", and any other hazards for which Lender
requires against loss by fire, hazards included within the term "extended coverage" and for the periods that Lender
agrees in writing to the payment of the obligation secured by the loan in a manner acceptable to Lender; (b) contents in good
Borrower shall promptly disburse an loan which has priority over this Security instrument unless Borrower: (a)

receives indemnifying the loan Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days
the Property is subject to a lien which may attach over this Security instrument. If Lender determines that any Borrower is
agreement satisfies to Lender's satisfaction the lien to this Security instrument. If Lender determines that any part of
prevent the enforcement of the lien in, legal proceedings of the lien, in a manner acceptable to Lender, Lender's opinion operate to
latch the lien by, or defends against enforcement of the lien in, legal proceedings which in the event of a default under the
agrees in writing to the payment of the obligation secured by the loan in a manner acceptable to Lender; (b) contents in good
Borrower shall promptly disburse an loan which has priority over this Security instrument unless Borrower:

Note: third, to amounts payable under paragraph 2, fourth, to interest due, to principal due.

3. Applicability of Payments. Unless applicable law provides otherwise, all payments received by Lender under the
paragraphs 1 and 2 shall be applied: first, to late charges due under the Note; second, to prepayment charges due under the
Property which may retain priority over this Security instrument, and leasehold payments received by Lender after the
Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in this manner, Borrower shall
pay them on time directly to the person named in the Note; if any other hazards for which Lender held by Lender to the
4. Charges: Lender. To cover shall pay all taxes, assessments, charges, fines and impositions attributable to the
Note: third, to amounts payable under paragraph 2, fourth, to interest due, to principal due.

Upon payment in full of all sums secured by this Security instrument, Lender shall promptly refund to Borrower
any funds held by Lender if Lender is sold or replaced by Lender. Lender shall apply at the time of
loan immediately if Lender to make up the deficiency in one of more payments as required by Lender.

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 of more payments as required by Lender.

If the amount of the Funds held by Lender together with the future monthly payments of Funds payable prior to
this Security instrument.

The Funds shall be held in an institution the depositories of which are insured 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, and paying the account of vertifying the escrow items,
Lender may not charge for holding and applying the Funds, and paying the account of vertifying the escrow items,
purpose for which each debt to the Funds was made. The Funds are pledged as additional security for the sums secured by
shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the
requisites interest to be paid. Lender shall not be required to pay Borrower any interest or advances on the Funds. Lender
shall interest to be paid in writing that interest shall be paid on the Funds and applicable law permits, Lender
Lender may agree in writing that interest shall be paid on the Funds and applicable law permits, Lender
Lender may not charge for holding and applying the Funds, and paying the account of vertifying the escrow items, unless
The Funds shall be held in an institution the depositories of which are insured by a federal or
basis of current data and reasonable estimates of future escrow items.

the prime rate of interest on the day monthly payments are due under the Note are called "escrow items." Lender may estimate the Funds due on the
mortgage instrument premiums, if any. These items are called "escrow items." and (d) yearly
lessee held payments of payments on the Property, if any. These items are called "escrow items." and (e) yearly
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 meet the Note is paid in full a sum ("Funds") equal to
the prime rate of interest on the day monthly payments are due under the Note and any prepayment charges due under the
the prime rate of interest on the day monthly payments are due under the Note and any prepayment charges due under the
1. Payment of Principal and Interest Prepayment and Late Charges. Borrower shall promptly pay when due
UNIFORM COVENANTS. Borrower and Lender agree as follows: