90446597

MORTGAGE

111000832

THIS NOTGAGE ("Security Instrument") is given on April 27. 19.88. The morragor is Francine C. Silver, divorced and not since remarried. 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 performan eo. 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

LOT 1 IN ROBERT BARTLETT'S GREEN TILLDS, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 4 OF SECTION 26 AND THAT PART LYING SOUTH AND EAST of Joliet and Chicago Railroad of th: E/ST 1/2 OF THE NORTHEAST XBRCXXXXX FRACTIONAL 4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #18-27-201-002 VOLUME 83

DEFT-01 RECORDING

T#2222 TRAN 5917 09/13/90 09:22:00

#8175 # 18 ×-90-446597

COOK COUNTY RECORDER

PLEASE RECORD AND RETURN TO:

Republic Mortgage Company 4600 West Lincoln Highwry Matteson, IL 60443

which has the address of7150...South...Blackstone..Avenue...........,

Illinois6.0458.....[Zip Code] ("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 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. Berrower 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.

VOFFICIAL OC A SECURITY THANK MAY WAS AS AS AS AS AS AS Constitutions of a management parameter whereby Complete Complete Company (Sept. free and voluntary act and deed and that informed of the contents of the foregoing instrument, bersonally appeared Section of the section of the county and store, do beneby certify that my Andre Proper Dence e freezoneellecouring root breit **"我们这个时间的现在分词。"** no propositional de la principal de la Calenda de la C Suigna producional de la companya de la calenda de la Calen t getall orderlings interesticised a contakt med an therbour or while horself or a second state half inferite stiffing a prefer The principle of the contakt interference wings when the structure of the product and the contakt in the best of element kirki kimplem ilmisi नितानी अनुसार का मान्यूनी विकास के के कार्यन है। and the state of t ાં ભુગાનું એક જિલ્લાના પાસ્ત્રી કહ્યું હતા હતા અમાના કે પાલના કે જાણ ઉત્તર કરવાના કરતા છે. જો જાણ કરવાના કરી જ - ઉત્તર પાલના કરતા પાસ્ત્રી કરતા કરવાના કે ઉત્તર કરતા અમાના કરતા કે ઉત્તર કરવાના કે પાલની કરતા કે હોયા કોઈ હતા न स्थान करियोग्या है जिसके सम्बन्धित कर जिल्ला है rate the growth of the factor The first transfer that there is the rest in the second in the second second second second second second second to reserve the separate residency of a distinct and a fine content of the spiritual problems and the second problems and the second problems are second as the second problems and the second problems are second as the second problems are second problems. **પ્રાથમિક કેમ્પણ** તેમને કરો કરો કે માનવામાં મુખ્યત્વે છે. મહાનુ માત્ર કર્યા માનવામાં માત્ર કર્યા છે. મુખ્ય મુક્ત માત્ર ું તાલું કર્યા કરે જે જાણા મુક્કાનું કહેલા જાણા મુક્કાના માટે કરાય કારણા માટે કરાય છે. તે કરો કારણા કરે કરી કર જ્યારા કરાયા કરાયા કરાયા કરાયા કરાયા કરવા કરવા કરવા કરવા કરવા કારણા માટે કરાયા છે. તે કરાયા કરાયા કરવા કરે કરી and the second of the second e tre e de marche en en artiste de la profisio de procesa de l'empresado procesado de presençabile de del Colo La restructura de la profision de la fragulación participada de la Colombia de del Colombia de la Colombia de La restructura de la procesa de la colombia de la restructura de la procesa de la colombia de la colombia de l the contract the contract, and engineer of Laglery transcription confined a decident with the contract of the the design of the second secon ANATIS 13. ANTO THE Experience of the Company of th (Js:2).... Solution Selected, Selected for the selection of the terms and covenants contained in this Security and selected with it. same and the property of the design of the state of the The state of the s No. 1 Pamily Rider water the second of the second been that the incomparated into and shall amend and the branch of this Society were a part of this Society eq 2A Bottower and recorded together with ion in the Property. sections of the receiver shall be applied first to payment of the sections of the sections. But not limited to, receiver's fees, premiums on the sections of the security lastrument. Lender shall release this Security as a section of the security. ton under persentable 19 or abandonment of the Property and at any times took fallowing judicial sale, Lender (in person, by agent or by judicially at the property and to collect the rents of the property and the pro the immediate payment in full of all sums secured by security Instrument by Judicial proceeding. To have the regarders and the section required to cure the carton required to cure the section required to cure the section required to cure the section of the series of the section of the series of the Property. The notice shall further set to see it in the fureclosure proceeding the non-time to see it in the default is not cured on or the secure of the further secured on the secure of the secure of the payment in full of all sums secured by the payment in full of all sums secured by the secured or the secured by the secured of the secured of the secured by the secured of the secured by the secured of the secured by the secured of the secured Servence prior to acceleration following Borrower's a sud respectivither covenient 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 Fut Released; Forbearance By Lender Not a Walver. 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 amo Mation 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 excresse of any right or remedy.

11. Successors and Assigns Bound; 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 (a) prees 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) ray such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limits, then: permitted limits will be refunded to Borrower. Lender may choose to incke this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund red ices 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 stip, specified in the second paragraph of

paragraph 17.

14. Notices. Any notice to Borrower provided for in this Security Instrument of all Se 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 horrower. 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 Instrume. 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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it at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower unity in

transent, appearing in quart, paying ressonable attorneys fees and entering on the Property to make repairs. Although der may take action entief in quart may take action entief in the property to make repairs. Although der may take action entief in the property to do so.

The manufacture of paying research of Lender take paragraph I shall become additional debt of Borrower secured by this manufacture. Unless horsewer and Lender takes to other terms of payment, these amounts shall bear interest from

in the Property Lender's actions may include paying any sums secured by a lien which has priority over this Security werests and sgreensents contained in this Security Instrument, or there is a legal proceeding that may significantly affect mader's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or guidaltons), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights are proceeding in the property and Lender's rights. If Borrower fails to perform the

the shell not merge unions Lender agrees to the merger in writing.

7. Protection of Lender's Bilging in the Frequenty: Mortgage Insurance.

Freetvetton and Maintenance of Property, Lessebolds. Borrower shall not destroy, damage or substantially reporty, allow the Property to descriorate or commit waste. If this Security Instrument is on a lesschold, erower shall comply with the provisions of the bears, and illiborrower acquires fee title to the Property, the lesschold and

t immediately prior to the acquisition. modes paragraph 19 the Property a soquired by Londer, Borrower's right to any insurance policies and proceeds resulting from demage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security

one the due dute of the monthly payments referred to in paragraphs I and Z or change the amount of the payments. If paymenty is acquired by London, Borrower's right to any insurance policies and proceeds resulting Unions Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or

Troperty or to pay sums secured by this Security Instrument, whether or not then due. The 30-degree is given restoration or repair is not economically feasible or Lender's accurity would be lessened, the input and proceeds shall be applied to the sums accured by this Security Instrument, whether or not then due, with any exercipated to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the Froperty, or does not answer within 30 days a notice from Lender that the insurance carrier has some definit then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore of the Property damaged, if the restoration of repair is economically feasible and Lender's structly is not lessened. If the

Uniess Lender and Borrower otherwise agree in writing, insurance proceeds shall 's a plied to restoration or repair all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prempt notice to the insurance carrier and Lender may make proof of loss if not made promptly by Borrower.

is stall have the right to hold the policies and renewals. If Lender requires, but tower shall promptly give to Lender All insurance policies and renewals shall be acceptable to Lender and elsal include a standard mortgage clause.

secondly withheld. numence carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be

requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insuring spates; for by Bre, hereste included within the term "extended" or terester and any other hazards for which Lender

of the giving of notice. 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 'sk' one or more of the actions set forth above within 10 days ment solutionary to Lender subordimeting the lien to the Security Instrument. If Lender determines that any part of fight the lien by, or defends against enforcement of & clear in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien or forfeiture of any vart of the Property; or (c) secures from the holder of the lien an in artiful to the payment of the obligation, or med by the lien in a manner acceptable to Lender; (b) contests in good

Borrower shall promptly discharge ony it a which has priority over this Security Instrument unless Borrower: (a) receipts evidencing the payments.

pay them on time directly to the person wer makes these payments directly, Borrower shall promptly furnish to Lender to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender

Funds held by Le der. If under paragraph 19 the Property is sold or acquired by Lender, Lender shall apply, no later.

at Borrower's option, either promptly repeat to Borrower or credited to Borrower on monthly payments of Funds. If the emount of the "winds held by Lender is not sufficient to pay the encrow tiems when due, Borrower shall pay to Lender any emount of the "winds held by Lender is not sufficient to pay the encrow tiems when due, Borrower shall pay to Lender any emount of the "winds held of all sums secured by this Security Instrument, Lender, "The Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly return to Borrower or any payment of the Payment of Security Instrument, Lender shall promptly return to Borrower or any payment of the Payment of Security Instrument, Lender shall promptly return to Borrower or any payment of the Payment of Security Instrument, Lender shall promptly return to Borrower or any payment of the Payment of Security Instrument, Lender shall promptly return to Borrower or any payment of the Payment of Security Instrument of the Payment of Security Instrument of the Payment of Payment of Security Instrument of Payment of Payment

With encount of the Funds held by Leader, regether with the future monthly payments of Funds payable prior to the dates of the escrow items, shall excess shall be, COLICA IDMENIAMENT

time interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender space to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the Funds are pledged as additional security for the sums secured by * pays Borrower inserted on the Funds and applicable law permits Lender to make such a charge, norrower and

which off (a) yearly takes and assessments which may strain priority over this Security Instrument; (b) yearly takes and assessments which may strain priority over this Security Instrument; (b) yearly takes and assessments which may strain priority over this Security Instrument; (b) yearly instruments of grounds of grant and (d) yearly instruments of grant and takes and applying the france of grant and (d) yearly from the first of assessment of grant and (d) yearly from the first of assessments of which are insurance the france of grant and on the first of assessment of grant and the first of first of an institution). I ender shall apply the Funds to pay the escrow items. They are charge for stocking and applying the second to retifying the escrow items. They are charge for stocking and applying the first and applicable law that a writing that interest and applicable law that are a writing that interest and applicable law are said applicable in writing that interest and on the Funds. Unless an agreement is made or applicable law are said applicable in writing that interest and on the Funds. Unless an agreement is made or applicable law To the day morning payments are the fold with the Mote is poid in full, a sum ("Funds") equal to the day menting payment and interest a

it and Late Charges. Borrower shall promptly pay when due id Lender covenant and agree as follows: