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RENO FET CTALMOROPAGE

THIS MORTGAGE	is made this1	2th day of	September		19 90, between the
Mortgagor Vasilios	A. Rigas,	ivorced and	not since remarr	ied y VAK	
approximate and response reports the day with a policy for the contract of the			ower"), and the Mortgage		nance Company
			, a corporation organiza	ed and existing under t	ne laws of the State of
DELAWARE , whos	e address is 191	V. Joe Orr	Road, Chicago	Heights, IL	60411
and the second s			(herein "Lender").		
WHEREAS, BORRO	WER is indebted to	Lender in the pri	ncipal sum of Seven	ty Eight Thou	sand and
00/100		Do	ollars, which indebtedne	ess is evidenced by B	orrower's note dated
September 12, 1	990 (herein "	'Note''), praviding	for monthly installmen	its of principal and inte	rest, with the balance
of the indebtedness, if not s	poner paid, due and	payable on	March 12, 19	91	
	the repayment of to advanced in accord	he indebtedn <mark>ess</mark> e fance herewith to	videnced by the Note, wi protect the security of	th interest thereon, the this Mortgage, future a	dvances, and the per-
the following described prop	erty located in the	County of	ook .s	tate of Illinoi	8
DWELLING: 2543 TAX IDENTIFICAT LEGAL DESCRIPTI (except North 4 the Southwest 2 40 North, Range in the Northeas	ION NUMBER: CN: Lot 12 4 feet ther and the we 13, last o	13-26-32 in Block eof) in Ki st 3 of th f the Thir	!2-012 1 in Heafield .mbells' Subdiv le Southeast 첫 d Principal Mo	vision of the of Section 2 eridian, (exc	East & of 6, Township

Together with all the improvements now or lier after erected on the property and all rents and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, 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 are herein referred to 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, that the Property is unencumbered, and the Corrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, earements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property

Borrower and Lender covenant and agree as follows:

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1. Borrower shall promptly pay when due the principal of any interest on the indebtedness evidenced by the Note, prepay ment and tate charges as provided in the Note and the principal of and interest on any future advances secured by this Mortgage

2. Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraph I hereof shall be applicable for the Note, the Note, then to the principal of the Note, and then to interest and principal on any future advances.

3 Borrower shall pay all taxes, assessments and other charges, fines and imputitions attributable to the Property which may

attain a priority over this Mortgage, by making payment, when due, directly to the payer thereof.

4. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extened coverage", and such other hazards as Lender may require. The insurance carrier providing the insurance shall be chosen by Porrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in form acceptable to Lender and shall include a standard mortgage clause in favor of and in form acceptable to Lender.

5 Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the

B. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or it my action or proceeding is communication in materially affects Lender's interest in the Property, including, but not limited to, entire it domain, insolvency, code enforcement, or arrangements or proceedings involving a bankrupt or decedent, then Lender at Lender's option, upon notice to Borrower may make such appearances, distrurse such sums and take such action as is necessary to protect Londer's interest, including,

tain one with the discussion of reasonable attorney's fees and ensity upon the Property to make repairs.

Any accounts districted by Lender pursuant to this paragraph 8 with integes thereon, shall be future discussed by this Mortgage Unless Burrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Burrower requesting payment thereof, and shall bear interest from the date of disbursement at the rate payable from time to time on ourstanding principal under the Note unless payment of interest at such tate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate permissible under applicable law. Nothing contained in this paragraph 6 shall require Lender to incur any expense or take any action hereunder,

7 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.

8 The prepared of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or per thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Unless otherwise agreed by Lender in writing the proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Borrower

1974ers Leader and Borrower otherwise agree in writing any such application of proceeds to principal shall not extend or posttradicable the flate of the monthly installments referred to in paragraph 1 hereof or change the amount of such installments.

9 Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to ralgage, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify emortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest.

10. Arry forteserance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remody. The procurement of insurance or the payment of taxes or other liens or charges by Landar shall not be a waiver of Lander's right to accelerate the maturity of the indebtedness secured by this Migraphing 11. All remedies provided in this Mortgege are distinct and cumulative to any other right or remedy under जिल्हे भेदिर प्रकार अ

afforded by law or equity, and may be exercised concurrently, independently or economically 12. The covenants and agreements herein contained shall bend and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower.

	mail, return receipt requested, to Lender's ad	e to Lender as provided here Idress stated herein or to su	dresset to Barrow rat the Property Address or at such other ein, and (b) any notice to Lender shall be given by certified uch other address as Lender may designate by notice to Bor
	rower as provided herein.  14. This Morrage shall be governed by:	the law of this state.	nd of this Mortgage at the time of execution or after record
	ation hereof.  16. Upon Borrower's breach of any conduction with the second of any conduction of the specifying: (1) the breach; (2) the action requirement of Borrower, by which such breach make notice may result in acceleration of the surface of the notice shall further inform Borrower of the fing the non-existence of a default or any of the before the date specified in the notice, Lende ately due and payable without further demaic collect in such proceeding all expenses of for	venant or agreement of Border prior to acceleration shall wirednto bured; and (4) that ims secured by this Mortgage the right to reinstate after a left defense of Borrower to a left at Lender's option may, do not and may foreclose this f	rrower in this Mortgage, including the covenants to pay when all mail notice to Borrower as provided in paragraph 13 hereof (3) and (a) put less than 30 days from the date the indice is failure to cure such breach on or before the date specified in e, foreclosure by judicial proceeding and sale of the Property acceleration and the right to assert in the foreclosure proceed acceleration and foreclosure. If the breach is not pred on or lecture all of the sums secured by this Mortgage to be immedimentage by judicial proceeding, tender shall be entitled to not limited to, reasonable attorney's fact, and posts of dopu
	mentary evidence, abstracts and title reports.  17. Notwithstanding Lender's accelerate proceedings begun by Lender to enforce this if. (a) Borrower pays Lender all sums which (b) Borrower cures all breaches of any other creasonable expenses incurred by Lender in elenforcing Lender's relicted assiprovided in pay rower takes such artion as Lender may reason and Borrower's obligation to pay the sums subbrrower, this Mortgage and the obligations see 18. As additional, legintly hereunder, B shall, prior to acceleration inder paragraph it rents as they become due and chall be become due and chall before recoiver, shall be entitled to enter upon to the explication of any period of recoiver, shall be entitled to enter upon to take Property and collection of rents, including, buffees, and then to the sums secured by this mo received.	tion of the gioms: secured be Mortgage discontinued at all would be then due under covenants or agreements of inforcing the covenants and iragraph 16 hereof, inblidding hably require to assure that goured by this Mortgage at cured hereby shall, remain in 3 or rower hereby assigns to 16 hereof or appondonment in sectional following publications are the seceiver, shall be a of indifferent and the record by this Mortgage, Lender and the record of the seceiver, shall be a of indifferent and the record by this Mortgage, Lender and the record of the seceiver and the record of by this Mortgage, Lender and the record of the seceiver and the seceiv	by this Mortgage Borrower shall have the right to have any any time prior to entry of a judgment enforcing this Mortgage or this Mortgage and the Note had no acceleration occurred, a Borrower contained in this Mortgage, (c) Borrower pays all diagreements of Borrower contained in this Mortgage and in agreements of Borrower contained in this Mortgage and in a the lien of this Mortgage, Lender's interest in the Property half continues and (d) Borrower continues and of Borrower continues and the first ower for the Property have the fight to collect and retain such as half the property have the fight of collect and retain such as half the Borrower of the Property and the such as half the Borrower of the Property and the such as a property and the such as a property and to explain the trensport and retain such as property and to explain the rensport and retained and property and to explain the rensport and retained of the feet, premiums on receiver's bonds and reasonable attorney's server shall be liable to account only for those rents actually and release this Mortgage without charge to Borrower.
. E	Borrower shall pay all costs of recordation, if ar 20. Borrower hereby waives all right of h	ny	
	IN WITNESS WHEREOF, Borrower has e	90	grand and the second of the se
	This instrument was prepared by:	94	J 120 D. A. A. D. D. D. D. C. C. C. C.
٠	Jodi A. Pilotto		VASTLOS A PIGAS ANDREW
	191 W. Joe Orr Rd. Chi	cago Heights,	VASILIOS A: RIGAS
	191 W. Joe Orr Rd. Chi	IL 60411	DEPT-01 RECORDING \$13.25
		~/	**************************************
S	STATE OF		COOK COUNTY RECORDER
С	COUNTY OF I		YOKIAO EDGIAIFIA I
	I, a Notary Public, in and for the said coul	nty in the state aforesaid do	hereby corting that Vasilios A. Rigas
	I, a Notary Public, in and for the said cour divorced and not since remarrie		personally known to me to be the same person
_	divorced and not since remarrie	ed .	CVA.
W	divorced and not since remarrie	oing instrument appeared boot as	personally known to me to be the same person
W	divorced and not since remarrie whose name(s) <u>is</u> subscribed to the foregined, sealed and delivered the said instrumen	oing instrument appeared by the second fresh own fresh of homestead.	personally known to me to be the same person before me this day in person and ecknowledged that he ee and voluntary act for the cres and purposes therein set
W	divorced and not since remarrie whose name(s) <u>is</u> subscribed to the foregingned, sealed and delivered the said instrumer orth, including the release and waiver of the right	oing instrument appeared by the second fresh own fresh of homestead.	personally known to me to be the same person before me this day in person and ecknowledged that he ee and voluntary act for the mas and purposes therein set