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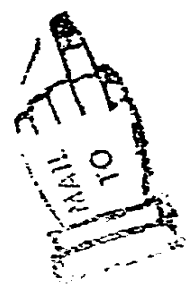
RECORD AND RETURN TO:
CENTRUST MORTGAGE CORPORATION, DOCUMENT CONTROL DEPARTMENT
358*SCHWAB*ST*12TH*AVENUE 1251 N. PLUM GROVE RD-SUITE 105
BEERIELE*BEACH*PL*CRIBAN*33442* SCHAUMBURG, IL 60173

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Space Above This Line For Recording Data: 113971-9

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on OCTOBER 15
19 90. The mortgagor is BLEJAN J. LABAGUIS AND SHIRLEY D. LABAGUIS, HUSBAND AND WIFE

("Borrower"). This Security Instrument is given to FIRST NATIONAL MORTGAGE EXCHANGE, INC.

which is organized and existing under the laws of THE STATE OF CALIFORNIA and whose address is
3545 WILSHIRE BOULEVARD, SUITE 327, LOS ANGELES, CALIFORNIA 90010

Borrower owes Lender the principal sum of ONE HUNDRED TWELVE THOUSAND FIVE HUNDRED AND 00/100-----

----- Dollars U.S.\$ 112,500.00 This sum is payable by Borrower on the same date as
this Security Instrument ("Note"), which provides for monthly payments with the full term of ten years, due and payable on
OCTOBER 01, 2005

This Security Instrument secures to Lender, as the payment of the debt evidenced by the
Note, with interest, and all renewals, extensions and modifications of the payment of all other sums with interest, advanced under
paragraph 7 to protect the security of this Security Instrument, and 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:

THE EAST 1/2 OF THE SOUTH 1/2 OF LOT 9 IN BLOSSOM HILL AND MARTIN'S ADDISON
AVENUE SUBDIVISION OF THE NORTH 1/3 OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF SECTION
21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK
COUNTY, ILLINOIS. PIN 13-21-401-064 VOL. 345

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which has the address of 4952 WEST EDDY STREET CHICAGO
Street

Illinois 60641 ("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 the protection of the lender with limited variations by
jurisdiction to constitute a uniform security instrument covering real property.

Handwritten signatures and initials.

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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 of "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. A charge assessed by Lender in connection with its services entering into this Security Instrument to pay the cost of an independent tax reporting service or the cost of the purchase of a title insurance policy is not an escrow item. Borrower and Lender may agree in writing that interest shall be paid on the Funds. If such an agreement is made, any applicable law requires interest to be paid. Lender shall not be required to pay Borrower any interest or principal 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, 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 return to Borrower any Funds held by Lender. If under paragraph 3 the Property is sold or acquired by Lender, Lender shall apply the Funds immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application of the Funds, 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 impediments attributable to the Property which may attain priority over this Security Instrument, and leasehold payments, if any, and interest, 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 in time directly to the person owed 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 Lender or a person who agrees in writing to a payment of the obligation secured by the lien in a manner acceptable to Lender, in good faith, the lien by, or defend 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 a part of the Property; or (c) secures from the holder of the lien an agreement satisfactory to Lender, which releases 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, upon the giving of notice, take the actions set forth above within 10 days of the giving of notice.

5. **Hazard Insurance.** Borrower shall keep the improvements now existing hereafter erected on the Property insured against fire, fire hazards included within the term "extended coverage" and any other risks which the Lender requires to be insured. 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 be in accordance with the following: Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly provide to Lender all notices of policy premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender and promptly make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to the cost of replacement 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 amount of the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Lender or to the person or persons entitled to the proceeds. If the insurance carrier offers within 30 days a notice from Lender that the insurance carrier has offered to settle the claim, Lender may elect to use 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. If 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any sums secured by this Security Instrument shall be applied to the due part of the monthly payments referred to in paragraphs 1 and 2 or charges or interest on the payments. If under paragraph 19 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds shall terminate from the time of the acquisition of 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 takes any action or agreement and agreement contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's title in the Property, such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws, or if Lender is notified of any such proceeding, Lender may take whatever action necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include the use of sums secured by a lien which has priority over this Security Instrument, appearing in court, paying taxes and other charges, and ordering 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 be added to the 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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If Lender required mortgage insurance as a condition of making the loan, 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 of the notice, 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 of 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 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 guarantees that Lender and any other Borrower may agree to extend, modify, correct, 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 limits; 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 or repays the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

13. Legislation Affecting Lender's Rights. If enactment of applicable law after the date of the making of 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 a sums secured by this Security Instrument and may invoke any remedies permitted by paragraph 16. 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 personal delivery 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 personal delivery or by mailing it to the 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 the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given legal effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are deemed to be severable.

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

17. Transfer of the Property or a Beneficial Interest in Borrower. If any part of the Property or any interest in it is sold, transferred (or if a beneficial interest in Borrower is sold or transferred to a person who is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of the sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law or state law 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 with 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) 90 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 has paid Lender all sums which then would be due under this Security Instrument and the Note had no acceleration occurred, and that any default of any other covenants or agreements (a) pays all expenses incurred in enforcing this Security Instrument, including reasonable attorney's fees, and (b) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's right to enforce the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue to be a lien upon reinstatement of Borrower. This Security Instrument and the obligations secured hereby shall remain fully effective as if no default had occurred. If Lender exercises this right to reinstate shall not apply in the case of acceleration under paragraphs 13 or 17.

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NON-UNIFORM COVENANTS, Conditions and Acceleration of this Security Instrument

19. Acceleration: Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraphs 13 and 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (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, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

20. Lender 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 or its agent or by judicially appointed receiver, shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those 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 receiver's bonds and reasonable attorneys' 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 recordation costs.

22. Waiver of Homestead. Borrower waives all right of 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 covenants and agreements of each such 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. (Check applicable boxes)

- Adjustable Rate Rider
- Condominium Rider
- 1-4 Family Rider
- Graduated Payment Rider
- Planned Unit Development Rider
- Others (specify):

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any riders executed by Borrower and recorded with it.

Elejar J. Labaguis _____ (Seal)
 ELEJAR J. LABAGUIS (Borrower)

Shirley D. Labaguis _____ (Seal)
 SHIRLEY D. LABAGUIS (Borrower)

 (Seal)
 (Borrower)

[Space Below This Line For Acknowledgment]

RETURN TO:
CENTRUST MORTGAGE CORP
1251 N. PLUM GROVE ROAD
SUITE 105
SCHAUMBURG, IL 60173

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Elejar J. Labaguis and Shirley D. Labaguis, his wife personally known to me to be the same person whose names are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

IMPRESS
SEAL
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Given under my hand and official seal, this 1 day of OCTOBER, 19 90.
Commission Expires _____

Gail Maher
NOTARY PUBLIC



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