

9 0 5 8 5 5  
**UNOFFICIAL COPY**

90588663



(Space Above This Line for Recording Date)

This instrument was prepared by  
**MARGARETTEN & COMPANY, INC. MORTGAGE**  
905 W. 175TH ST. HOMERWOOD, ILL. 60430

62102640  
26th, 1990

DEPT-01 RECORDING \$16.2  
187777 FROM 7565 12/04/90 14:58:08  
#2524 \* \* -70-588663  
COOK COUNTY RECORDER

The mortgagor is  
PAUL ARVIA, AND SUZANN ARVIA, HIS WIFE

("Borrower"). This Security Instrument is given to  
MARGARETTEN & COMPANY, INC.

a corporation which is organized and existing under the laws of the State of New Jersey, and whose address is

One Ronson Road  
Roseland, New Jersey 08860

("Lender").

Borrower owes Lender the principal sum of

One Hundred Forty-four Thousand, and 00/100

Dollars (U.S. \$ 144,000.00). 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 December 1st, 2020. 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:

SEE ATTACHED LEGAL DESCRIPTION

which has the address of

18430 S. LEGAIRE AVE. ENLEY PARK, ILL. 60430

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. 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.

90-588663

16 25

COPIES

# UNOFFICIAL COPY

NOTARY PUBLIC  
Theresa L. Cook  
Notary Public for the State of Illinois  
My Commission Expires 7/20/91

My Commission expires: *7/20/91*  
Given under my hand and official seal, this 26th day of NOVEMBER, 1990.

personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he, she, they, signed and delivered the said instrument as his, her, their free and voluntary act, for the uses and purposes therein set forth.

I, the Undersigned, a Notary Public in and for said county and State, do hereby certify that

STATE OF ILLINOIS, COOK

\_\_\_\_\_  
-Borrower-  
\_\_\_\_\_  
-Borrower-  
\_\_\_\_\_  
PAUL ARVIA-BORROWER  
*Paul Arvia*  
\_\_\_\_\_  
SUZANNE ARVIA, HIS WIFE-BORROWER  
*Suzanne Arvia*

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

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.  
...the following riders are attached:  
OCCUPANCY RIDER

69985276