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COOK COUNTY, ILLINOIS
FILED FOR RECORD

1990 FEB 27 PM 2:51

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MORTGAGE

15.00

THIS MORTGAGE ("Security Instrument") is given onFebruary 9th.....
1990.... The mortgagor is ...Donato Caronigri and Hilda C. Caronigri his wife.....
("Borrower"). This Security Instrument is given to NATIONAL SECURITY,
A.FEDERAL BANK, QF SAVINGS AND/OR ITS SUCCESSORS OR ITS ASSIGNS....., which is organized and existing
under the laws of ...the United States of America....., and whose address is
6859 West Archer Ave..... Chicago, Illinois 60638..... ("Lender").
Borrower owes Lender the principal sum of ...Forty Eight Thousand Dollars and No/100ths.....
..... Dollars (U.S. \$48,000.00.....). 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 onFebruary 28th, 2005..... 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 out 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 inCOOK..... County, Illinois:

Lot 41 in Block 32 in Frederick H. Bartlett's Chicago Highlands in
the North West 1/4 of the North East 1/4 of Section 19, Township 38
North, Range 13 East of the Third Principal Meridian, in Cook
County, Illinois.

Property located at: 6712 West 63rd Place
Chicago, Illinois 60638
Permanent Index Number 19-19-200-041-0000

which has the address of6712 West 63rd Place....., Chicago.....
[Street](City)
Illinois60638..... ("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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Witness my hand and official seal this day of February 1998.

Digitized by srujanika@gmail.com

COUNTY OF
STATE OF
Illinoian
GOD
SS:

NATIONAL SECURITY, A Federal Bank for Savings, And/or Its Successors or Its Assigns
66859 West Archer Avenue Chicago, Illinois 60636

MAIL DIRECT, NO:

(x) Donald Caponegris (x) Donald Caponegris

A signed copy of this Mortgage, Note and Assignment of Rents have been given to the bottowers this 9th day of February, 1990.

15 pages - B1909 - 2018-11-16 - AERONAVALE [internal]

(x) ~~Donato Capoontgat~~
—Borrower
.....(Sect'l)

BY SIGNING BELOW, I AGREE TO THE TERMS AND CONDITIONS CONTAINED IN THIS SECURITY AGREEMENT.

- Grandmother/Rider
- Grandchild/Rider
- Other(s) [Specify] _____

222. WHETHER THE HOMEOWNER HAS A ROTATIONAL WARRANTY OR HOMEOWNER'S WARRANTY IN THE CONTRACT
233. WHETHER THE INSTRUMENTS SECURED BY THE HOMEOWNER'S WARRANTY ARE EXCLUDED BY BORROWER AND RECORDED TOGETHER WITH SECURITY AGREEMENTS OR OTHER DOCUMENTS SECURED BY INSTRUMENTS OF EACH SUCH CREDITOR AS IF THE TRIFER(S) WERE A PART OF THIS SECURITY AGREEMENT

20. Underwritten Protection - Upon acceptance underwriting shall apply to the property and any time duration of protection. Any period of protection underwriting shall apply to the property and any time duration of protection. Any period of protection underwriting shall apply to the property and any time duration of protection.

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UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

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 ("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., plus 1/6th (2 Months) Escrow Reserve

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. Borrower and Lender may agree in writing that interest shall be paid on the Funds. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings 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 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 or more payments as required by Lender.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 19 the Property is sold or acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit 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 impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, 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 on 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 Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends 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 any part of the Property; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating 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 satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

5. **Hazard Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards for which Lender requires insurance. This insurance shall be maintained in the amount 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 include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration 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 insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect 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. The 30-day period will begin when the notice is given.

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 the payments. If under paragraph 19 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to 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 fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on 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 become additional 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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However, in order to reinforce its security instruments, Borrows shall have the right to have entered into agreements concerning certain conditions. Before the sale of the property pursuant to any power of sale contained in this instrument or by instruments derived therefrom, his Security Instruments shall be delivered to (a) 5 days (or such longer period as agreed upon) before the sale of the property, or (b) entry of judgment in respect of the property, or (c) sums which then would be due under this instrument; and the notice shall be given in accordance with the provisions of this instrument. These conditions are that Borrower's security interests in instruments or (d) other than those mentioned above, will be released when all expenses incurred in enforcing this instrument, (e) agrees to other covenants or agreements, (f) pays all expenses incurred in accelerating this instrument, (g) pays all expenses incurred in accelerating this instrument, and (h) agrees to other covenants or agreements.

The Endorsement will be issued by the Board of Directors of the Company. The notice shall provide a brief description of the transaction, the parties involved, the amount and the date of the transaction. The notice shall also state that the transaction has been approved by the Board of Directors.

SECTIONED BY PARTS / Section by instrument
The following shall not be exercised by: Lender till exercise is prohibited by

16. **DistroWorld's Copy.** DistroWorld shall be given one copy of the Note and of this Stability Instrument.

This document contains neither recommendations nor conclusions of the Securities and Exchange Commission. It is the product of staff members of the Division of Corporation Finance.

15. Governing Law; Severability. This Security Agreement shall be governed by federal law and the law of the State in which the parties have their principal place of business.

It is critical to ensure that the address is clearly legible and includes the name of the organization or individual to whom the letter is addressed. Any noticeable misspellings or errors in the address can lead to the letter being returned or delivered to the wrong recipient.

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or mailing it to the address specified below.

13. Legal Protection Against Under-Sale Rights. All agreements of application of applicable laws that the effect of which will render exercise of this option, in full or in sums received by this Security instrument null and may invoke any remedy

12.1 Loan Charges. All the loan executed by us is subject to a maximum loan charges sets: maximum loan charges and similarly interest rate is set by us to ensure that the interest rate charged to the borrower will be reduced to minimum level. It is also to make it's repayment easier for the borrower.

11. Successors and Asses. (a) Rights, Duties and Severability; Co-signers. The covenants and agreements of this Security Agreement shall bind all successors and assigns of Lender and Borrower, subject to the provisions of this Section 11. (b) Covenants Not to Compete. The covenants and agreements of this Security Agreement shall not be breached by Lender or Borrower, respectively, if such person becomes disabled or dies, so long as Lender or Borrower, respectively, has given notice to the other party of such disability or death and has appointed a successor in writing to such person's rights and obligations under this Security Agreement.

Other estuaries, as defined by this Securing Instrument, which orthonominal shall not extend or postponed indefinitely, or otherwise delayed, to injure or harass them. 2. Or changing the amount of such payments, notwithstanding any other provision herein, where orthonominal action of principal shall not exceed or postpone indefinitely, or otherwise delayed, to injure or harass them. 3. Or changing the amount of such payments, notwithstanding any other provision herein, where orthonominal action of principal shall not exceed or postpone indefinitely, or otherwise delayed, to injure or harass them.

The property is a building located in Portmarnock by Dunleer to Borrower that the condemnor offers to make available for reoccupation by Lender to Borrower within 30 days after the date notice is given under the terms of the leasehold agreement.

1. **ASSIGNMENT OF PROPERTY:** The proceeds shall be applied to the sums secured by this Security interest in the event of a partial taking of the property.

Boards of Education shall have the right to make contracts with the State Board of Education for the services of such persons as may be required for the purpose of carrying out the provisions of this article.