

(Individual Form)

Loan No.

THE UNDERSIGNED,

Armando O'Campo also known as Armando Ocampo and Maria O'Campo also known as Maria Ocampo, his wife, as joint tenants.

of City of Chicago County of Cook State of Illinois

hereinafter referred to as the Mortgagor, does hereby mortgage and warrant to

SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION

a corporation organized and existing under the laws of the United States of America hereinafter referred to as the Mortgagee, the following real estate in the County of Cook in the State of Illinois to-wit:

2 MORTGAGE

PIN: #16-26-404-043

ADDRESS: 2658 S. Christiana Chicago Ill. 60623

LOT 30 IN BLOCK 2 IN FEINBERG'S 26TH STREET SUBDIVISION BEING A SUBDIVISION OF BLOCK 2 IN STEEL HEIRS SUBDIVISION IN THE SOUTH EAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

13.00

Together with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon or placed thereon, including all apparatus, equipment, fixtures or articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, telephation, ventilation or other services, and any other thing now or hereafter therein or thereon, the furnishing of which by means to supply the same is customary or appropriate, including sash and window shades, storm doors and windows, floor coverings, screen doors, iron-door beds, awnings, stoves and water heaters (all of which are intended to be and are hereby declared to be a part of said real estate whether physically attached thereto or not), and also together with all easements and the rents, issues and profits of said premises which are hereby pledged, assigned, transferred and set over unto the Mortgagee, whether now due or hereafter to become due as provided herein. The Mortgagee is hereby subrogated to the rights of all mortgages, lienholders and owners paid off by the proceeds of the loan hereby secured.

TO HAVE AND TO HOLD the said property, with said buildings, improvements, fixtures, appurtenances, apparatus and equipment, and with all the rights and privileges thereunto belonging, unto said Mortgagee forever, for the uses herein set forth, free from all rights and benefits under the homestead, exemption and valuation laws of any State, which said rights and benefits said Mortgagor does hereby release and waive.

TO SECURE

(1) the payment of a Note executed by the Mortgagor to the order of the Mortgagee bearing even date herewith in the principal sum of

Seven thousand four hundred and ninety five dollars & 80/100 Dollars

(\$ 7,495.80

) which Note, together with interest thereon as therein provided, is payable in monthly installments of

Two hundred and fifty two dollars & 20/100 Dollars

(\$ 252.20) commencing the

1st

day of

July

1990

which payments are to be applied, first, to interest, and the balance to principal, until said indebtedness is paid in full.

(2) any advances made by the Mortgagee to the Mortgagor, or his successor in title, for any purpose, at any time before the release and cancellation of this Mortgage, but at no time shall this Mortgage secure advances on account of said original Note together with such additional advances, in a sum in excess of

Dollars (\$) provided that, nothing herein contained shall be considered as limiting the amounts that shall be secured hereby when advanced to protect the security of or in accordance with covenants contained in the Mortgage.

(3) The performance of all of the covenants and obligations of the Mortgagor to the Mortgagee, as contained herein and in said Note.

THE MORTGAGOR COVENANTS:

A (1) To pay said indebtedness and the interest thereon as herein and in said note provided, or according to any agreement extending the time of payment thereof; (2) To pay when due and before any penalty attaches thereon all taxes, special taxes, special assessments, water charges, and power service charges against said property (including those heretofore due), and to furnish Mortgagee, upon request, duplicate receipts therefor, and all such items extended against said property shall be conclusively deemed valid for the purpose of this requirement; (3) To keep the improvements now or hereafter upon said premises insured against damage by fire, and such other hazards as the Mortgagee may require to be insured against; and to provide public liability insurance and such other insurance as the Mortgagee may require until said indebtedness is fully paid, or in case of foreclosure, until expiration of the period of redemption, for the full insurable value thereof, in such companies, through such agents or brokers, and in such form as shall be satisfactory to the Mortgagee; such insurance policies shall run with the Mortgagee during said period or periods, and contain the usual clause satisfactory to the Mortgagee making them payable to the Mortgagee; and in case of foreclosure sale payable within one year of the certificate of sale, owner of any deficiency, any receiver or redemptioner, or any grantee in a deed pursuant to foreclosure, and in case of loss under such policies, the Mortgagee is authorized to adjust, collect and compromise, in its discretion, all claims thereunder and to execute and deliver on behalf of the Mortgagor all necessary proofs of loss, receipts, vouchers, releases or quitances required to be signed by the insurance companies, and the Mortgagor agrees to sign, upon demand, all receipts, vouchers, and releases required of him to be signed by the Mortgagee for such purpose, and the Mortgagee is authorized to apply the proceeds of any insurance claim to the restoration of the property or upon the indebtedness hereby secured in its discretion, but monthly payments shall continue until said indebtedness is paid in full; (4) Immediately after destruction or damage, to commence and promptly complete the rebuilding or restoration of buildings and improvements now or hereafter on said premises, unless Mortgagee elects to apply on the indebtedness secured hereby the proceeds of any insurance covering such destruction or damage; (5) To keep said premises in good condition and repair, without waste, and free from any mechanic's or other lien or claim of lien not expressly subordinated to the lien hereof; (6) Not to make, suffer or permit any unlawful use of or any nuisance to exist on said property nor to diminish nor impair its value by any act or omission to act; (7) To comply with all requirements of law with respect to mortgaged premises and the use hereof; (8) Not to make, suffer or permit without the written permission of the Mortgagee being first had and obtained, (a) any use of the property for any purpose other than that for which it is now used, (b) any alterations of the improvements, apparatus, appurtenances, fixtures or equipment now or hereafter upon said property, (c) any purchase on conditional sale, lease or agreement under which title is reserved in the vendor, of any apparatus, fixtures or equipment to be placed in or upon any buildings or improvements on said property.

B In order to provide for the payment of taxes, assessments, insurance premiums, and other annual charges upon the property securing this indebtedness, and other insurance required or accepted, I promise to pay to the Mortgagee, a prorate portion of the current year taxes upon the disbursement of the loan and to pay monthly to the Mortgagee, in addition to the above payments, a sum estimated to be equivalent to one-twelfth of such items, which payments may, at the option of the Mortgagee, (a) be held by it and commingled with other such funds or its own funds for the payment of such items; (b) be carried in a savings account and withdrawn by it to pay such items, or (c) be credited to the unpaid balance of said indebtedness as received, provided that the Mortgagee advances upon this obligation sums sufficient to pay said items as the same accrue and become payable. If the amount estimated to pay said items is not sufficient, I promise to pay the difference upon demand. If such sums are held or carried in a savings account, or escrow account, the same are hereby pledged to further secure this indebtedness. The Mortgagee is authorized to pay said items as charged or billed without further inquiry.

C This mortgage contract provides for additional advances which may be made at the option of the Mortgagee and secured by this mortgage, and it is agreed that in the event of such advances the amount thereof may be added to the mortgage debt and shall increase the unpaid balance of the note hereby secured by the amount of such advance and shall be a part of said note indebtedness under all of the terms of said note and this contract as fully as if a new such note and contract were executed and delivered. An Additional Advance Agreement may be given and accepted for such advance and provision may be made for different monthly payments and a different interest rate and other express modifications of the contract, but in all other respects this contract shall remain in full force and effect as to said indebtedness, including all advances.

D That in case of failure to perform any of the covenants herein, Mortgagee may do on Mortgagor's behalf everything so covenanted; that said Mortgagee may also do any act it may deem necessary to protect the lien hereof; that Mortgagor will repay upon demand any moneys paid or disbursed by Mortgagee for any of the above purposes and such moneys together with interest thereon at the highest rate for which it is then lawful to contract shall become so much additional indebtedness secured by this mortgage with the same priority as the original indebtedness and may be included in any decree for enforcing this mortgage and be paid out of the rents or proceeds of sale of said premises if not otherwise paid; that it shall not be obligatory upon the Mortgagee to inquire into the validity of any lien, encumbrance or claim in advancing moneys as above authorized, but nothing herein contained shall be construed as requiring the Mortgagee to advance any moneys for any purpose nor to do any act hereunder; and the Mortgagee shall not incur any personal liability because of anything it may do or omit to do hereunder.

E That it is the intent hereof to secure payment of said note and obligation whether the entire amount shall have been advanced to the Mortgagor at the date hereof, or at a later date, and to secure any other amount or amounts that may be added to the mortgage indebtedness under the terms of this mortgage contract.

72-55-941 DB

90262979

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Document Prepared By
Paula Urdan
1200 N. Ashland Ave., #501
Chicago, IL 60622

THIS INSTRUMENT WAS PREPARED BY:

Notary Public
June 1st day of June
A.D. 1990

appeared before me this day in person, and acknowledged that THEY signed, sealed and delivered the said instrument as to them and their heirs, assigns and assigns of the Mortgage, and the powers herein mentioned may be exercised as often as occasion therefor may require.

STATE OF ILLINOIS
COUNTY OF LAKE } ss.
Armando Ocampo, M/K/A Armando O'Campo (SEAL)
Maria Ocampo, M/K/A Maria O'Campo (SEAL)

Armando Ocampo, M/K/A Armando O'Campo (SEAL)
Maria Ocampo, M/K/A Maria O'Campo (SEAL)
June 1st day of June, A.D. 1990

IN WITNESS WHEREOF, this mortgage is executed, sealed and delivered this 1st day of June, A.D. 1990.

That each right, power and remedy herein conferred upon the Mortgagees is cumulative to any other right or remedy of the Mortgagees, whether therein or by law conferred, and may be enforced concurrently herewith. That no waiver by the Mortgagees of performance of any covenants, conditions or obligations herein contained shall in any manner affect the right of Mortgagees to require or enforce performance of the same or any other of said covenants, conditions or obligations; that whenever the context, construction or interpretation of this instrument requires the masculine gender, as used herein, shall include the feminine and the plural number, as used herein, shall include the plural; that all rights and obligations of the Mortgagees, successors and assigns of the Mortgagees, and the powers herein mentioned may be exercised as often as occasion therefor may require.

That upon the commencement of any foreclosure proceeding hereunder, a court in which such suit is filed may at any time, either before or after sale, and without notice to the Mortgagees, shall be available against Mortgagees based upon acts or omissions relating to the subject matter of this mortgage unless commenced within sixty days after Mortgagees' possession ceases. Time to file to take or to abandon possession of said premises, either affecting the lien hereof, Mortgagees shall have all powers, if any, which it might have had without this paragraph. No suit or proceeding shall be deemed to have been instituted against Mortgagees until the expiration of the statutory period during which it may be issued. Mortgagees shall, however, have the discretionary power at any time to file a suit or proceeding against Mortgagees, or any other party, to enforce the collection of the debt secured by this mortgage, and to obtain judgment against Mortgagees, or any other party, for the amount of the debt secured by this mortgage, and to obtain judgment against Mortgagees, or any other party, for the amount of the debt secured by this mortgage, and to obtain judgment against Mortgagees, or any other party, for the amount of the debt secured by this mortgage.

All assignments, rents, issues and profits of said premises are pledged, assigned and transferred to the Mortgagees, whether now due or hereafter to become due, under or by virtue of any lease or agreement for the use of, occupancy of, or any part thereof, whether said lease or agreement is in writing or verbal, and it is the intention hereof (a) to pledge said rents, issues and profits of said premises, and any part thereof, to the Mortgagees, and (b) to establish an absolute transfer and assignment to the Mortgagees, of all such rents, issues and profits of said premises, and any part thereof, together with the right in case of default, either before or after the foreclosure sale, to enter upon and take possession of the premises, and to operate and manage the same, and to do all things necessary to carry out the purposes and intent of this mortgage, and to do all things necessary to carry out the purposes and intent of this mortgage. The Mortgagees shall have the right to enter upon and take possession of the premises, and to operate and manage the same, and to do all things necessary to carry out the purposes and intent of this mortgage, and to do all things necessary to carry out the purposes and intent of this mortgage.

The Mortgagees may employ counsel for advice or other legal services at their expense and the Mortgagees shall be bound by the advice of such counsel. The Mortgagees shall have the right to assign or otherwise dispose of this mortgage, and to do all things necessary to carry out the purposes and intent of this mortgage, and to do all things necessary to carry out the purposes and intent of this mortgage. The Mortgagees shall have the right to assign or otherwise dispose of this mortgage, and to do all things necessary to carry out the purposes and intent of this mortgage, and to do all things necessary to carry out the purposes and intent of this mortgage. The Mortgagees shall have the right to assign or otherwise dispose of this mortgage, and to do all things necessary to carry out the purposes and intent of this mortgage, and to do all things necessary to carry out the purposes and intent of this mortgage.

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