

0515025838

UNOFFICIAL COPY

THE MID-CITY NATIONAL BANK  
7222 WEST CERMAK ROAD  
NORTH RIVERSIDE, ILLINOIS 60546

ASSIGNMENT OF MORTGAGE

The RESOLUTION TRUST CORPORATION was appointed conservator of CLYDE FEDERAL SAVINGS ASSOCIATION, pursuant to Resolution Order 90-275 of the Office of Thrift Supervision dated February 1, 1990.

The RESOLUTION TRUST CORPORATION, as Conservator of CLYDE FEDERAL SAVINGS ASSOCIATION, for value received does hereby grant, sell, assign, transfer, set over and convey to AMERICAN SAVINGS BANK, F.A. ("Assignee"), its successors and assigns any interest the Assignor may have/ in a mortgage/ deed of trust/ recorded as Document number 24615148 covering the property in said mortgage as shown on attached Exhibit "A".

IN WITNESS WHEREOF, this Assignment has been executed this 24th day of MAY, 1991.  
DEPT-OF RECORDING \$13.00  
77777 TRAM 3380 10/15/91 10:18:00  
49481 \* -91-535431  
COOK COUNTY RECORDER

RESOLUTION TRUST CORPORATION,  
Conservator of CLYDE FEDERAL SAVINGS ASSOCIATION

By: John L. DeLaGrange  
Name: John L. DeLaGrange  
Title: Managing Agent

ACKNOWLEDGEMENT

STATE OF ILLINOIS )  
COUNTY OF COOK ) ss.

The foregoing instrument was acknowledged before me this 24th day of MAY, 1991, by the above named individual who is authorized to execute this document under Delegation of Authority by John DeLaGrange, Managing Agent for RESOLUTION TRUST CORPORATION, as Conservator of CLYDE FEDERAL SAVINGS ASSOCIATION.



Carole Banas  
Notary Public

THIS INSTRUMENT WAS PREPARED BY:  
RTC Resident Counsel  
Clyde Federal Savings Association  
7222 W. Cermak Road  
North Riverside, IL 60546

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Property of Cook County Clerk's Office

915000021

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384564090

Please return document to:  
MOUNT PROSPECT FEDERAL  
SAVING & LOAN ASSO  
15 E. Prospect Avcnut  
Mt. Prospect, IL 60056

This instrument was prepared by:  
Rose Marie Loch  
15 E. Prospect Ave.  
Mt. Prospect, IL.  
(Address) 60056

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Re: Our Loan No. 9750/2583-C

MORTGAGE

Loan No. 9750/2583-C

THIS MORTGAGE is made this 19th day of August 19 78 between the Mortgagor, Ruth L. Leffler, a spinster

(herein "Borrower"), and the Mortgagee, MOUNT PROSPECT FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 15 East Prospect Avenue Mount Prospect, Illinois 60056 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty seven thousand five hundred and 00/100 - (27,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 19, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2007.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender the following described property

PIN #08-11-200-032-1005  
701 W. Central Rd.  
Mt. Prospect 60056

LEGAL DESCRIPTION RIDER

Unit 1-A5 in Central Village Condominium, as delineated on plat of survey of all or portions of Lot 1 in Central Village, being a subdivision of part of the Northeast Quarter (1/4) of Section 11, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, which plat of survey is attached as Exhibit E to Declaration of Condominium made by Mount Prospect State Bank, a corporation of Illinois, as trustee under a Trust Agreement dated December 1, 1976, and known as Trust No. 615, recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 23867157; together with a percentage of the Common Elements appurtenant to said Unit as set forth in said Declaration, as amended from time to time, which percentages shall automatically change in accordance with Amended Declarations as same are filed of record pursuant to said Declaration, and together with additional Common Elements as such Amended Declarations are filed of record in the percentages set forth in such Amended Declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each such Amended Declaration as though conveyed hereby.

The lien of this mortgage on the common elements shall be automatically released as to percentage of the common elements set forth in amended declarations filed of record in accordance with the Declaration of Condominium recorded as Document 23867157 and the lien of this mortgage shall automatically attach to additional common elements as such amended declarations are filed of record, in the percentages set forth in such amended declarations, which percentages are hereby conveyed effective on the recording of such amended declarations as though conveyed hereby.

Mortgagor also hereby grants to Mortgagee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in the aforementioned Declaration.

This Mortgage is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in the said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

EXHIBIT "A"

MC 2587 2587

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7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, including, but not limited to, eminent domain, insolvency, code enforcement, or arrangements involving a bankrupt or decedent, then Lender at Lender's option, upon notice to Borrower, may make such arrangements, disburse such sums and take such action as is necessary to protect Lender's interest, including, but not limited to, disbursement of reasonable attorney's fees and any other expenses incurred by Lender in connection with the mortgage insurance condition of making the loan secured by this Mortgage. Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and

6. Preservation and Maintenance of Property. Lessor/Leasehold/Condominiums/Planned Unit Developments. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents. If a condominium or planned unit development rider is executed by Borrower and recorded together with this Mortgage, the covenants and agreements of such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Mortgage as if the rider were a part hereof.

5. Hazard Insurance. Borrower shall keep the improved premises now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards as Lender may require in such amounts and for such periods as Lender may require in writing. Lender shall not require that the amount of such coverage exceed that amount of coverage required to pay the sums secured by this Mortgage. The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All premiums, or insurance policies shall be paid in the manner provided under paragraph 2 hereof or, if not paid in such manner, by Borrower making payment, when due, directly to the insurance carrier.

4. Taxes. Borrower shall pay all taxes, assessments, and other charges, fines and impositions attributable to the Property which may be levied against the Property, including, but not limited to, property taxes, ground taxes, and taxes on any Future Advances. Borrower shall maintain a priority over this Mortgage, and leasehold payments or ground taxes, if any, in the manner provided under paragraph 2 hereof or, if not paid in such manner, by Borrower making payment, when due, directly to the payee thereof. Borrower shall promptly furnish to Lender all notices of amounts due under this paragraph, and in the event Borrower shall promptly discharge any lien which is a priority over this Mortgage; provided, that Borrower shall not be required to discharge any such lien so long as Borrower shall agree in writing to the payment of the obligation secured by such lien in a manner acceptable to Lender, or shall in good faith contest such lien by, or defend or enforce enforcement of such lien in, legal proceedings which operate to prevent the enforcement of the lien or forfeiture of the Property or any part thereof. Borrower shall keep the improved premises now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards as Lender may require in such amounts and for such periods as Lender may require in writing. Lender shall not require that the amount of such coverage exceed that amount of coverage required to pay the sums secured by this Mortgage.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, then to the principal of the Note, and then to interest and principal on any Future Advances.

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 installments of principal and interest are payable under the Note, until the Note is paid in full. A sum therein "Funds" equal to one-twelfth of the yearly taxes and assessments which may be levied against the Property, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. 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 said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account, or writing and compiling said assessments and bills, unless Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such 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 Mortgage.

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage. Borrower and Lender covenant and agree as follows:

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11/15/2016