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028-002-00007890-5

MORTGAGE

91116647

THIS MORTGAGE is made this 5th day of March, 1991 between the Mortgagor,
Dominic P. Maratto ,and Brenda J. Little-Maratto ,his wife, joint tenants
therein "Borrower"), and the Mortgagee, The Money Store(Illinois, Inc. a corporation organized
and existing under the laws of ILLINOIS whose address is 2010 Algonquin Rd., Ste. 207
Schaumburg, Illinois 60173 (herein "Lender")

WHEREAS, Borrower is indebted to Lender in the principal sum of US \$22,300.00
which indebtedness is evidenced by Borrower's note dated March 5, 1991 and extensions and
renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance
of the indebtedness, if not sooner paid, due and payable on March 15, 2001.

TO SECURE to Lender 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, Borrower
does hereby mortgage, grant, and convey to Lender the following described property located in the
of Chicago, Cook County State of Illinois

THE WEST 1/2 OF THE NORTH 1/2 OF LOT 12 IN HIELD
AND MARTINS ADDISON AVENUE SUBDIVISION OF THE NORTH 1/3 OF
THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 21, TOWNSHIP
40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.

P.I.N. 13-21-400-008

Being the same premises conveyed to the Borrower by deed of
James R. Jones and Jeanette A. Jones, his wife,
dated the 24th day of September, 1986 recorded on the 30th day of September, 1986
in Book Doc# of Deeds, page 86446339, in the Cook Recorder's Office.
and which has the address of 5121 W. Addison
Chicago, IL 60641
(herein "Property Address")

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights
appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by
this Mortgage; and all of the foregoing, together with said property for the leasehold estate if this Mortgage is
on a leasehold are hereinafter referred to 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 covenants that Borrower warrants and will defend generally the title to the Property against
all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS Borrower and Lender covenant and agree as follows:

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1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and
interest indebtedness evidenced by the Note

2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender,
Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the
Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and
assessments (including condominium and planned unit development assessments, if any) which may attain priority
over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments
for hazard insurance, 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. Borrower shall not be obligated to make such payments of Funds to Lender to
the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such
holder is an institutional lender.

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8. Inspection. Leader may make or cause to be made reasonable examinations upon and inspections of the property, provided that Leader shall give Borrower notice prior to any such inspection specifying reasonable

decrees passed, and contains no decrees.
If Borrower fails to perform the covenants and agreeable
conditions set forth in this Mortgage, or if it any action or proceeding is commenced which materially
affects the property, or if Lenders' Security is affected by any other cause, Lenders
may require Borrower to pay all costs and expenses of such action or proceeding, and
Borrower shall pay the premiums required to maintain such insurance in effect until such time as the respective
Lenders shall have received payment of the amount so paid by Borrower.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make good of loss if not made goodably by Borrower. If the Property is abandoned by Borrower, fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower, fails to take reasonable efforts to settle a claim for insurance benefits, or if Lender is authorized to collect and apply the insurance proceeds at Lender's option under section 11 of the Property, Lender may file a complaint in court to recover payment of the sum of money so paid by Lender to Borrower, plus interest thereon, plus costs and expenses of suit, and attorney's fees.

3. Hazarded Insurance. Insurer shall keep the improvements now existing or hereafter erected on the property insured against loss of fire, hazards incident within the term, extended coverage; and such other hazards as Leader may require and in such amounts and for such periods as Leader may regulate. The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Leader. The insurance carrier providing the insurance shall be liable to Leader and to the extent of any mortgage, debt or claim of action or other security, agreeable to Leader, to hold the policies and certificates issued to him which has priority over the accounts to Leader. Leader shall have the right to hold the policies and certificates in favor of and in a form acceptable to Leader. Leader and shall provide a standard mortgage clause in favor of and in a form acceptable to Leader.

4. Prior Mortgages and Deeds of Trust; Charges, Liens, Borrower shall present all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lessor which has priority over debts Borrower's coverages which may be payable to the Proprietor which may attach and all other debts, assessments and other charges, times and impositions attributable to the Proprietor which may attach.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Leader under the Note and paragraphs 1 and 2 hereof shall be applied by Leader first in payment of amounts payable

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable
additional security for the same secured by this Mortgage;

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable
prior to the due dates of taxes, assessments, interestable premiums and graded rents as exceed the amount re-
quired to pay said taxes, assessments, interestable premiums and graded rents as likely fall due, such excess shall
be at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments o
Funds held by Lender not be sufficient to pay taxes, assessments, interestable premiums and graded rents as
prior to the same amount of the Funds held by Lender, together with the future monthly installments of Funds payable
by Lender shall apply, no later than immediately prior to the sale of the Property or its assignment.

If Borrower pays Funds to Lender, the Funds shall be held in a trust account the depositors of accounts of which are insured by a Federal or state agency (including Lenders if Lender is such an entity) until Lender shall apply the Funds to pay said debts, assessments, insurance premiums and ground rents. Lender may do charge for so holding and applying the Funds, analyzing said account of verifying and compiling said assessments and bills, unless Lender pays Lender's expenses and applicable fees to the trustee of the trust account. Lender shall apply the Funds to pay said debts, assessments, insurance premiums and ground rents if Lender is not entitled to receive each debt in full. Lender may apply the Funds to pay Borrower any interest or collection costs or expenses of collecting on the Funds due to Borrower, without accounting of the Funds showing credits and debits to the Funds and the purpose for which each debt is to the Funds was made. The Funds are pledged as security for the Funds to Borrower, without accounting of the Funds showing credits and debits to the Funds and the purpose for which each debt is to the Funds was made.

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10. **Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

11. **Successors and Assigns Bound; Joint and Several Liability; Co-signers.** The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Mortgage, (a) does not execute the Note, (a) is co-signing this Mortgage only to mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without that Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Property.

12. **Notice.** Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

13. **Governing Law; Severability.** The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction to which the Property is located. The foregoing sentence shall not limit the applicability of Federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage and the Note are declared to be severable. As used herein, "costs," "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.

14. **Borrower's Copy.** Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after coordination hereof.

15. **Rehabilitation Loan Agreement.** Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan agreement which Borrower enters into with Lender. Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.

16. **Transfer of the Property or a Beneficial Interest in Borrower.** If all or any part of the Property or any interest in it is sold or transferred to a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Mortgage. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Mortgage.

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 Mortgage. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Mortgage without further notice or demand on Borrower.

NON-UNIFORM COVENANTS Borrower and Lender further covenant and agree as follows:

17. **Acceleration; Remedies.** Except as provided in paragraph 18 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenant to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall give notice to Borrower as provided in paragraph 12 hereof specifying: (1) the breach, (2) the action required to cure such breach, (3) a date, not less than 10 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclose 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 nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender, at Lender's option may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorneys' fees, court costs, and costs of documentary evidence, abstracts and title reports.

18. **Borrower's Right to Reinstate.** Notwithstanding Lender's acceleration of the sums secured by this Mortgage due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to entry of a judgment enforcing this Mortgage if (a) Borrower pays Lender all sums which would be then due under this Mortgage and the Note had no acceleration occurred, (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage, and (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage and enforcing Lender's remedies as provided in paragraph 17 hereof, including but not limited to, reasonable attorneys' fees and (d) Borrower takes such action as Lender may reasonably require to assure that the hen of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpeded. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

19. **Assignment of Rents; Appointment of Receiver.** As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

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CHAMBERLAIN RO #207
NO ALGONQUIN RD 16 60173

TED: March 5, 1991

2 Illinois Corporation

- TO -

Brenda J. Little-Maratto

Domicic P. Maratto
Details:
To the
County:
The within Mortgage having been
stated, we hereby subscribe and direct
you to cancel the same of record.

by

Attestation Signature

Signature of as Governor

MORTGAGE RECORDING DATA
CANCELLATION
ISPECIALLY FOR THE LENDER AND RECORDER

THIS INSTRUMENT PREPARED BY THE OFFICE OF HENRICKSON AND FINT, ATTORNEYS AT LAW

NOTARY PUBLIC STATE OF ILLINOIS
KAREN J. HERMAN
NOTARY PUBLIC SEAL
MY COMMISSION EXPIRES SEPTEMBER 21, 1993
OFFICIAL SEAL
BRENDA J. MARATTO, NOTARY PUBLIC, ILLINOIS

In witness whereof, I have hereunto set my hand and official seal.
Doregodee instrument as their free act and record, for the purpose herein expressed.
They acknowledge that they did examine and read the same and did sign the
same person(s) named in and who executed the within instrument, and I further
am the subscriber, this wife just states who. I am satisfied.
On this 5th day of March, 1991 before me, the subscriber, personally appeared

State of Illinois, Cook County SS:

Brenda J. Little-Maratto -Dorregodee
Witness
LAW OFFICES OF DORREGODEE AND FINN
Doregodee and Dorregodee
Witness
In the presence of:

IN WITNESS WHEREOF, Borrower has executed this Mortgage
which has priority over this Mortgage to Lender, at Lender's address set forth on page one of
this Mortgage, of any debtor's claim to Lender, or other foreclosure action
Borrower and Lender Rely on the terms of trust or other consideration with a loan

RUGUST FOR NOTICE OF DBAULT
AND FORCLOSURE UNDBR SUPERIOR
MORTGAGES OR DEEDS OF TRUST

00173
Shawnee, IL
Suite 307

3010 Hwy 70
MAIL TO THE LENDER

21. Waiver of Homestead. Borrower hereby waives all right of homestead exemption in the Property.
mortgage without charge to Borrower. Borrower shall pay all costs of recording, if any.
20. Releasee. Upon payment of all sums secured by this Mortgage, Lender shall cancel discharge this
mortgage without notice to Borrower. Borrower shall pay all costs of recording in the Property in accordance
with the laws of the state to which it is subject.
21. Waiver of Homestead. Borrower hereby waives all right of homestead exemption in the Property.
Property and Lender to the sum secured by this Mortgage. Lender and the receiver shall be liable to account
fees, incidental, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorney's
fees, and receiver shall be entitled to payment of the costs of management of the Property and collection
of rents, incidental, but not limited to, collecting those fees paid by Lender, by Lender, by Lender
of the receiver shall be entitled to collect the rents of the Property, and receiver shall be liable to account
for by collection of the rents of the Property, including those fees paid by Lender. All rents collected by Lender
of by collection of the rents of the Property, including those fees paid by Lender, by Lender, by Lender
Upon satisfaction under paragraph 17 hereof or abandonment of the Property, Lender, in person, by agent
or by notarized recordation, shall be entitled to enter upon, take possession of and manage the