

**UNOFFICIAL COPY**

This instrument was prepared by:

CHRIS DANKO

(Name)

CHICAGO, IL 60603

(Address)

010054989

# MORTGAGE

THIS MORTGAGE is made this 11TH day of JUNE, 1991, between the Mortgagor, JAMES TANG,  
VIVIAN W. TANG, HIS WIFE

(herein "Borrower"), and the Mortgagee, CITIBANK, FEDERAL SAVINGS BANK a corporation organized and existing under the laws of the United States, whose address is 1 SOUTH DEARBORN CHICAGO, ILLINOIS 60603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 25,000.00, which indebtedness is evidenced by Borrower's note dated JUNE 11, 1991 and extensions and renewals thereof (herein "Note"); providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on JULY 1, 1998;

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 County of COOK, State of Illinois:

LOT 167 IN NORTHGATE UNIT 2 BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

INV 33903 (10/1) MO

DEPT-01 RECORDING \$15.00  
T4444 TRAM 7788 06/19/91 15:11:00  
#6025 # D \*-91-296982  
COOK COUNTY RECORDER

03-08-406-001

which has the address of 3039 NORTH DRYDEN ARLINGTON HEIGHTS  
(Street) (City)  
Illinois 60004 (herein "Property Address");  
(Zip Code)

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 (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to 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 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:

**1. PAYMENT OF PRINCIPAL AND INTEREST.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in 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.

**ILLINOIS-HOME IMPROVEMENT-1/80-FNMA/FHLMC UNIFORM INSTRUMENT**

15.00

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Upon acceleration under paragraph 17 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those rents actually received.

**20. RELEASE.** Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any.

**21. WAIVER OF HOMESTEAD.** Borrower hereby waives all right of homestead exemption in the Property.

## REQUEST FOR NOTICE OF DEFAULT AND FORECLOSURE UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

\_\_\_\_\_  
-Borrower

James Tang  
JAMES TANG -Borrower

\_\_\_\_\_  
-Borrower

Vivian Tang  
VIVIAN H. TANG -Borrower

STATE OF ILLINOIS COOK County ss:

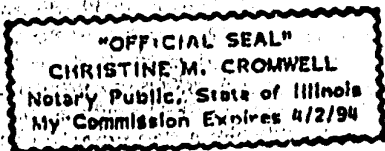
Christine M. Cromwell Notary Public in and for said county and state, do hereby certify that  
JAMES TANG AND VIVIAN H. TANG, HIS WIFE

personally known to me to be the same person(s) whose name(s) ARE subscribed to the foregoing instrument; appeared before me this day in person, and acknowledged that They signed and delivered the said instrument as THEIR free voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11TH day of JUNE, 1991.

My Commission expires:

Christine M. Cromwell  
Notary Public



91236982

RECORD AND RETURN TO: (Space Below This Line Reserved For Lender and Recorder)  
CITIBANK, FEDERAL SAVINGS BANK  
BOX 165