

UNOFFICIAL COPY

Loan Number: 023-001-0001530-1

92593468

MORTGAGE

THIS MORTGAGE is made this 7th day of August, 1992 between the Mortgagor, William M. Kimbrough, divorced and not since remarried and Charlie Pearl Kimbrough, divorced and not since remarried, in joint tenancy. (herein "Borrower"), and the Mortgeree, 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 U.S. \$17,000.00 which indebtedness is evidenced by Borrower's note dated August 7, 1992 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 August 15, 1999.

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 City of Maywood, Cook County State of Illinois:

LOT 256 IN CUMMINGS AND FOREMAN'S REAL ESTATE CORPORATION HARRISON STREET AND 9TH AVENUE SUBDIVISION IN THE SOUTH EAST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED FEBRUARY 9, 1924 AS DOCUMENT 8278599, IN COOK COUNTY, ILLINOIS.

P.I.N. 15-15-412-024

Mail to:

The Money Store
2010 Algonquin Rd.
Schaumburg, IL
60173

Being the same premises conveyed to the Borrower by deed of Walter A. Ubik and Mary M. Ubik, his wife dated the 17th day of April, 1974, recorded on the 9th day of May, 1974 in Book Docs of Deeds, page 22712126, in the Cook County Recorder's Office, and which has the address of 1922 South 12th Avenue Maywood, Illinois 60153 (herein "Property Address").

DEPT-01 RECORDING
T#2222 TRAN 6066 08/11/92 11:05:00 \$27.50
\$9607 + *-92-593468 COOK COUNTY RECORDER

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 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:

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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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 sum 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, but 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 first class 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 first class 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 in 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 recordation 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 (or if 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 16 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, foreclosure 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 lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. 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.

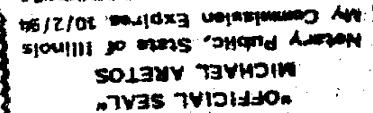
19. Assignment of Rents; Appointment of Receiver. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof or abandonment of the Property, have the right to collect and retain such rents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

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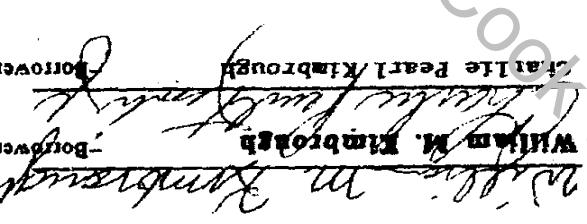
MORTGAGE RECORDING DATA		CANCELLATION	Debt(s) of the	To the	County:	The Within Mortgage having been stated, we hereby acknowledge and direct you to cancel the same of record.	by _____ Anotorized Signature Affidated Signature Certified to as genuine in Illinois Corporation	DATE: August 7, 1992
(Specify Below This Line Reserved for Lender and Recorder)								

THIS INSTRUMENT PREPARED BY SITI, KELIN, DAY & ATTORNEYS AT LAW

Siti, Kelin, Day & Attorneys
Notary Public/Attorney at Law



In Witness Whereof, I have hereunto set my hand and official seal
forgoing instrument as their free act and deed, for the purposes thereto expressed.
They acknowledge that they did examine and read the same and did sign the
same the person(s) named in and who executed the within instrument, and thereforeupon
Witness M. Kimbrough, d/b/a/c and not since married and who, I am satisfied,
On this the day of August, 1992 before me, the subscriber, personally appeared

Witnesses
William N. Kimbrough - Borrower
Charlotte Pearl Kimbrough - Borrower
Siti, Kelin, Day & Attorneys
Notaries
Signed and Delivered:


In Witness Whereof, Borrower has executed this Mortgage.
This Mortgage, or any default under either or any sale or other foreclosure action,
which has priority over this Mortgage, to give notice to Lender, at Lender's address set forth on page one of
Borrower and Lender agrees to hold harmless Lender of trust or other encumbrance with a lien
upon the property described by this Mortgage, Lender shall cancel discharge the

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

21. Waiver of Homeowner. Borrower hereby waives all rights of homeowner exemption in the Property.
Mortgage without charge to Borrower, Borrower shall pay all costs of recording, if any.

20. Release. Upon payment of all sums secured by this Mortgage, Lender shall cancel discharge the
only for those rents actually received.

of rents, and due to the sum accrued by this Mortgage, Lender and the receiver shall be liable to account
or the receiver shall be liable to the sum accrued by this Mortgage, but not limited to, receiver's fees, premiums on receivers bonds and reasonable attorney's
fees, and due to the sum accrued by this Mortgage, Lender and the receiver shall be liable to account
of rents, including, but not limited to, payment of the costs of management, collection and collection
property and to collect the rents of the Property including those past due. All rents collected by Lender
or by subletting or assignment of the Property, shall be entitled to enter upon, take possession of and manage the
Upon acceleration under paragraph 17 hereof or abandonment of the ownership of the Property, Lender, in person, by agency