

UNOFFICIAL COPY

9 2 1 7 5 5 3 1

92170582

73 43 19 1 7 7
73 30 00 20K

[Space Above This Line For Recording Data]

01193431

MORTGAGE

MARCH 10, 1992

THIS MORTGAGE (Security Instrument) is made by mortgagee **JUAN O PEREZ AND ESTER P PEREZ, HIS WIFE**

The

"Borrower" is **St. Paul Federal Bank for Savings**

which is organized and has its principal office in the United States of America
6700 W. March Ave, Chicago, Illinois 60635

"Lender" Borrower owes her to the principal sum of **SIXTY FIVE THOUSAND AND NO /100-**
65,000.00

by Borrower's note dated the same date as this Security Instrument, Note, which provides for monthly payments with the first payment due on **APRIL 1, 2007**. This Security Instrument secures to Lender the repayment of the principal sum of the Note with interest and all renewals, extensions and modifications of the Note, the payment of all other sums of interest advanced under paragraph 7 to protect the security of this Security Instrument, and the performance of Borrower's covenants and obligations under this Security Instrument and the Note. For this purpose, Borrower has granted to Lender a lien in the real estate described property located at **COOK COUNTY, ILLINOIS**.

LOT 55 IN BLOCK 4 OF GRAND AVENUE, BEING A SUBDIVISION OF THE EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 466 FEET THEREOF, ACCORDING TO PLAT FILED IN THE REGISTRAR'S OFFICE AS DOCUMENT 10,401, IN COOK COUNTY, ILLINOIS.

PIN # 13-32-122-100-0000

RECORDED: 03/10/92 1:33:50
INDEXED: 03/10/92 15:00:00
FILE # 92-170582
COOK COUNTY REC'D

which has the address of **2144 N MC VICKER**

CHICAGO

Illinois **60639** ("Property Address")

ILLINOIS—Single Family—Fannie Mae Freddie Mac UNIFORM INSTRUMENT

Form 3014 9/90

2395 SEP 9*

JDP C.R.P.

ES/R

92170582

5. Hazard or Property Insurance. Borrower shall maintain and keep in force hazard and property insurance covering the property against loss by fire, theft, lightning, explosion, riot, civil commotion, windstorm, hail, flood, earthquake, and other causes of damage. The policy shall be in the name of the lender and shall name the lender as the beneficiary of any proceeds payable under the policy. The policy shall be assigned to the lender and shall be subject to the lender's control.

6. Occupancy, Preservation, Maintenance and Protection of the Property. Borrower shall occupy the property as a single-family residence and shall use the property for no other purpose. Borrower shall maintain the property in good condition and shall preserve and protect the property from damage, loss, destruction, or impairment of value. Borrower shall comply with all applicable laws, ordinances, and regulations relating to the property and shall obtain all necessary permits and approvals for any improvements or alterations to the property.

7. Protection of Lender's Rights in the Property. Borrower shall execute and record all documents necessary to protect the lender's rights in the property, including but not limited to assignments, mortgages, and deeds.

8. Mortgage Insurance. Borrower shall maintain and keep in force mortgage insurance covering the property against loss by fire, theft, lightning, explosion, riot, civil commotion, windstorm, hail, flood, earthquake, and other causes of damage. The policy shall be in the name of the lender and shall name the lender as the beneficiary of any proceeds payable under the policy. The policy shall be assigned to the lender and shall be subject to the lender's control.

9. Assignment. Borrower shall assign to the lender all of Borrower's right, title, and interest in the property, including but not limited to the right to receive any proceeds payable under any policy of insurance covering the property.

10. Default. In the event of a default under this agreement, the lender shall have the right to take possession of the property and to sell the property to satisfy the debt. The lender shall also have the right to sue for the balance of the debt.

11. Waiver. Borrower waives all rights and remedies that may be available to Borrower under any applicable law, ordinance, or regulation, including but not limited to the right to a jury trial.

12. Entire Agreement. This agreement constitutes the entire agreement between the parties and supersedes all other agreements, oral or written, relating to the property.

13. Governing Law. This agreement shall be governed by the laws of the State of Illinois.

14. Signatures. This agreement is entered into by and between the parties on the date first written above.

Property of Cook County Clerk's Office

92371.5932

FORM 3074 9/92
JOP ERP

UNOFFICIAL COPY

24. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. (Check applicable box(es))

- Adjustable Rate Rider
- Graduated Payment Rider
- Balloon Rider
- Other(s) (specify) **LOAN RIDER**
- Condominium Rider
- Planned Unit Development Rider
- Rate Improvement Rider
- 1-4 Family Rider
- Biweekly Payment Rider
- Second Home Rider

By SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Juan O Perez (Seal)
 -Borrower
JUAN O PEREZ
 Social Security Number 338-72-1169

Esther R Perez (Seal)
 -Borrower
ESTER R PEREZ
 Social Security Number 351-58-3357

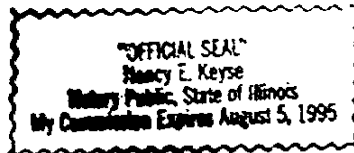
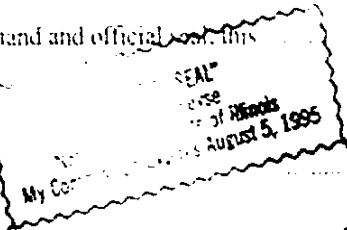
[Space Below This Line For Acknowledgment]

STATE OF ILLINOIS, Cook County ss:

I, Nancy E Keyse
 a Notary Public in and for said county and state, certify that JUAN O PEREZ AND ESTER R PEREZ HIS WIFE
 personally known to me to be the same person(s) whose name(s) _____
 subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that _____ I, he, X _____
 signed and delivered the instrument as THEIR free and voluntary act, for the uses and purposes therein
 set forth.

Given under my hand and official seal, this _____ day of _____, 1992

My Commission expires: _____



RAYMOND F SEIFFERT
 ST PAUL FEDERAL BANK FOR SAVINGS
 6700 W NORTH AV
 CHICAGO, IL 60635



011903431
 PEREZ JUAN O
 HBK

UNOFFICIAL COPY

3 2 1 / 3 3 3
LOAN RIDER

LOAN NO
DATE

811903431
MARCH 10, 1992

THIS RIDER is incorporated into a certain Security Instrument dated of even date herewith given by the undersigned the Borrower(s) to St. Paul Federal Bank For Savings, the Lender, to secure a mortgage indebtedness said Security Instrument encumbers real property, commonly described as

2144 N MC VICKER, CHICAGO IL 60639

PROPERTY ADDRESS

1. Borrower and Lender agree that notwithstanding anything contained in Uniform Covenant 21 of the Security Instrument Lender is hereby authorized to charge a reasonable fee for the preparation and delivery of a release deed.

2. Borrower and Lender agree that if the Federal National Mortgage Association or the Federal Home Loan Mortgage Corporation buy all or some of the Lender's interests under the Security Instrument, this Rider will no longer have any force or effect.

IN WITNESS WHEREOF, BORROWER has executed this RIDER

Juan O. Perez

Borrower

JUAN O PEREZ

ESTER R. PEREZ

Borrower

ESTER R PEREZ

58217, 582