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LOON #1 ecstatas

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THIS MORTGAGE ("Socurity Instrument") is given on

T400 E' ECCETATE KOVD' IKAING' IX 18039-4308

The mortgagor ta DOMINIC A. COLLETTA and SEANA K. COLLETTA, HIS WIFE

PELO HAST Teloto 00:35:25 DEPT-01 RECORDING

This Security Into in and is given to GREENWICH CAPITAL FINANCIAL, INC.

.("Londer").

Ninety Five Thousand and No/100

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the Note, with interest, and all renewals, extransions and modifications of the Note; (b) the payment of all other sums, with this Security Instrument ("Note"), whiel provides for monthly payments, with the full debt, if not paid earlier, due and payable on this Security Instrument of the courity Instrument of the courity Instrument of the debt evidenced by Pollars (U.S. \$ as of the cylindrical by Borroworle note dated the same date as 00 000 96

covenants and agreements under this Security in it imant and the Mole. Figural and convey to Lender the following deac old property located in County, For this purpose, Borrower does hereby martgage, interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's

TOT 7 IN BLOCK 7 IN KENSEYS NORMOOD PARK SUBDIVISION A PARSUBDIVISION

PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. OF BLOCKS 34, 35, 36 AND 37 AND "CATTED ALLEYS THEREIN OF NORMOOD PARK IN SECTION 6, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD

DEMNARIAL INDEX NUMBERS: 13-06-414-055

SEEL NORTH NORTHCOTT AVENUE

which has the address of

("Property Address");

(apoc) drz.

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BORROWER COVENANTS that Borrower is lawfully sciecd of the cetate hereby conveyed and has the right to grant and "Proport" and in included to in this Security Instrument as the "Proporty," fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. TOGETHER WITH all the improvements now or hereafter erected on the property, and all casements, appurtenances, and

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited defend generally the title to the Property against all claims and demands, subject to any encumbrances of record. convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will

variations by jurisdiction to constitute a uniform security instrument covoring real property.

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UNIDORM COVENANT. The control of the principal of and alternate to the debt endeanced by the Note and any prapayment and late changes the nate the Note Borroove, thail pay it is a second of the second principal of and alternate to the debt endeanced by the Note and any prapayment and late changes the nate of the Note is paid in the Note in in the

atterneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

B. Mortgage Insurance. If Londer required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender lapses or ceases to be in effect, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the mortgage insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the mortgage insurance previously in effect, from an alternate mortgage insurer approved by Lender and the cost to Borrower of the mortgage insurance previously in effect, from an alternate mortgage insurer approved by Lender and the cost to Borrower of the mortgage insurance previously in effect, from an alternate mortgage insurer approved by Lender and the cost to Borrower of the mortgage insurance previously in effect, from an alternate mortgage insurer approved by Lender and the cost to Borrower of the mortgage insurance previously in effect, from an alternate mortgage insurer approved by Lender and the cost to Borrower of the mortgage insurance previously in effect, from an alternate mortgage insurer approved by Lender and the cost to Borrower of the mortgage insurance previously in effect.

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If substantially equivalent mor gas hardraned over the 1 tot available. Berrower shall be not had reach month a sum equal to one-twelfth of the yearly mortians in the accept, use and rotain hose psychiatis as in low resorve in lieu of mortigate distrance. Less reserve the lieu of mortigate distrances are the properties of the lieu of mortigate distrances. Less reserve that leader requires) provided by an insurer approved by Londer again becomes available and is obtained. Borrower shall pay the premiums required to maintain mortigage insurance in office, or to provide a loss reserve, until the romer than the provider of its agent may make reasonable entries upon and inspections of the Property. Lender shall give the premiums required to maintain mortigage insurance modes in accordance with any written agreement between Borrower and Londer or applicable faw.

9. Isaspectica. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give mondamation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Londer.

10. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any about the paid to Londer to the discussion of the Property immediately before the taking is equal to or greater than the amount of this sums secured by this Security Instrument immediately before the taking and the provider in the property in the property in the property in the paid to Borrower and Londer otherwise agree in writing to all and the property immediately before the taking is less than the amount of the sums secured by this Security Instrument immediately before the taking is less than the amount of the sums secured by the sums secured by the sum of the property in the paid to Borrower and Londer otherwise agree in writing to rules applicable to Property in the late and the paid to Borrower and Londer otherwise shall be paid to Borrower and Londer otherwise shall be pro

16. Borrower's Copy. Borrower shall be given one conformed copy of the lote and of this Security Instrument.

17. 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 Corrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment is full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is promitted by federal law as of the date of this security Instrument.

sold or transferred (or if a beneficial interest in Borrower is sold or transferred and strained and a strained by this Security Instrument. However, this option shall not be exercised by Lender if exercise is promitted by federal law as of the date of this Security Instrument. However, this option shall not be exercised by Lender if exercise is promitted by federal law as of the date of this Security Instrument. If Borrower falls to pay these sums prior to the expiration of this period, Lender may invoke any remiedles permitted by this Security Instrument. If Borrower falls to pay these sums prior to the expiration of this period, Lender may invoke any remiedles permitted by this Security Instrument without further notice or demand on Borrower exist pay all sums secured by this Security Instrument without further notice or demand on Borrower is hall have the right to have enforcement of the expiration of this period, Lender may invoke any remiedles permitted by this Security Instrument without further notice of the expiration of this period, Lender may invoke any remiedles permitted by this Security Instrument, and the remainder of the Property pursuant to any power of all contained in this Security Instrument, or to entire of a judgment enforcing this Security Instrument. Those conditions are that Borrower; (a) pay instrument, and then voted to due to the descript instrument and the Notes as if no acceleration had occurred; (b) cure any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorney? foes; and (c) takes such action as Lender may reasonably rust remain, including, but not limited to, reasonable attorneys foes; and (c) takes such action as Lender may reasonably rust rument, including, but not limited to, reasonable attorneys foes; and (c) takes such action as Lender may reasonably rust rument, including, but not limited to, partial methods and the security instrument. The security instrument a

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erior of the best benefit in the first serior and the serior and with the second NON-UNIFORM COVENALTS. Borrows as a Lenier furtile covenant and agraph of follows:

21. Acceleration, Remedies. Lender small give notice to norrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Paragraph 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to curs the default; (c) a data, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, 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 non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence. 22. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower shall pay any recordation costs.

23. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.

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(cs)]. 1-4 Family Rider Adjustable Rate Rider Condominium Rider Graduated Payment Rider Planned Unit Development Rider **Biweekly Payment Rider** Balloon Ricks Rate Improvement Rider Second Home Rider Other(s) [specify] BY SIGNING BELCW Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Por ower and recorded with it. Witnesses: Selling (Seal) DOMINIC A. COLLETTA Social Security Number: 329-52-4382 325-62-3024 Social Security Number:(Soa) Social Security Number:(Scal) Social Security Number:

State of Illinois.

COOK

The foregoing instrument was acknowledged before me this DOMINIC A. COLLETTA and SEANA K. COLLETTA

Witness my hand and official scal.

"OFFICIAL SEAL" Gall Maher Notary Public, State of Illinois My Commission Expires 10/2/93

County ss:

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