

# UNOFFICIAL COPY

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COOK COUNTY RECORDER

BOX 238  
LOAN #8825

## FHA MORTGAGE

FHA CASE NO.  
131:7150844-729

STATE OF ILLINOIS

This Mortgage ("Security Instrument") is given on JULY 9, 1993  
The Mortgagor is BORIS TANFARA AND ADELINE ALEX TANFARA, HIS WIFE

whose address is 9341 WEST 147TH STREET, ORLAND PARK, ILLINOIS/60462/ 60462

("Borrower"). This Security Instrument is given to

JAMES F. MESSINGER & CO., INC  
which is organized and existing under the laws of the state of ILLINOIS, and whose  
address is 5161-67 W. 111th STREET, WORTH, IL 60482

("Lender"). Borrower owes Lender the principal sum of  
ONE HUNDRED FORTY-THREE THOUSAND, ONE HUNDRED FIFTY AND NO/100  
Dollars (U.S. \$ 143,150.00).

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for  
monthly payments, with the full debt, if not paid earlier, due and payable on AUGUST 1, 1993  
This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all  
renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 6 to  
protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under  
this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the  
following described property located in COOK County, Illinois:

LOT 2 IN SANDBURG RIDGE, A SUBDIVISION OF THE NORTH 165 FEET OF THE  
NORTH EAST 1/4 OF THE SOUTH WEST 1/4 AND THE NORTH 165 FEET OF THE  
SOUTH EAST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 12, EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NO: 27-10-402-002

which has the address of 9341 WEST 147TH STREET ORLAND PARK  
Illinois 60462 (Street) (City)  
60462 ("Property Address");  
(Zip Code)

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights,  
appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or  
hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of  
the foregoing is referred to in this Security Instrument 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 warrants  
and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

Box 260

3100

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(page 4 of 4 pages)

OFFICIAL SEAL  
LAURA STRATIS  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. JUNE 2, 1996

(Address)  
WORTH, IL 60482  
5161-67 W. 111th STREET  
(Name)  
JAMES F. MESSINGER & CO., INC.

Notary Public

This instrument was prepared by:  
Loretta Supanich

My Commission expires: 6.2.96

Given under my hand and official seal, this 9TH day of JULY, 1993

set forth.

signed and delivered the said instrument as THEIR free and voluntary act, for the uses and purposes therein

subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that THEY

, personally known to me to be the same person(s) whose name(s) ARE

do hereby certify that BORIS TANFARA AND ADELINA ALEX TANFARA, HIS WIFE

, a Notary Public in and for said county and state,

I, the undersigned

County ss:

STATE OF ILLINOIS, COOK

(Seal)  
Borrower

(Seal)  
Borrower

(Seal)  
Borrower

(Seal)  
Borrower

ADELINA ALEX TANFARA

BORIS TANFARA

Witnesses:

BY SIGNING BELOW, Borrower accepts and agrees to the terms contained in pages 1 through 4 of this Security Instrument and in any riders(s) executed by Borrower and recorded with it.

Planned Unit Development Rider  Other [Specify] ADJUSTABLE RATE RIDER

Condominium Rider  Graduated Payment Rider  Growing Equity Rider

[Check applicable boxes].

Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants 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 in a part of this Security Instrument.

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

18. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

17. Foreclosure Procedure. If Lender requires immediate payment in full under paragraph 9, Lender may foreclose this Security Instrument by judicial proceeding, and any other remedies permitted by applicable law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 17, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

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

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