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DEPT-01 RECORDING \$31.50
T\$1111 TRAH 0825 07/19/93 10:17:00
96025 # 43-556976
COOK COUNTY RECORDER

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MORTGAGE

Loan # 93-0004111

THIS MORTGAGE ("Security Instrument") is given on June 30, 1993
K. SUE T CURRY and TERESA P. CURRY, HUSBAND AND WIFE

The mortgagor is

("Borrower"). This Security Instrument is given to
RAVENSWOOD MORTGAGE CORP.

which is organized and existing under the laws of THE STATE OF ILLINOIS , and whose
address is 3139 N. LINCOLN AVENUE, #210, CHICAGO, ILLINOIS 60657

(Lender"). Borrower owes Lender the principal sum of
one hundred twenty-three thousand seven hundred fifty- and
no/100 Dollars (U.S. \$ 123,750.00).

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, 2023

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals,
extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 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 34 (EXCEPT THE SOUTH 90 FEET 4 INCHES THEREOF) AND THE SOUTH 15 FEET 10
INCHES OF LOT 33 IN WILLIAM ZELOSKY'S FOSTER AVENUE GARDEN LOTS SUBDIVISION
OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE SOUTH 10
ACRS) OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

DMU - 13-07-406-035

which has the address of

Illinois

60656
(Zip Code)

5123 N. NEENAH

("Property Address");

CHICAGO

Street, City,

ILLINOIS-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

VMP -6P(IL) (8101)

VMP MORTGAGE FORMS • (313)283-6100 • (800)521-7281

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Form 3014 9/90

Initials: *TC*

3/30
TC

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Form 3014-S/80

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GENERIC FORM

more of the additional real property above within 10 days of the giving of notice.
this Security Instrument, Lender may give Borrower a notice identifying the lien, Borrower shall satisfy the lien or take one or
this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attach prior to
enforcement of the lien; or (c) secures from time to time all determinations that any part of the lien is subject to a lien which may attach prior to
by, or defers any further enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the
writing to the payment of the obligation to the obligee by the lien in a manner acceptable to Lender; (d) contains in good faith the lien
Borrower shall promptly over this Security Instrument unless Borrower: (a) agrees in
If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.
to the person owed payment, Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph.
these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay item on item directly
which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay
4. Charges: Lien, Borrower shall pay all taxes, assessments, charges, fines and impositions attachable to the Property
third, to interest due, fourth, to principal due, and last, to any late charge due under the Note.
1 and 2 shall be applied: first, to any prepayment charges due under the Note; second, to amounts payable under paragraph 2;
3. Application of Payments. Unless applicable law provides otherwise, all payments made by Lender under paragraphs
this Security Instrument.

of the Property, shall apply any Funds held by Lender at the time of acquisition of same as a credit against the sum secured by
Funds held by Lender. If, under paragraph 2, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale
Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any
twelve months, at Lender's sole discretion.

shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than
time is not sufficient to pay the Escrow items when due, Lender may notify Borrower in writing, and, in such case Borrower
for the excess Funds in accordance with the requirements of application law, if the amount of the Funds held by Lender in any
If the Funds held by Lender exceed the amount permitted to be held by applicable law, Lender shall account to Borrower
debt to the Funds made. The Funds are pledged as additional security for all sums secured by this Security Instrument.
without charge, an annual accounting of the Funds, showing, however, the interest shall be paid on the Funds and the purpose for which each
Borrower and Lender may agree in writing, however, that interest shall give to Borrower, Lender shall give to Borrower,
applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds.
used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or
a charge. However, Lender may require Borrower to pay a due-time charge for an independent real estate tax reporting service
vening the Escrow items, unless Lender pays a Borrower interest on the Funds and applying the Funds, usually analyzing the escrow account, or
Escrow items, Lender may not charge Borrower for holding and applying the Funds, until the escrow to make such
(including Lender, if Lender is such an institution) or in any Federal Home Loan Bank, Lender shall apply the Funds to pay the
The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity
Escrow items or otherwise in accordance with applicable law.

Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future
sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount.
1974 as amended in its time to time, 12 U.S.C. Section 2601 et seq. ("RESPA"), unless another law applies to the Funds
related mortgage loan, may require for Borrower's account under the federal Real Estate Settlement Procedures Act of
Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally
the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow items."
if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums,
or ground rents on the Property, if any; (e) yearly liability insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with
Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes
are assessedments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold
2. Funds for Taxes and Insurance. Subject to applicable law or to written waiver by Lender, Borrower shall pay to
principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due
UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:
variations by jurisdiction to constitute a uniform security instrument covering real property.

THIS SECURITY INSTRUMENT combines uniform conventions for national use and non-uniform conventions with limited
and will defend gencernally the title to the Property against all claims and demands, subject to any encumbrances of record.
gains and convey the Property is unencumbered, except for encumbrances of record, Borrower warrants
instrument. All of the foregoing is referred to in this Security Instrument as the "Property".

TOGETHER WITH all the improvements now or hereafter erected on the property, and all fixtures, appurtenances, and
fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security

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5. Hazard or Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 7.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 21 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

6. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower may cure such a default and reinstate, as provided in paragraph 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

7. Protection of Lender's Rights in the Property. If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulation), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' 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.

8. Mortgage Insurance. If Lender 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. If substantially equivalent mortgage insurance coverage is not available, Borrower shall pay to Lender each month a sum equal to one-twelfth of the yearly mortgage insurance premium being paid by Borrower when the insurance coverage lapsed or ceased to be in effect. Lender will accept, use and retain these payments as a loss reserve in lieu of mortgage insurance. Loss reserve

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116. Borrower shall be given one copy of the Note and of this Security Instrument.

15. **Covering Law; Severability.** This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the instrument is given to Borrower or Lender when given as provided in this paragraph.

14. **Notices.** Any notice to Borrower Provided for in this Security Instrument shall be given by mailing

preplayment charge under the Note.

13. **Loan Charges.** If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the principal owed under this Note will exceed the maximum amount permitted by that law, then the maximum amount permitted by that law will be reduced as a part of repayment without any further burden may choose to make this reduction by reducing the principal owed under this Note or by making a direct payment to Borrower. If a reduced reduction will be treated as a part of repayment without any further burden may choose to make this reduction by reducing the principal owed under this Note or by making a direct payment to Borrower.

make any accommodations with regard to the terms of this Security Instrument or the Note without Bartowee's consent.

12. Successors and Assigns Binding; Joint and Several Liability; Co-signers. The covenants and agreements of this security instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this security instrument but does not execute the Note, is a co-signer of this security instrument only to mortgage, great and convey that instrument to the trustee in the event of his/her bankruptcy; (b) is not personally obligated to pay the sums borrowed by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forgive or exercise of any right or remedy.

11. Borrower Not Released; Full Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not operate to release the liability of the original Borrower or Borrower's successors in interest if Lender has not received a copy of the instrument or agreement giving rise to the liability of the original Borrower or Borrower's successors in interest.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condominium offers to make an award or settle a claim for damages, Borrower fails to pay off Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sum secured by this Security Instrument, whether or not then due.

10. **Condemnation.** The proceeds of any award or claim for damage, direct or consequential, in connection with the taking of any part of the Property, or for convenience in lieu of condemnation, are hereby assigned and condemned.

payments may no longer be required, at the option of Leader, if mortgage insurance coverage (in the amount and for the period that Leader requires) provided by an insurer approved by Leader again becomes available and is obtained. Borrower shall pay premiums required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement for mortgagel insurance ends in accordance with any written agreement between Borrower and Leader or applicable law.

9. Inspection. Leader or its agent may make reasonable entries upon and inspectors of the Property. Leader shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

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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 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 Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

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 Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraph 17.

19. Sale of Note; Change of Loan Servicer. The Note or a partial interest in the Note (together with this Security Instrument) may be sold one or more times without prior notice to Borrower. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Note and this Security Instrument. There also may be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change in accordance with paragraph 14 above and applicable law. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made. The notice will also contain any other information required by applicable law.

20. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 20, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

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

21. Acceleration; Remedies. Lender shall give notice to Borrower 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 cure the default; (c) a date, 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. Borrower shall pay any recordation costs.

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

Form 301A-3700

Initials: 

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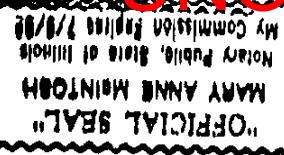
Form 3014 8/80

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BRILL 101011

This instrument was prepared by: OLIVIA NOONAN

MY COMMISSION
NOTARY PUBLIC, STATE OF ILLINOIS
MARY ANN MINTOON
"OFFICIAL SEAL"



My Commission Expires: 9/5/95

Given under my hand and official seal, this 30th day of June, 1993
Signed and delivered the said instrument as **THEIR** free and voluntary act, for the uses and purposes herein set forth,
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)

R. SCOTT CURRY AND TERRISTA P. CURRY, HUSBAND AND WIFE

that
, a Notary Public in and for said county, and do hereby certify
County ss:

STATE OF ILLINOIS,

Social Security Number

SCOTT CURRY 34-50-3406
TERRISTA P. CURRY, HUSBAND AND WIFE Borrower
(Seal) (Seal)

SCOTT CURRY 34-50-3406
TERRISTA P. CURRY, HUSBAND AND WIFE Borrower
(Seal) (Seal)

SCOTT CURRY 34-50-3406
TERRISTA P. CURRY, HUSBAND AND WIFE Borrower
(Seal) (Seal)

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 the

Witnesses:

- (Check applicable boxes) _____
 24. Rider(s) 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.
 Security Instruments 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.
 1-4 Family Rider
 Adjustable Rate Rider
 condominium Rider
 Graduate Payment Rider
 Planned Unit Development Rider
 Rate Improvement Rider
 Biweekly Payment Rider
 balloon Rider
 Second Home Rider
 Other(s) [Specify]

RECORD AND RETURN TO:
 RAVENSWOOD MORTGAGE CORP.
 3139 N. LINCOLN AVENUE, #210
 CHICAGO, ILLINOIS 60657



93536378