

RETURN TO:
 BANK UNITED OF TEXAS FBB
 DBA COMMONWEALTH UNITED MTG
 1301 N. BASSWOOD, 4TH FLOOR
 SCHAUMBURG ILLINOIS 60173

UNOFFICIAL COPY

BOX 392

93036157

FHA MORTGAGE

STATE OF ILLINOIS

FHA CASE NO.
13116864662
703

This Mortgage ("Security Instrument") is given on NOVEMBER 23RD, 1992.
 The Mortgagor is APOLINAR ROMAN *AG* A BACHELOR AND SANTIAGO ROMAN, A BACHELOR
~~JOSEPHINE ROMAN EXP W/~~ AND HERMILIO GALINDO, MARRIED TO ANGELICA
 GALINDO. *SJ*

whose address is 2152 NORTH MERRIMAC AVENUE, CHICAGO, ILLINOIS 60639

(“Borrower”). This Security Instrument is given to
 NATIONAL MORTGAGE AND LOAN SERVICES, INC.

which is organized and existing under the laws of THE STATE OF ILLINOIS, and whose
 address is 2548 WEST DIVISION STREET, CHICAGO, ILLINOIS 60622 *H.G.*

(“Lender”). Borrower owes Lender the principal sum of
 ONE HUNDRED TWENTY THREE THOUSAND FOUR HUNDRED NINETY SEVEN AND 00/100

Dollars (U.S. \$ 123,497.00).
 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 DECEMBER 1ST, 2002.
 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 12 IN BLOCK 16 IN GRAND AVENUE ESTATES, A SUBDIVISION OF THAT PART SOUTH OF WEST GRAND AVENUE OF THE NORTH 3/4 OF WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTH 33 1/4 FEET OF THE SOUTH 1/4 OF SAID WEST 1/2 OF NORTHWEST 1/4, IN COOK COUNTY, ILLINOIS.

. DEPT-11 RECORD	T	\$27.00
T06666 TRAN 3440 01/14/93 12:41:00		
48235 9 44-93-036157		
COOK COUNTY RECORDER		

TAX I.D.#13-32-118-037-0000

which has the address of 2152 NORTH MERRIMAC AVENUE
 [Street]

93036157
 CHICAGO
 [City]

Illinois 60639 ("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.

UNOFFICIAL COPY

(Page 4 of 4 pages)

<div style="border: 1px solid black; padding: 5px; text-align: center;"> MY COMMUNIQUE IS MADE ON THIS 12TH DAY OF MARCH 1992 NINETEEN NINETY TWO. Signature of Leander Roman "OFFICIAL SEAL" </div>	KIM NIEMRASZ (Name) 1201 N. EASSWOOD, 4TH FLOOR (Address) Given under my hand and official seal, this 23 day of NOV 1992 Leander Roman, Kim Niemrasz My Communique is made on this 23rd day of November 1992. This instrument was prepared by: Leander Roman, Kim Niemrasz
THEIR HONORABLE LEADER TO THE PEOPLE AND INSTRUMENT, APPREHENDED BEFORE ME THIS DAY IN PERSON, AND IDENTIFIED AS THAT THEY SUPERIOR TO THE PEOPLE IN INFORMATION, FOR THE IDEA AND PURPOSE THEREIN DO HEREBY CERTIFY THAT AFOLINAR ROMAN, A BACHELOR, AND SANTIAZO ROMAN, A BACHELOR AND HERMILIO GALINDO, PERIODICALLY KNEW TO ME, AS THE SAME PERSONS, WHILE NAME(S) AND HERMILIO GALINDO, MARIED TO ANGELICA AUGUSTINE ROMAN, DOB 12/12/1962, BORN 10/10/1962, SIGNED FOR THE HONORABLE LEADER, DO HEREBY CERTIFY THAT AFOLINAR ROMAN, A BACHELOR, AND SANTIAZO ROMAN, A BACHELOR AND HERMILIO GALINDO, PERIODICALLY KNEW TO ME, AS THE SAME PERSONS, WHILE NAME(S) AND HERMILIO GALINDO, MARIED TO ANGELICA AUGUSTINE ROMAN, DOB 12/12/1962, BORN 10/10/1962, SIGNED FOR THE HONORABLE LEADER, WHICH AGREEMENTS WITH THE PREVIOUSLY EXECUTED AGREEMENTS, WHICH WERE PREPARED AND RECORDED IN THIS SECURITY INSTRUMENT AND ARE ATTACHED HERETO. BY SIGNING BELOW, BORROWER ACCEPTS AND AGREES TO THE TERMS CONTAINED IN PAGES 1 THROUGH 4 OF THIS SECURITY	
I, THE UNDERSIGNED STATE OF ILLINOIS, COOK COUNTY OF Leander Roman APOLINAR ROMAN SANTIAZO ROMAN HERMILIO GALINDO ANGELICA GALINDO AGREE, HOLD OVER, LEAVE, DISENTAIL, RELEASE, SURRENDER, AND FORGO, IN WHOLE OR IN PART, DO HEREBY CERTIFY THAT AFOLINAR ROMAN, A BACHELOR, AND SANTIAZO ROMAN, A BACHELOR AND HERMILIO GALINDO, PERIODICALLY KNEW TO ME, AS THE SAME PERSONS, WHILE NAME(S) AND HERMILIO GALINDO, MARIED TO ANGELICA AUGUSTINE ROMAN, DOB 12/12/1962, BORN 10/10/1962, SIGNED FOR THE HONORABLE LEADER, DO HEREBY CERTIFY THAT AFOLINAR ROMAN, A BACHELOR, AND SANTIAZO ROMAN, A BACHELOR AND HERMILIO GALINDO, PERIODICALLY KNEW TO ME, AS THE SAME PERSONS, WHILE NAME(S) AND HERMILIO GALINDO, MARIED TO ANGELICA AUGUSTINE ROMAN, DOB 12/12/1962, BORN 10/10/1962, SIGNED FOR THE HONORABLE LEADER, WHICH AGREEMENTS WITH THE PREVIOUSLY EXECUTED AGREEMENTS, WHICH WERE PREPARED AND RECORDED IN THIS SECURITY INSTRUMENT AND ARE ATTACHED HERETO. BY SIGNING BELOW, BORROWER ACCEPTS AND AGREES TO THE TERMS CONTAINED IN PAGES 1 THROUGH 4 OF THIS SECURITY	

Planned Unit Development Rider Other [Specify] Multi Family Rider

Condominium Rider Graduate Flyer Rider Growing Equity Rider

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

Instrument without charge to Borrower. Borrower shall pay any recording costs.

18. Releasee. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security instrument to collect all expenses incurred in pursuing the remedies provided in this paragraph 17, including, but not limited to, reasonable attorney's fees and costs of title evidence.

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

20. 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 attorney's fees and costs of title evidence.

21. Non-Refundable Proceeds. If Lender receives immediate payment in full under paragraph 9, Lender may choose this Security Instrument by judicial proceeding, and any other remedies permitted by applicable law.

NON-REFUNDABLE PROCEEDS. Borrower and Lender further agree as follows:

00064526

FM14

UNOFFICIAL COPY

payments, which are referred to in Paragraph 2, or change the amount of such payments. Any excess proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

8. Fees. Lender may collect fees and charges authorized by the Secretary.

9. Grounds for Acceleration of Debt.

(a) **Default.** Lender may, except as limited by regulations issued by the Secretary in the case of payment defaults, require immediate payment in full of all sums secured by this Security Instrument if:

- Borrower defaults by failing to pay in full any monthly payment required by this Security Instrument prior to or on the due date of the next monthly payment, or
- Borrower defaults by failing, for a period of thirty days, to perform any other obligations contained in this Security Instrument.

(b) **Sale Without Credit Approval.** Lender shall, if permitted by applicable law and with the prior approval of the Secretary, require immediate payment in full of all the sums secured by this Security Instrument if:

- All or part of the Property, or a beneficial interest in a trust owning all or part of the Property, is sold or otherwise transferred (other than by devise or descent) by the Borrower, and
- The Property is not occupied by the purchaser or grantee as his or her principal residence, or the purchaser or grantee does so occupy the Property but his or her credit has not been approved in accordance with the requirements of the Secretary.

(c) **No Waiver.** If circumstances occur that would permit Lender to require immediate payment in full, but Lender does not require such payments, Lender does not waive its rights with respect to subsequent events.

(d) **Regulations of HUD Secretary.** In many circumstances regulations issued by the Secretary will limit Lender's rights, in the case of payment defaults, to require immediate payment in full and foreclose if not paid. This Security Instrument does not authorize acceleration or foreclosure if not permitted by regulations of the Secretary.

(e) **Mortgage Not Insured.** Borrower agrees that should this Security Instrument and the note secured thereby not be eligible for insurance under the National Housing Act within **6 MONTHS** from the date hereof, Lender may, at its option and notwithstanding anything in Paragraph 9, require immediate payment in full of all sums secured by this Security Instrument. A written statement of any authorized agent of the Secretary dated subsequent to **6 MONTHS** from the date hereof, declining to insure this Security Instrument and the note secured thereby, shall be deemed conclusive proof of such ineligibility. Notwithstanding the foregoing, this option may not be exercised by Lender when the unavailability of insurance is solely due to Lender's failure to remit a mortgage insurance premium to the Secretary.

10. Reinstatement. Borrower has a right to be reinstated if Lender has required immediate payment in full because of Borrower's failure to pay an amount due under the Note or this Security Instrument. This right applies even after foreclosure proceedings are instituted. To reinstate the Security Instrument, Borrower shall tender in a lump sum all amounts required to bring Borrower's account current including, to the extent they are obligations of Borrower under this Security Instrument, foreclosure costs and reasonable and customary attorneys' fees and expenses properly associated with the foreclosure proceeding. Upon reinstatement by Borrower, this Security Instrument and the obligations that it secures shall remain in effect as if Lender had not required immediate payment in full. However, Lender is not required to permit reinstatement if: (i) Lender has accepted reinstatement after the commencement of foreclosure proceedings within two years immediately preceding the commencement of a current foreclosure proceeding; (ii) reinstatement will preclude foreclosure on different grounds in the future; or (iii) reinstatement will adversely affect the priority of the lien created by this Security Instrument.

11. Borrower Not Released; Forbearance by Lender Not a Waiver. Extension of the time of 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 successor in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

12. Successors and Assigns Bound; 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 9.b. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

13. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

14. Governing Law; Severability. This Security Instrument shall be governed by Federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

15. Borrower's Copy. Borrower shall be given one conformed copy of this Security Instrument.

16. Assignment of Rents. Borrower unconditionally assigns and transfers to Lender all the rents and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender or Lender's agents. However, prior to Lender's notice to Borrower of Borrower's breach of any covenant or agreement in the Security Instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of breach to Borrower: (a) all rents received by Borrower shall be held by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by the Security Instrument; (b) Lender shall be entitled to collect and receive all of the rents of the Property; and (c) each tenant of the Property shall pay all rents due and unpaid to Lender or Lender's agent on Lender's written demand to the tenant.

Borrower has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Lender from exercising its rights under this Paragraph 16.

Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

20180614

UNOFFICIAL COPY

principal. Any application of the proceeds to the principal shall not exceed or postpone the date of the monthly payment, first to any deficiency amounts applied in the order provided in Paragraph 3, and then to prepare any deficiency balance in the Note under the Note and this Securitization instrument, unless to the reduction of the full amount of the indebtedness under the Note and this Securitization instrument, first to any deficiency amounts applied in the Note and this Securitization instrument, unless to the reduction of the full amount of the indebtedness under the Note and this Securitization instrument, first to any deficiency amounts held by Lender for items (a), (b) and (c), together with the principal and interest due before any item becomes delinquent.

2. Monthly Payments of Taxes, Insurance Charges and Other Charges. Borrower shall include in each monthly payment, together with the principal and interest due before any item becomes delinquent, the deficiency amount due under the Note and this Securitization instrument, first to any deficiency amounts held by Lender for items (a), (b) and (c), plus an amount sufficient to pay such items when due, and if payments on the Note are delayed, the additional amount due by Lender for such items, excesses by more than one-eighth the principal amount of payments required to pay such items prior to the due date of such items, less the future monthly payments for insurance premiums levied by the Note and this Securitization instrument, first to any deficiency amounts held by Lender for items (a), (b) and (c), together with the principal and interest due before any item becomes delinquent.

3. Payment of Principal, Interest and Late Charge. Borrower shall pay when due the principal of, and interest on, the deficiency amount due before any item becomes delinquent, the full amount for each item for which there is no sufficient amount available to pay such item, plus an amount sufficient to pay such items when due, and if payments on the Note are delayed, the additional amount due by Lender for such items, less the future monthly payments for insurance premiums levied by the Note and this Securitization instrument, first to any deficiency amounts held by Lender for items (a), (b) and (c), together with the principal and interest due before any item becomes delinquent.

4. Application of Proceeds. All payments under the Note shall be applied by Lender in the following order: (a) to pay the principal of the Note; (b) to pay the interest due on the Note; (c) to pay the late charge due on the Note; (d) to pay the deficiency amount due by Lender for items (a), (b) and (c); (e) to pay the deficiency amount due by Lender for taxes, insurance charges and other charges due under the Note; (f) to pay the deficiency amount due by Lender for other charges due under the Note; (g) to pay the deficiency amount due by Lender for items (a), (b) and (c).

5. Disbursement, Prepayment, Withdrawal, Security Instrument or other transfer of title to the Note and this Securitization instrument, first to any deficiency amounts held by Lender for items (a), (b) and (c); (d) to pay the principal of the Note; (e) to pay the interest due on the Note; (f) to pay the late charge due on the Note; (g) to pay the deficiency amount due by Lender for taxes, insurance charges and other charges due under the Note; (h) to pay the deficiency amount due by Lender for other charges due under the Note; (i) to pay the deficiency amount due by Lender for items (a), (b) and (c).

6. Charges to Borrower and Protection of Lender's Rights in the Property. Borrower shall pay all governmental or municipal charges, fines and impositions that are included in Paragraph 2, or otherwise shall pay other obligations due under the Note and this Securitization instrument, first to pay the principal of the Note, then to pay the interest due on the Note, then to pay the late charge due on the Note, then to pay the deficiency amount due by Lender for items (a), (b) and (c), then to pay the deficiency amount due by Lender for taxes, insurance charges and other charges due under the Note, then to pay the deficiency amount due by Lender for other charges due under the Note, then to pay the deficiency amount due by Lender for items (a), (b) and (c).

7. Condemnation. The proceeds of any award of damages, direct or consequential, in connection with any option of Lender, shall be immediately due and payable by Lender under the Note and the Note and this Securitization instrument, first to pay whatever is necessary to protect the property, or for condemnation under the Note and this Securitization instrument, first to pay the principal of the Note, then to pay the interest due on the Note, then to pay the late charge due on the Note, then to pay the deficiency amount due by Lender for items (a), (b) and (c), then to pay the deficiency amount due by Lender for taxes, insurance charges and other charges due under the Note, then to pay the deficiency amount due by Lender for other charges due under the Note, then to pay the deficiency amount due by Lender for items (a), (b) and (c).

8. Foreclosure. Borrower shall pay all governmental or municipal charges, fines and impositions that are included in Paragraph 2, or otherwise shall pay other obligations due under the Note and this Securitization instrument, first to pay the principal of the Note, then to pay the interest due on the Note, then to pay the late charge due on the Note, then to pay the deficiency amount due by Lender for items (a), (b) and (c), then to pay the deficiency amount due by Lender for taxes, insurance charges and other charges due under the Note, then to pay the deficiency amount due by Lender for other charges due under the Note, then to pay the deficiency amount due by Lender for items (a), (b) and (c).

9. Merger. Lender and Borrower shall agree to the merger in writing.

10. Assignment. Lender may assign its rights in the Note and this Securitization instrument to another person or entity under the Note and this Securitization instrument, first to pay the principal of the Note, then to pay the interest due on the Note, then to pay the late charge due on the Note, then to pay the deficiency amount due by Lender for items (a), (b) and (c), then to pay the deficiency amount due by Lender for taxes, insurance charges and other charges due under the Note, then to pay the deficiency amount due by Lender for other charges due under the Note, then to pay the deficiency amount due by Lender for items (a), (b) and (c).

11. Substitution. Lender may substitute another person or entity under the Note and this Securitization instrument, first to pay the principal of the Note, then to pay the interest due on the Note, then to pay the late charge due on the Note, then to pay the deficiency amount due by Lender for items (a), (b) and (c), then to pay the deficiency amount due by Lender for taxes, insurance charges and other charges due under the Note, then to pay the deficiency amount due by Lender for other charges due under the Note, then to pay the deficiency amount due by Lender for items (a), (b) and (c).

12. Release. Lender may release another person or entity under the Note and this Securitization instrument, first to pay the principal of the Note, then to pay the interest due on the Note, then to pay the late charge due on the Note, then to pay the deficiency amount due by Lender for items (a), (b) and (c), then to pay the deficiency amount due by Lender for taxes, insurance charges and other charges due under the Note, then to pay the deficiency amount due by Lender for other charges due under the Note, then to pay the deficiency amount due by Lender for items (a), (b) and (c).

13. Termination. Lender may terminate the Note and this Securitization instrument, first to pay the principal of the Note, then to pay the interest due on the Note, then to pay the late charge due on the Note, then to pay the deficiency amount due by Lender for items (a), (b) and (c), then to pay the deficiency amount due by Lender for taxes, insurance charges and other charges due under the Note, then to pay the deficiency amount due by Lender for other charges due under the Note, then to pay the deficiency amount due by Lender for items (a), (b) and (c).

14. Transfer. Lender may transfer the Note and this Securitization instrument, first to pay the principal of the Note, then to pay the interest due on the Note, then to pay the late charge due on the Note, then to pay the deficiency amount due by Lender for items (a), (b) and (c), then to pay the deficiency amount due by Lender for taxes, insurance charges and other charges due under the Note, then to pay the deficiency amount due by Lender for other charges due under the Note, then to pay the deficiency amount due by Lender for items (a), (b) and (c).

15. Death, Insanity or Incapacity. Lender may die, become insane or incapable of managing his/her affairs, then to pay the principal of the Note, then to pay the interest due on the Note, then to pay the late charge due on the Note, then to pay the deficiency amount due by Lender for items (a), (b) and (c), then to pay the deficiency amount due by Lender for taxes, insurance charges and other charges due under the Note, then to pay the deficiency amount due by Lender for other charges due under the Note, then to pay the deficiency amount due by Lender for items (a), (b) and (c).

16. Judgment. Lender may be judgment debtor, then to pay the principal of the Note, then to pay the interest due on the Note, then to pay the late charge due on the Note, then to pay the deficiency amount due by Lender for items (a), (b) and (c), then to pay the deficiency amount due by Lender for taxes, insurance charges and other charges due under the Note, then to pay the deficiency amount due by Lender for other charges due under the Note, then to pay the deficiency amount due by Lender for items (a), (b) and (c).

17. Bankruptcy. Lender may file a bankruptcy petition, then to pay the principal of the Note, then to pay the interest due on the Note, then to pay the late charge due on the Note, then to pay the deficiency amount due by Lender for items (a), (b) and (c), then to pay the deficiency amount due by Lender for taxes, insurance charges and other charges due under the Note, then to pay the deficiency amount due by Lender for other charges due under the Note, then to pay the deficiency amount due by Lender for items (a), (b) and (c).

18. Death, Insanity or Incapacity. Lender may die, become insane or incapable of managing his/her affairs, then to pay the principal of the Note, then to pay the interest due on the Note, then to pay the late charge due on the Note, then to pay the deficiency amount due by Lender for items (a), (b) and (c), then to pay the deficiency amount due by Lender for taxes, insurance charges and other charges due under the Note, then to pay the deficiency amount due by Lender for other charges due under the Note, then to pay the deficiency amount due by Lender for items (a), (b) and (c).

19. Judgment. Lender may be judgment debtor, then to pay the principal of the Note, then to pay the interest due on the Note, then to pay the late charge due on the Note, then to pay the deficiency amount due by Lender for items (a), (b) and (c), then to pay the deficiency amount due by Lender for taxes, insurance charges and other charges due under the Note, then to pay the deficiency amount due by Lender for other charges due under the Note, then to pay the deficiency amount due by Lender for items (a), (b) and (c).

20. Death, Insanity or Incapacity. Lender may die, become insane or incapable of managing his/her affairs, then to pay the principal of the Note, then to pay the interest due on the Note, then to pay the late charge due on the Note, then to pay the deficiency amount due by Lender for items (a), (b) and (c), then to pay the deficiency amount due by Lender for taxes, insurance charges and other charges due under the Note, then to pay the deficiency amount due by Lender for other charges due under the Note, then to pay the deficiency amount due by Lender for items (a), (b) and (c).

21. Judgment. Lender may be judgment debtor, then to pay the principal of the Note, then to pay the interest due on the Note, then to pay the late charge due on the Note, then to pay the deficiency amount due by Lender for items (a), (b) and (c), then to pay the deficiency amount due by Lender for taxes, insurance charges and other charges due under the Note, then to pay the deficiency amount due by Lender for other charges due under the Note, then to pay the deficiency amount due by Lender for items (a), (b) and (c).

22. Mortgagor. Borrower shall hold the principal and interest due on the Note and this Securitization instrument, first to pay the principal of the Note, then to pay the interest due on the Note, then to pay the late charge due on the Note, then to pay the deficiency amount due by Lender for items (a), (b) and (c), then to pay the deficiency amount due by Lender for taxes, insurance charges and other charges due under the Note, then to pay the deficiency amount due by Lender for other charges due under the Note, then to pay the deficiency amount due by Lender for items (a), (b) and (c).

BANK UNITED OF TEXAS FSB
1301 N. BASSWOOD ROAD, 4TH FLOOR
SCHAUMBURG, IL. 60173

AND WHEN RECORDED MAIL TO

BANK UNITED OF TEXAS FSB
1301 N. BASSWOOD 4TH FLOOR
SCHAUMBURG, IL 60173

ATTN: POST CLOSING
LOAN #964526

160276

BOX 392

03036158

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Assignment of Real Estate Mortgage

FOR VALUE RECEIVED the undersigned hereby grants, assigns and transfers to
BANK UNITED OF TEXAS FSB

all the rights, title and interest of undersigned in and to that certain Real Estate Mortgage dated NOVEMBER 23, 1992
executed by ANGELAR ROMAN, A BACHELOR AND SANTIAGO ROMAN, DIVORCED NOT SINCE REMARRIED
AND HERMILIO GALINDO, MARRIED TO ANGELICA GALINDO

. DEPT-11 RECORD - T \$23.00
. T#6666 TRAM 5640 01/14/93 12:41:00
. #8236 9 3036158
. COOK COUNTY RECORDER

to NATIONAL MORTGAGE AND LOAN SERVICES
a corporation organized under the laws of THE STATE OF ILLINOIS
and whose principal place of business in 2548 W. DIVISION STREET, CHICAGO, IL. 60622

and recorded in Book/Volume No.

, page(s)
County Records, State of

as Document No.

93036158

COOK
described hereinafter as follows:

LOT 12 IN BLOCK 16 IN GRAND AVENUE ESTATES, A SUBDIVISION OF THAT PART SOUTH OF
WEST GRAND AVENUE OF THE NORTH 3/4 OF WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32
TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTH
33 FEET OF THE SOUTH 1/4 OF SAID WEST 1/2 OF NORTHWEST 1/4, IN COOK COUNTY ILLINOIS.

TAX I.D. #13-32-118-037-0000

93036158

Commonly known as: 2152 N. MERINAC AVENUE
CHICAGO, IL. 60639

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with
interest, and all rights accrued or to accrue under said Real Estate Mortgage.

STATE OF ILLINOIS
COUNTY OF Cook

On Oct., 1986, 1992 before me, the
(Date of Execution)

undersigned, a Notary Public in and for said County and State,
personally appeared ROBERT MALDONADO
known to me to be the PRESIDENT
and

known to me to be
of the corporation herein which executed the within
instrument, that the seal affixed to said instrument is the
corporate seal of said corporation; that said instrument was
signed and sealed on behalf of said corporation pursuant to its
by-laws or a resolution of its Board of Directors and that
he/she acknowledges said instrument to be the free act and
deed of said corporation.

Notary Public Migdalia Ruiz
My Commission Expires 3/4/95 Cook County,

NATIONAL MORTGAGE AND LOAN SERVICES

Robert MaldonadoBY: ROBERT MALDONADO
ITS: PRESIDENTBY:
ITS:

WITNESS:

" OFFICIAL SEAL "
MIGDALIA RUIZ
NOTARY PUBLIC, STATE OF ILLINOIS
(THIS AREA FOR OFFICIAL NOTARY SEAL)

UNOFFICIAL COPY

RECEIVED
CLERK'S OFFICE

Property of Cook County Clerk's Office

RECEIVED