

UNOFFICIAL COPY



The CIT Group
Consumer Finance, Inc.

MORTGAGE

THIS SPACE PROVIDED FOR
RECORDER'S USE ONLY

NAME AND ADDRESS OF MORTGAGOR(S) JACK C. ENTER, JR. AND HIS WIFE. SHARON M. ENTER, IN JOINT TENANCY 161 MARINA DRIVE DES PLAINES, ILLINOIS 60016		
MORTGAGEE THE CIT GROUP/CONSUMER FINANCE, INC. ADDRESS 1515 WOODFIELD ROAD SUITE # 810 SCHAUMBURG, ILLINOIS 60173		
LOAN NUMBER	DATE	PRINCIPAL BALANCE
	3/22/93	\$ 35,611.00
DATE FIRST PAYMENT DUE	DATE FINAL PAYMENT DUE	
5/01/1993	4/01/2008	

93216400

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DEPT-01 RECORDING \$23.50
 T00010 FROM 0920 03/23/93 1413900
 47624 \$ -93-216400
 COOK COUNTY RECORDER

The words "I," "me," and "my" refer to all Mortgagors indebted on the Note secured by this Mortgage.
 The words "you" and "your" refer to Mortgagee and Mortgagee's assignee if this Mortgage is assigned.

MORTGAGE OF PROPERTY

To secure payment of a Note I signed today promising to pay to your order the above Principal Balance together with interest at the interest rate set forth in the Note, each of the undersigned grants, mortgages and warrants to you, with mortgage covenants, (the real estate described below, all fixtures and personal property located thereon and all present and future improvements on the real estate (collectively the "Property") which is located in the County of COOK in the State of Illinois:

LOT 37 IN SAKOWICZ SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE EAST 1/2 OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Permanent Index Number: 08-12-429-012
 Street Address: 161 MARINA DRIVE, DES PLAINES, ILLINOIS 60016
 hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

NOTICE: See Other Side For Additional Provisions

Signed and acknowledged in the presence of

Dana C. Mack
John A. Kennedy

Jack C. Enter, Jr. (Seal)
 JACK C. ENTER, JR.
Sharon M. Enter (Seal)
 SHARON M. ENTER (Seal)

ACKNOWLEDGEMENT

I, DANA C. MACK certify that JACK C. ENTER, JR.
 and SHARON M. ENTER his/her spouse, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the instrument as his/hers/their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

MARCH 22, 1993
 This instrument was prepared by and upon recording should be returned to:

Dana C. Mack
 Notary Public (Seal)
 " OFFICIAL SEAL "
 DANA C. MACK
 NOTARY PUBLIC, STATE OF ILLINOIS
 MY COMMISSION EXPIRES 8/31/93

THE CIT GROUP/CONSUMER FINANCE, INC. - SUSAN
 715 SOUTH METROPOLITAN AVENUE OKLAHOMA CITY, OKLAHOMA 73124-0610

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TAXES — LIENS — INSURANCE — MAINTENANCE — I shall pay, when they are due and payable, all taxes, liens, assessments, obligations, water rates and any other charges against the Property, whether superior or inferior to the lien of this mortgage, and obtain hazard insurance on the Property in your favor in a form and amount satisfactory to you and maintain and keep the Property in good condition during the term of this mortgage. You may pay any such tax, lien, assessment, obligation, water rates, premium or other charge, including any charge to maintain or repair the Premises or purchase such insurance in your own name, if I fail to do so. The amount you pay will be due and payable to you from me on demand, will bear an interest charge at the interest rate set forth in the Note secured by this mortgage if permitted by law or, if not, at the highest lawful interest rate, will be an additional lien on the Property and may be enforced and collected in the same manner as the other obligations secured by this mortgage. The insurance carrier providing the insurance referred to above will be chosen by me subject to your approval which will not be unreasonably withheld. All insurance policies and renewals must be acceptable to you and must include a standard mortgage clause. You will have the right to hold the policies and renewals. If you require, I will periodically give to you all notices of such premiums and renewal notices. In the event of a loss, I will give prompt notice to the insurance carrier and you. You may file a suit of law if not made promptly by me. Insurance proceeds will be applied to the restoration or repair of the Property damaged or, at your option, the insurance proceeds will be applied to the sums secured by this mortgage, whether or not then due, with any excess paid to me. If I obtain the Property, or do not answer within ten (10) days, a notice from you that the insurance carrier has offered to settle a claim, then you may collect the insurance proceeds. The ten (10)-day period will begin when the notice is given.

TITLE — I warrant the title to the Property. I further warrant that the lien created by this mortgage is a valid and enforceable lien and subordinate only to (1) the advances actually made and secured by any first mortgage, and (2) encumbrances and restrictions of record existing as of the date of this mortgage, and that during the entire term of the indebtedness secured by this mortgage such lien will not be subject to any other lien, including subsequent advances secured by any first mortgage.

CONDEMNATION — The proceeds of any award or claim for damages, direct or consequential, in connection with the condemnation (the taking of my property for a public use) or any other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and will be paid to you and are subject to the lien of this mortgage. In the event of a taking of the Property the proceeds will be applied to the sums secured by this mortgage, whether or not then due, with any excess as paid to me. If the Property is abandoned by me, I will make by you to the court or court clerk orders to make an award or make a claim for damages. I shall be required to pay within ten (10) days after the date the notice is given, you are authorized to collect and apply the proceeds, as your option, either to the restoration or repair of the Property or to the sums secured by the mortgage, whether or not then due.

CONSENT TO TRANSFER OR ALTERATION — Except in those circumstances in which Federal law otherwise provides, I will not, without your prior written consent, sell or transfer the Property or any, remove or demolish the Property.

DEFAULT — If I default in performing any part of the obligations secured by this mortgage or if I default in any other way under this mortgage or under the note which it secures, or if I default under the terms of any other mortgage or security document covering the Property, the full unpaid principal balance and accrued and unpaid interest charge will become due immediately if you desire, without your advance notice to pay all costs and disbursements, including reasonable attorney fees to which you are legally entitled in connection with any suit to foreclose on or collect this mortgage. If any money is left over after you foreclose on this mortgage and deduct such costs and disbursements, it will be paid to the person legally entitled to it, but if any money is still owing, I agree to pay you the balance.

APPOINTMENT OF RECEIVER AND ASSIGNMENT OF RENTS — I agree that you are entitled to the appointment of a receiver in any action to foreclose on this mortgage and you may also enter the Property and take possession of it, rent it if the Property is not already rented, receive all rents and apply them to the obligations secured by this mortgage. I assign all rents to you but you agree that I may continue to collect the rents unless I am in default under this mortgage or the Note.

RIGHTS CUMULATIVE — Your rights under this mortgage will be several, distinct and cumulative and none of them will be in exclusion of any other nor will any act of yours be considered as an election to proceed under any one provision of this mortgage to the exclusion of any other provision.

NOTICES — I agree that any notice and demand or request may be given to me either in person or by mail.

EXTENSIONS AND MODIFICATIONS — Each of the undersigned hereby agrees that no extension of time or other variation of any obligation secured by this mortgage will affect any other obligations under this mortgage.

APPLICABLE LAW — This mortgage is made in accordance with, and will be construed under, the laws of the State of Illinois, and applicable federal law.

FORECLOSURE — In the event that any provision of this mortgage is inconsistent with any provision of the Illinois Mortgage Foreclosure Law Chapter 110, Sections 15-1101 et. seq., Ill. Rev. Stat., as amended ("Act"), the provisions of the Act shall take precedence over the provisions of this Mortgage, but shall not invalidate or render unenforceable any other provision of this mortgage that can be construed in a manner consistent with the Act. If any provision of this mortgage shall grant you any rights or remedies upon my default which are more limited than the rights that would otherwise be vested in you under the Act in the absence of said provisions, you shall be vested with the rights granted in the Act to the full extent permitted by law.

MAXIMUM AMOUNT — The maximum amount of principal, interest, future advances and other amounts (now or hereinafter owed) that shall be secured by this mortgage shall be double the original principal balance hereinafore stated.

RESPONSIBLE PARTY TRANSFER ACT — I represent and warrant that the Property does not contain any underground storage tanks or conditions which require notification or compliance with the Responsible Party Transfer Act of 1988, as amended (Illinois Annotated Statutes, Chapter 30, Paragraph 901 et. seq.), in conjunction with the execution and delivery of this mortgage.

EXCESS INTEREST — It being the intention of you and me to comply with the laws of the State of Illinois and applicable federal law, it is agreed that notwithstanding any provision to the contrary in the Note, this mortgage, or any of the other loan documents, no such provision shall require the payment or permit the collection of any amount ("Excess Interest") in excess of the maximum amount of interest permitted by law to be charged for the use or detention, or the forbearance in the collection, of all or any portion of the indebtedness hereby secured. If any Excess Interest is provided for, or is adjudged to be provided for, in the Note, this mortgage, or any of the other loan documents, then in such event (a) the provisions of this paragraph shall govern and control; (b) I shall not be obligated to pay any Excess Interest; (c) any Excess Interest that you may have received hereunder shall, at your option, be (i) applied as a credit against the then unpaid principal balance under the Note, accrued and unpaid interest thereon (not to exceed the maximum amount permitted by law), or both; (ii) returned to the payor thereof; or (iii) any combination of the foregoing; (d) the rate of interest under the Note shall be automatically subject to reduction to the maximum lawful rate allowed under the laws of Illinois or applicable federal law and the Note, this mortgage, and the other loan documents shall be deemed to have been, and shall be, reformed and modified to reflect such reduction in the rate of interest under the Note.

RECEIPT OF COPY — Each of the undersigned acknowledges receipt of a completed and signed copy of this mortgage.

BINDING EFFECT — This mortgage is binding on and inure to both your and my successors and assigns.

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