

UNOFFICIAL COPY

ASSIGNMENT OF MORTGAGE

23 -

For good and valuable consideration, ALWAYZ MORTGAGE SERVICES, INC.
 a Corporation of the State of ILLINOIS does hereby grant, bargain, sell,
 assign, transfer and set over unto MALONE MORTGAGE COMPANY
 a Corporation of the State of TEXAS its successors and assigns, a
 certain Indenture of Mortgage, bearing date the 11th day of March
19 93, made by ALLAN J. JELINEK and RUTH L. JELINEK/ HUSBAND AND WIFE
 and all its rights, title and interest to the premises therein described as follows:

COOK COUNTY, ILLINOIS
 FILED FOR RECORD
 03 APR -1 AM 11:41

THE WESTERLY 1/2 OF LOT 1434 AS MEASURED ALONG THE FRONT AND REAR LINES OF
 SAID LOT IN BLOCK 39 IN THIRD DIVISION OF RIVERSIDE IN SECTION 25, TOWNSHIP 39
 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
 ILLINOIS.

COOK COUNTY, ILLINOIS
 FILED FOR RECORD

PTI# 15-25-403-051

03 APR -1 AM 11:41

93239555

Commonly known as: 514 UVEDALE ROAD, RIVERSIDE, IL 60546
 which said Mortgage is RECORDED in the RECORDERS Office of the
 County of COOK in the State of ILLINOIS as Document Number
93204859.

Together with the principal note therein described, and the money due or to
 become due therein with the interest, unto said MALONE MORTGAGE COMPANY
 its successors or assigns, forever, subject only to the provisos in the said
 Indenture of Mortgage:

IN WITNESS WHEREOF, ALWAYZ MORTGAGE SERVICES, INC.
 has executed this instrument by its duly authorized officers, and has caused its
 Corporate seal to be hereto affixed, this 11th day of March, A.D., 1993.

ATTEST:

M. C. Wade
 MICHAEL C. WADE

ALWAYZ MORTGAGE SERVICES, INC.
 AN ILLINOIS CORPORATION
 BY *Cynthia M. Altizer*
 CYNTHIA M. ALTIZER
 PRESIDENT

State of ILLINOIS)SS
 County of DUPAGE)

I, SUSAN M. LARSON, a Notary Public in and for said County and
 State do hereby certify that the above named EXEC. VICE PRES. and the above named
PRESIDENT of the Corporation named 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 bylaws or a resolution of its Board of Directors and that he/she acknowledge the
 said instrument to be the free act and deed of said Corporation.

GIVEN under my hand and Notarial Seal this 11th day of March, A.D., 1993.

Susan M. Larson
 Notary Public

My commission expires: 11-2-96

Record and Return to:
 ALWAYZ MORTGAGE SERVICES, INC.
 1756 WEST WISE ROAD
 SCHAUMBURG, IL 60193

This instrument prepared by: SUSAN LARSON



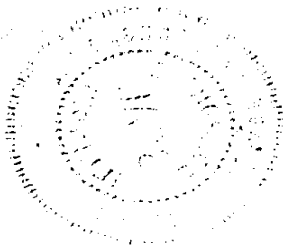
19226226
 1000

BP
 15

93239555

UNOFFICIAL COPY

Property of Cook County Clerk's Office



11/15/2011

UNOFFICIAL COPY

N. 11/78

Form 907 Trust Deed - Individual Mortgages - Record with Illinois Department of Public Safety

Notarial Seal

Chicago, IL 60602

MANNUEL S. HOFFMAN, 20 N. Clark Street

This document was prepared by:

Given under my hand and Notarial Seal this

[Signature]
1st April 1993

OFFICIAL SEAL
KATHLEEN WOODCH
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/29/94

signed, sealed and delivered the said instrument as her free and subscribed to the

STATE OF ILLINOIS
County of Cook
I, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY

WITNESS the hand and seal of Mortgagors the day and year first above written
GEORGIA M. NECHI
[SEAL]

successors and assigns.
This trust deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this trust deed) are incorporated herein by reference and are a part hereof and shall be binding on the mortgagors, their heirs, said rights and benefits the Mortgagors do hereby expressly release and waive.
TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purposes, and upon the uses and trusts herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Law of the State of Illinois, which the real estate
TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereon, belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter in or upon the premises used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing) are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by the mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

Note: See Loan Agreement dated March 29, 1993 which made a part hereof by this reference.
The interest rate shall be adjusted for each calendar year starting with 1994, to two percentage points (2%) above the prime rate as published in the Midwest Edition of the Wall Street Journal for the first (1st) business day of the new calendar year, but in no event, shall it be less than eight and one half percent (8½%) nor more than twelve and one half percent (12½%) per annum on the balance of principal remaining due from time to time.
SEE LEGAL DESCRIPTION HEREON ATTACHED AND MADE A PART HEREOF:

THIS INDENTURE, made April 1, 1993, between
GEORGIA M. NECHI, a widow,
herein referred to as "Mortgagors," and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, herein referred to as TRUSTEE, witnesses:
THAT, WHEREAS the Mortgagors are justly indebted to the legal holders of the installment Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of
FOUR HUNDRED THOUSAND (\$400,000.00) Dollars,
evidenced by one certain Installment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER

93239648



TRUST DEED

THE ABOVE SPACE FOR RECORDER'S USE ONLY

93239648
93239648

74-24-407 & 112322

93239648

1. Mortgagors shall (a) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (b) keep said premises in good condition and repair, without waste, and free from mechanics' or other liens or claims for lien not expressly subordinated to the lien hereof; (c) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to Trustee or to holders of the note; (d) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (e) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (f) make no material alterations in said premises except as required by law or municipal ordinance.

2. Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to Trustee or to holders of the note duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagors may desire to contest.

3. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorm (and flood damage, where the lender is required by law to have its loan so insured) under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the holders of the note, under insurance policies payable, in case of loss or damage, to Trustee for the benefit of the holders of the note, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to holders of the note, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.

4. In case of default therein, Trustee or the holders of the note may, but need not, make any payment or perform any act hereinafter required of Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorney's fees, and any other moneys advanced by Trustee or the holders of the note to protect the mortgaged premises and the lien hereof, plus reasonable indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at a rate equivalent to the post maturity rate set forth in the note securing this trust deed, if any, otherwise the prematurity rate set forth therein. Inaction of Trustee or holders of the note shall never be considered as a waiver of any right accruing to them on account of any default hereunder on the part of Mortgagors.

5. The Trustee or the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.

6. Mortgagors shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the option of the holders of the note, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the note or in this Trust Deed to the contrary, become due and payable (a) immediately in the case of default in making payment of any installment of principal or interest on the note, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.

7. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, holders of the note or Trustee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Trustee or holders of the note for attorneys' fees, Trustee's fees, appraiser's fees, costs for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title searches and examinations, title insurance policies, Torrens certificates, and similar data and assurances with respect to title as Trustee or holders of the note may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, with interest thereon at a rate equivalent to the post maturity rate set forth in the note securing this trust deed, if any, otherwise the prematurity rate set forth therein, when paid or incurred by Trustee or holders of the note in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which either of them shall be a party, either as plaintiff, claimant or defendant, by reason of this trust deed or any indebtedness hereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced; or (c) preparations for the defense of any threatened suit or proceeding which might affect the premises or the security hereof, whether or not actually commenced.

8. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute a cure of indebtedness additional to that evidenced by the note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note; fourth, any overplus to Mortgagors, their heirs, legal representatives or assigns, as their rights may appear.

9. Upon, or at any time after the filing of a bill to foreclose this trust deed, the court in which such bill is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the then value of the premises or whether the same shall be then occupied as a homestead or not and the Trustee hereunder may be appointed as such receiver. Such receiver shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency, during the full statutory period of redemption, whether there be redemption or not, as well as during any further times when Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of: (a) The indebtedness secured hereby, or by any decree foreclosing this trust deed, or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (b) the deficiency in case of a sale and deficiency.

10. No action for the enforcement of the lien or of any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the note hereby secured.

11. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

12. Trustee has no duty to examine the title, location, existence or condition of the premises, or to inquire into the validity of the signatures or the identity, capacity, or authority of the signatories on the note or trust deed, nor shall Trustee be obligated to record this trust deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any acts or omissions hereunder, except in case of its own gross negligence or misconduct or that of the agents or employees of Trustee, and it may require indemnities satisfactory to it before exercising any power herein given.

13. Trustee shall release this trust deed and the lien thereof by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this trust deed has been fully paid; and Trustee may execute and deliver a release hereof to and at the request of any person who shall, either before or after maturity thereof, produce and exhibit to Trustee the note, representing that all indebtedness hereby secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is requested of a successor trustee, such successor trustee may accept as the genuine note herein described any note which bears an identification number purporting to be placed thereon by a prior trustee hereunder or which conforms in substance with the description herein contained of the note and which purports to be executed by the persons herein designated as the makers thereof; and where the release is requested of the original trustee and it has never placed its identification number on the note described herein, it may accept as the genuine note herein described any note which may be presented and which conforms in substance with the description herein contained of the note and which purports to be executed by the persons herein designated as makers thereof.

14. Trustee may resign by instrument in writing filed in the office of the Recorder or Registrar of Titles in which this instrument shall have been recorded or filed. In case of the resignation, inability or refusal to act of Trustee, the then Recorder of Deeds of the county in which the premises are situated shall be Successor in Trust. Any Successor in Trust hereunder shall have the identical title, powers and authority as are herein given Trustee.

15. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the note or this Trust Deed. The word "note" when used in this instrument shall be construed to mean "notes" when more than one note is used.

16. Before releasing this trust deed, Trustee or successor shall receive for its services a fee as determined by its rate schedule in effect when the release deed is issued. Trustee or successor shall be entitled to reasonable compensation for any other act or service performed under any provisions of this trust deed. The provisions of the "Trust And Trustees Act" of the State of Illinois shall be applicable to this trust deed.

RECORDED

93239648

IMPORTANT!
FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER THE INSTALMENT NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY CHICAGO TITLE AND TRUST COMPANY, TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD.

Identification No. **774077**
CHICAGO TITLE AND TRUST COMPANY
By *D. M. O. [Signature]* Trustee
Assistant Secretary / Assistant Vice President / T.D. 9/3

MAILED TO: **MANUEL S. ROFFANO**
30 N. CLARK
CHICAGO IL 60602

PLACE IN RECORDER'S OFFICE BOX NUMBER **BOX 888 - TH**

FOR RECORDER'S INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
1104 S. WASHINGTON
Dark Ridge