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This instrument was prepared by:



(Name) Heather M. Lasco
Credicorp, Inc.
(Address) 4520 W. Lawrence Ave.
Chicago, IL 60630

MORTGAGE

THIS MORTGAGE is made this 7th day of April 1993, between the Mortgagor, Migdalia Garcia & husband Julio Garcia and Otto Garcia & wife Telma Garcia(j) (herein "Borrower"), and the Mortgagee,

Credicorp, Inc., a corporation organized and existing under the laws of the State of Illinois whose address is 4520 W. Lawrence Ave., Chicago, IL 60630 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 7,500.98 which indebtedness is evidenced by Borrower's note dated April 7, 1993 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on April 7, 2000;

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of Cook, State of Illinois:

The South 15 Feet of Lot 11 and the North 15 Feet of Lot 12 in Block one in Kersten's Subdivision of Lot 14 in Kimball's subdivision in the West half of the Southeast quarter and the East half of the Southwest quarter of Section 26, Township 40 North, Range 13, East of the Principal Meridian, in Cook County Illinois.

P.I.N.#13-26-328-025

93271667
DEPT-01 RECORDING \$27.50
T60000 TRAN 0515 04/13/93 14:01:00
932984 #493-271667
COOK COUNTY RECORDER

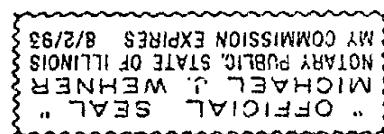
which has the address of 2426 N. Lawndale Chicago
Illinois 60647 (Street) (City)
(Zip Code)

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property."

Borrower covenants that Borrower is lawfully seised 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 covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

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(Space Below This Line Reserved for Lender and Recorder)



My Commission expires:

Given under my hand and official seal, this 7th day of April, 1993.

Michael J. Wehner, a Notary Public in and for said County and State, do hereby certify that

Migdalia Garcia & Julio Garcia and Otto Garcia & Telma Garcia personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as free voluntary act, for the uses and purposes herein set forth.

County ss: Cook
State: Illinois
Date: April 7, 1993
Notary Public Seal

(Sign Original Only)
Borrower
(Seal)

Otto Garcia
(Seal)
Borrower
(Seal)

Migdalia Garcia
(Seal)
Borrower

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a fiero which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, or any default under the superior encumbrance and of any sale or other foreclosure action.

MORTGAGES OR DEEDS OF TRUST

AND FORECLOSURE UNDER SUPERIOR

REQUEST FOR NOTICE OF DEFAULT

21. Waiver of Homestead. Borrower hereby waives all right of homestead exemption in the Property.
charge to Borrower. Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without account only for those rents actually received.

20. Release. Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without account only for those rents actually received.

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10. Borrower Not Required to Waive Notice by Lender Not to Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

11. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Mortgage, but does not execute the Note, (a) is co-signing this Mortgage only to mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without that Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Property.

12. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

13. Governing Law; Severability. The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of Federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage and the Note are declared to be severable. As used herein, "costs", "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.

14. Borrower's Copy. Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

15. Rehabilitation Loan Agreement. Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan agreement which Borrower enters into with Lender. Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.

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

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

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

17. Acceleration; Remedies. Except as provided in paragraph 16 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall give notice to Borrower as provided in paragraph 12 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 10 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, 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 nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorneys' fees and costs of documentary evidence, abstracts and title reports.

18. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums secured by this Mortgage due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage and the Note had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in enforcing Lender's remedies as provided in paragraph 17 hereof, including, but not limited to, reasonable attorneys' fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

19. Assignment of Rents; Appointment of Receiver. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 17 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Mortgage. The receiver shall be liable to

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ment with a lien which has priority over this mortgage.

any condominium or other taking of the Property, or part thereof, or for conveyance in lieu of condominium, are hereby assigned and shall be held to Lender as security for payment of trust or other security agree-

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with realestate in Lender's interest in the Property.

8. Inspection. Lender may make or cause to be made reasonable inspection upon and inspections of the Property.

Noticing contained in this paragraph shall require Lender to incur any expense or take any action hereof, become additional liability pursuant to this paragraph, unless Borrower agrees to indemnify Lender to the extent of payment, such amounts shall be payable upon notice from Lender to Borrower requiring payment of any amount due under this Note.

Borrower's additional amounts disbursed by Lender shall be paid to Lender for such insurance premiums in accordance with the applicable law.

Borrower's additional amounts disbursed by Lender shall be paid to Lender for such insurance premiums in accordance with the applicable law.

Lender, at Lender's option, upon notice to Borrower, may make such repairs such sums, including reasonable attorney fees, and take such action as is necessary to protect Lender's interests, if Lender requires to make such mortgage, or if any action or proceeding is commenced materially affecting Lender's interest in the Property, then

7. Protection of Lender's Security. If Borrower fails to perform the covenants contained in this

8. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments. Bor-

rower shall keep the Property in good repair and shall not commit waste or permit impairment of the property in a condition or covenanting or governing the planned unit development unit development, the by-laws and regula-

9. Notice is mailed by Borrower, or if it Borrower fails to respond to Lender within 30 days from the date

of the Property is abandonded by Borrower, or if Lender is mailed by this Mortgage, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restore the property to the date

of loss if not made payable by Borrower.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make or other security agreement with a lessor which has priority over this Mortgage, dead or trustee Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, dead or trustee acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender, such subject to Lender's approval shall not be assignable by Borrower, and renewals thereof shall be in a form that such Lender may choose by so to ever subject to approval by Lender; provided,

The insurance carrier provides insurance which is chosen by Lender may receive.

insured against loss by fire, hazards included within the term "extinguished coverage", and such other hazards as Lender

5. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property

4. Prior Mortgages and Deeds of Trust; Covenants, agreements and obligations of Borrower's prior to Lender by

Borrower under paragraph 2 hereof, then to interest payable on the Note, and then to the principal of the Note.

3. Application of Premiums. Unless applicable law prohibits otherwise, all payments received by Lender by

the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Lender, no later than immediately prior to the sale of the Property to its acquisition by Lender, any Funds held by Lender, if under paragraph 1, before the Property is sold or the Property is otherwise acquired by Lender,

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender, together with the future monthly installments of Funds payable prior to they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as the Funds held by Lender shall not be sufficient to pay taxes, assessments, instalments of Funds, if the due dates of taxes, assessments, if such assessments and ground rents, shall exceed the amount required to pay said taxes, assessments, if such assessments and ground rents, shall exceed the amount of funds held by Lender may require.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to they fall due, Borrower shall pay to Lender any amount necessary to pay taxes, assessments, instalments of Funds, if the due dates of taxes, assessments, if such assessments and ground rents, shall exceed the amount required to pay said taxes, assessments, if such assessments and ground rents, shall exceed the amount of funds held by Lender may require.

Funds are pledged as additional security for the sums secured by this Mortgage.

the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds held by Lender any interest or earnings on the Funds, Lender shall give to Borrower, without charge, an annual accounting of the other property held by Borrower or credited to Borrower on monthly instalments of Funds, if the due dates of taxes, assessments, if such assessments and ground rents, shall exceed the amount required to pay said taxes, assessments, if such assessments and ground rents, shall exceed the amount of funds held by Lender may agree in writing at the time of execution of this Mortgage Lender to make such a charge, Borrower and Lender may agree interest on the Funds and applying said account or verifying and completing said assessments and bills, unless Lender pays Borrower interest on the Funds and applying said account or verifying and completing said assessments and bills, unless Lender and applies to pay said taxes, assessments, insurance premiums and ground rents, Lender may not charge for so holding the Funds to pay said taxes, assessments, insurance premiums and ground rents, Lender if Lender is an institution the depositor of accounts of which are insured or guaranteed by a Federal or state agency including Lender if Lender is such an institution the depositor of accounts of which are

If Borrower pays Funds to Lender, the Funds shall be held in an institution the depositor of accounts of which are held of trust of such holder is an institutional Lender, such payments to the holder of a prior mortgage or

such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or Lender on the basis of assessments and bills and reasonable estimates thereof, Borrower shall not be obligated to time by premium instalments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by property, if any, plus one-twelfth of yearly premium instalments for hazard insurance, plus one-twelfth of yearly premium instalments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender to one-twelfth of yearly premium instalments for hazard insurance, plus ground rents on the planed unit development assessments, if any, which may attain priority over this Mortgage including condominium and in full, a sum (herein "Funds"), equal to one-twelfth of the day monthly payments as provided in the Note, until the Note is paid to Lender on the day monthly payments as provided in the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay

indebtedness evidenced by the Note and late charges as provided in the Note.

1. Payment of Premiums. Borrower and Lender covenant and agree as follows: