

# UNOFFICIAL COPY

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State of Illinois  
COUNTY OF

## MORTGAGE

PIA Case No  
131 7730897 703 203

THIS MORTGAGE ("Security Instrument") is given on JULY 25TH, 1994  
The Mortgagor is

WILLIAM W. WILSON, JR. AND WILLIAM W. WILSON, JR. A SINGLE PERSON AND WILSON, WILLIAM W. A SINGLE PERSON

whose address is 11659 SOUTH MORGAN CHICAGO, IL 60633

, ("Borrower"). This Security Instrument is given to

COURT ONE MORTGAGE SERVICES CORPORATION

which is organized and existing under the laws of DELAWARE

, and whose

address is 27500 CARMINGTON ROAD, BARRINGTON HILLS, IL 60015-3357

("Lender"). Borrower owes Lender the principal sum of

SEVENTY THREE THOUSAND SEVEN HUNDRED NINETY TWO DOLLARS AND NO/100

Dollars (U.S. \$ 73,792.00). 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, 1994. 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:

ALL THAT CERTAIN PROPERTY SITUATED IN CHICAGO IN THE COUNTY OF COOK, AND STATE OF ILLINOIS AND BEING DESCRIBED IN A DEED DATED 5/17/90, AND RECORDED 6/15/90, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS: 9082159, BEING MORE FULLY DESCRIBED AS FOLLOWS: 101 25 1B BLOCK 3 1B CHYTRAUS IN DENLERS ADDITION TO WEST POLLMAN, BEING A SUBDIVISION OF BLOCKS 3 AND 4 INCLUDING VACATED STREETS AND ALLEYS AND PARTS OF BLOCK 2 AND 5 LYING WEST OF THE RAILROAD IN PLACERDALE, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

W.S. 200 (Copy of Note)

DEPT. OF RECORDING 127.50  
T66680 TEAM 4117 08/09/94 11:46:00  
14350 S.L. # 94-700822  
COOK COUNTY RECORDER

94700822

which has the address of 11659 SOUTH MORGAN CHICAGO (Street, City)

Illinois 60633 (ZIP Code), ("Property Address");

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.

1. **Payment of Principal, Interest and Late Charge.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

2. **Monthly Payments of Taxes, Insurance and Other Charges.** Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, an installment of any (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required by paragraph 4.

Handwritten initials and date: 7/25/94

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NOT PUBLIC

COOK COUNTY, ILLINOIS

This instrument was prepared by:

*[Signature]*  
My Commission Expires: 1/18/17

MAIL TO  
[Seal]

personally known to me to be the same person(s) whose name(s) and address(es) are stated above, and instrument as signed, executed, delivered, and recorded on said and official seal, this day of [ ] 19 [ ]

a Notary Public in and for said county and state do hereby certify that [ ]

(County ss: [ ])

STATE OF ILLINOIS

(Seal) Borrower  
(Seal) Borrower  
(Seal) Borrower

*[Signatures]*  
Borrower

(Seal) Borrower

*[Signatures]*  
Witnesses

BY SIGNING BELOW, Borrower accepts and agrees to the terms contained in this Security Instrument and in any other documents executed by Borrower and recorded with it.

Adjustable Rate Rider  
 Growing Equity Rider  
 Planned Exit Development Rider  
 Graduated Payment Rider  
 Other

Riders to this Security Instrument: If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants 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 in a part of this Security Instrument. (Check applicable boxes)

**Acceleration Clause.** Borrower agrees that should this Security Instrument and the note secured thereby not be payable for insurance under the National Housing Act within 90 Days 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 an authorized agent of the Secretary dated subsequent to the date hereof, declining to insure this Security Instrument and the note secured thereby, shall be deemed conclusive proof of such inability. Notwithstanding the foregoing, this option may not be exercised by Lender when unavailability of insurance is solely due to Lender's failure to remit a mortgage insurance premium to the secretary.

17. **Foreclosure Procedure.** If Lender requires immediate payment in full under paragraph 9, Lender 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 17, including, but not limited to, reasonable attorneys' fees and costs of the evidence.

18. **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.

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

100-000116