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COOK COUNTY RECORDER

Mortgage

Illinois - Residential Property Amount \$ 17160.00 R. 2061 Rev. (504) LC (504) LD 5/91

This Mortgage is made this 14th day of August, 1994 between NOEL I SANCHEZ
AKA NOEL SANCHEZ
RAQUEL V SANCHEZ
AKA RAQUEL SANCHEZ
HUSBAND AND WIFE

Together With All the buildings and improvements erected thereon, the privileges and appurtenances thereunto belonging, and the reversions and remainders, rents, issues, and profits thereof (all of which is hereinafter called the "Mortgaged Property");

To Have And To Hold the same unto Mortgagee and its successors, heirs, assigns, executors, administrators, etc.

Provided, However, that upon payment in full of the Obligation, the estate hereby granted shall be discharged.

The lender represents, warrants, covenants, and agrees that:

(hereinafter called "Mortgagor") and MELLON BANK, N. A. MELLON BANK CENTER PITTSBURGH, PENNSYLVANIA 15258

First: Mortgagor will keep and perform all the covenants and agreements contained herein.

(hereinafter called "Mortgagee"). As used herein, the term "Mortgagor" refers individually and collectively to all Mortgagors, and all such persons shall be jointly and severally bound by the terms hereof.

Second: Without prior written consent of Mortgagee, Mortgagor shall not cause or permit legal or equitable title to all or part of the Mortgaged Property to become vested in any other person or entity by sale, operation of law, or in any other manner, whether voluntarily or involuntarily.

Whereas, NOEL SANCHEZ RAQUEL SANCHEZ (hereafter individually and collectively called "Borrower") (is) (are) indebted to Mortgagee in the principal sum of ***\$17,160.00***

Third: Mortgagor warrants that Mortgagor owns the fee simple title to the Mortgaged Property free and clear of all liens, claims, and encumbrances, except those to which Mortgagee has consented in writing. Mortgagor covenants that the Mortgaged Property shall continue to be held free and clear of all liens, claims, and encumbrances except as expressly permitted by Mortgagee in writing.

Dollars (\$ 17160.00) evidenced by a note, contract or letter of credit application ("the Note") dated 8-10, 1994

Fourth: Mortgagor will pay when due all taxes, assessments, levies, and other charges on or against the Mortgaged Property which may attain priority over the lien of the Mortgage. If Mortgagor fails to do so, Mortgagee at its sole option may elect to pay such taxes, assessments, levies, or other charges. At Mortgagee's request, Mortgagor shall furnish written evidence of all such payments to Mortgagee.

To secure the payment of all sums due or which may become due under the Note and any and all extensions or renewals thereof in whole or in part (all of which is hereinafter called the "Obligation"), and to secure performance of all obligations under the Note and this Mortgage, Mortgagor by these presents, intending to be legally bound, does mortgage, grant, and convey unto Mortgagee and its successors and assigns all that certain property situated in

Fifth: Mortgagor shall keep the Mortgaged Property in good repair, excepting only reasonable wear and tear. Mortgagee will permit Mortgagor's authorized representatives

COOK County, Illinois, and more particularly described in Exhibit "A", attached hereto and made a part hereof:

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to enter upon the Mortgaged Property at any reasonable time for the purpose of inspecting the condition of the Mortgaged Property. Without the written consent of Mortgagee, Mortgagor will not permit removal or demolition of improvements now or hereafter erected on the Mortgaged Property, nor will Mortgagor permit waste of the Mortgaged Property or alteration of improvements now or hereafter erected on the Mortgaged Property which would adversely affect its market value as determined by Mortgagee.

Fourth: Mortgagor shall keep the Mortgaged Property insured against loss by fire, all other hazards contemplated by the term "extended coverage," and such other risks and hazards as Mortgagee shall require, in such amounts as Mortgagee shall require. Mortgagor will purchase flood insurance as and to the extent required by Mortgagee. The insurer or insurers will be chosen by Mortgagor, subject to approval by Mortgagee, and approval shall not be unreasonably withheld. All insurance policies shall contain loss payable clauses in favor of Mortgagee and shall be cancelable by the insurer only after prior written notice by the insurer to Mortgagee. Mortgagor shall deliver written evidence of all such insurance to Mortgagee.

If Mortgagor fails to obtain and keep in force any required insurance or fails to pay the premiums on such insurance, Mortgagee at its sole option may elect to do so. In the event of loss, Mortgagor shall give prompt notice to the insurer and Mortgagee. Mortgagee at its option may elect to make proof of loss if Mortgagor does not do so promptly, and to take any action it deems necessary to preserve Mortgagor's or Mortgagee's rights under any insurance policy.

Subject to the rights of the holders of any prior mortgage, insurance proceeds shall be applied to restoration or repair of the Mortgaged Property or to reduction of the Obligation, as Mortgagee may determine in its sole discretion. Mortgagor hereby appoints Mortgagee and its successors and assigns as Mortgagor's attorney-in-fact to endorse Mortgagor's name to any draft or check which may be payable to Mortgagor in order to collect such insurance proceeds.

Seventh: Mortgagor hereby agrees to repay to Mortgagee on demand all sums which Mortgagee has elected to pay under Paragraphs Fourth and/or Sixth, and all such sums, until repaid to Mortgagee, shall be a part of the Obligation and shall bear interest at the highest rate permitted by law (but not exceeding the contractual rate or rates of interest applicable to the Obligation by the terms of the Note).

Eighth: Subject to the rights of the holders of any prior mortgage, Mortgagor hereby assigns to Mortgagee all proceeds of any award in connection with any condemnation or other taking of the Mortgaged Property or any part thereof, or payment for conveyance in lieu of condemnation.

Ninth: If the Mortgaged Property or any portion thereof consists of a unit in a condominium or a planned unit development, Mortgagor shall perform all of Mortgagor's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws, rules, and regulations of the condominium or planned unit development, and related documents, if a

condominium or planned unit development rider is executed by Mortgagor and recorded with this Mortgage, the covenants and agreements of such rider shall be incorporated herein as if the rider were a part hereof.

Tenth: In order to further secure Mortgagee in the event of default in the payment of the Obligation or in the performance by Mortgagor of any of the covenants, conditions, or agreements contained herein, Mortgagor hereby assigns and transfers to Mortgagee and its successors and assigns any and all leases on the Mortgaged Property or any part thereof, now existing or which may hereafter be made at any time, together with any and all rents, issues, and profits arising from the Mortgaged Property under said leases or otherwise. Mortgagee shall have no obligation to perform or discharge any duty or liability under such leases, but shall have full authorization to collect all rents under the leases or otherwise, to take possession of and rent the Mortgaged Property, and to take any action, including legal action, it deems necessary to preserve Mortgagor's or Mortgagee's rights under such leases. Mortgagor shall not collect any rent in advance of the date it is due.

Eleventh: In the event that (a) any warranty, covenant, or agreement contained herein is breached; (b) any representation or warranty contained herein or otherwise made by any Mortgagor in connection with this Mortgage proves to be false or misleading; (c) any default occurs under the terms of the Note or any agreement evidencing, securing, or otherwise executed and delivered by any Borrower or Mortgagor in connection with the Obligation; (d) any default occurs under the terms of any other mortgage or other instrument creating a lien on the Mortgaged Property; (e) a holder of any lien encumbering the Mortgaged Property or any portion thereof (whether such lien is junior or superior to the lien of this Mortgage) commences a foreclosure or any other proceeding to execute on such lien; (f) any Mortgagor becomes insolvent or makes an assignment for the benefit of creditors; or (g) any action, petition or other proceeding is filed or commenced under any state or federal bankruptcy or insolvency law, by Mortgagor or anyone else, regarding the assets of Mortgagor; then, in addition to exercising any rights which Mortgagee may have under the terms of the Note or any agreement securing repayment of, or relating to, any portion of the Obligation or which are otherwise provided by law, Mortgagee may foreclose upon the Mortgaged Property by appropriate legal proceedings and sell the Mortgaged Property for the collection of the Obligation, together with costs of suit and an attorney's commission equal to the lesser of (i) 20% of the amount due or \$20,000, whichever is greater, or (ii) the maximum amount permitted by law. Mortgagor hereby forever waives and releases all errors in the said proceedings, stay of execution, and the right of inquiry and extension of time of payment.

Twelfth: The rights and remedies of Mortgagee provided herein, in the Note, or in any other agreement securing repayment of, or relating to, any portion of the Obligation, or otherwise provided by law, shall be cumulative and may be pursued singly, concurrently, or successively at Mortgagee's sole discretion, and may be exercised as often as necessary; and the failure to exercise any such right or remedy shall in no event be construed as a waiver or release of the same.

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ILL. GEN. STAT. (1969) CH. 40A

Thirteenth: Mortgagor hereby waives all right of homestead exemption in the Mortgaged Property.

Fourteenth: If Mortgagor is a land trustee, this Mortgage is executed by Mortgagor not personally or individually but solely as trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such trustee. Notwithstanding any provision to the contrary set forth in this Mortgage, any recourse against Mortgagor shall be limited to the assets comprising the trust estate, and no personal liability shall be asserted or be enforceable against Mortgagor by reason of the terms, promises, agreements, covenants, warranties, representations, or other matters herein set forth, all such personal liability of Mortgagor being expressly waived. Nothing herein contained shall waive, modify, or otherwise adversely affect the personal liability expressly assumed by any person or entity other than the undersigned trustee.

Fifteenth: The covenants, conditions and agreements contained herein shall bind the heirs, personal representatives, and successors of Mortgagor, and the rights and privileges contained herein shall inure to the successors and assigns of Mortgagee.

Sixteenth: Except to the extent that Federal law applies, this Mortgage shall be governed in all respects by the laws of Illinois. If any provision hereof shall for any reason be held invalid or unenforceable, no other provision shall be affected thereby, and this Mortgage shall be construed as if the invalid or unenforceable provision had never been part of it.

[Faint, mostly illegible text from the mortgage document, including sections for signatures and recording information.]

Property of Cook County Clerk's Office

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Witness the due execution and posting hereof the day and year first above written.

Mortgagee NOEL I SANCHEZ AKA NOEL SANCHEZ

Mortgagee

Noel Sanchez *Noel Sanchez*

(Seal)

Mortgagee RAQUEL V SANCHEZ AKA RAQUEL SANCHEZ

Mortgagee

Raquel V Sanchez *Raquel Sanchez*

(Seal)

Mortgagee

as Trustee under Trust Agreement dated 1/1

and known as Trust Number _____

By: _____

(Title)

ATTEST: _____

(Title)

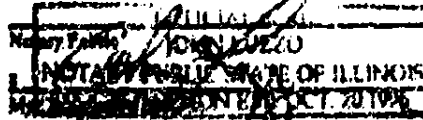
State of Illinois

County of _____ } SS

On the _____ day of _____, 19 _____, before me personally came NOEL I SANCHEZ AKA NOEL SANCHEZ RAQUEL V SANCHEZ AKA RAQUEL SANCHEZ

who, being

fully aware, did acknowledge that _____ did sign the foregoing instrument, and that the same is free act and deed. In testimony whereof, I have hereunto subscribed my name.



_____ County

State of Illinois

County of _____ } SS

I, the undersigned, a Notary Public, do and for said County, in the State aforesaid. DO HEREBY CERTIFY that the above named _____ of _____ as Trustee under Land Trust Number _____ personally known to me to be the same persons whose names are subscribed to the foregoing as such (Title) _____ respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Trustee for the use and purposes therein set forth and the said (Title) _____ then and there acknowledged that said (Title) _____ as ostensible of the corporate seal of said Trustee, caused the corporate seal of said Trustee to be affixed to said instrument as said (Title) _____ own free and voluntary act and as the free and voluntary act of said Trustee for the use and purposes therein set forth.

Given under my hand and official seal, this _____ day of _____.

Notary Public

This Mortgage was prepared by: **BB State Bank Loan Production Division, One Mellon Bank Center, Room 151-355 900 Grant Street, Pittsburgh, PA 15225-001**

State of Illinois 11032266

County of _____ } SS

Recorded in the Office of the Recorder of Deeds in and for said County on the _____ day of _____

19 _____, is Mortgage Book Volume _____, page _____

Witness my hand and the seal of said office the day and year aforesaid.

Recorder

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From NOEL I SANCHEZ AKA NOEL SANCHEZ
RAQUEL V SANCHEZ AKA RAQUEL SANCHEZ

To MELLON BANK, N. A.



Order mail to

MELLON BANK N.A.
P.O. BOX 149
PITTSBURGH, PA 15230-0149

1399 1833

8100 601/A

LEGAL DESCRIPTION:

ALL THAT CERTAIN PROPERTY SITUATED IN DES PLAINES
IN THE COUNTY OF COOK, AND STATE OF ILLINOIS
AND BEING DESCRIBED IN A DEED DATED 05/17/85
AND RECORDED 05/30/85, AMONG THE LAND RECORDS OF THE COUNTY
AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:
85040221,
BEING MORE FULLY DESCRIBED AS FOLLOWS:
SEE LEGAL BELOW

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK
IN THE STATE OF ILLINOIS, TO WIT:

LOT 7 IN BLOCK 3 IN HILLARY LANE, BEING A SUBDIVISION OF THE WEST 1/2
OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41
NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

080994 13:44

IL-2001L Rev. (5/94) L.C. (5/94) LD 5/96

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