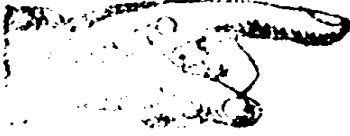


UNOFFICIAL COPY

94829788

THIS INSTRUMENT PREPARED BY
1996 - B. JONES
WHEN RECORDED MAIL TO
HOME SAVINGS OF AMERICA
LOAN SERVICE CENTER
P.O. BOX 60015
CITY OF INDUSTRY, CALIFORNIA 91716 0015



ALL NOTICES TO LENDER SHALL BE MAILED
OR DELIVERED TO THE ABOVE ADDRESS

Mortgage and Assignment of Rents ADJUSTABLE INTEREST RATE LOAN LOAN NO. 1720327-4

This Mortgage, made this **14th** day of **SEPTEMBER, 1994**, between
MANUEL D. ESCOBAR AND MARIA E. CEBALLOS, HUSBAND AND WIFE

herein called BORROWER, whose address is **3047 NORTH KILPATRICK AVENUE**
(number and street)

CHICAGO
(city)

IL
(state)

60641
(zip code)

and

and HOME SAVINGS OF AMERICA, S.B. a corporation herein called LENDER whose address is 4900 Rivergrade Road, Irwindale, California 91706

WITNESSETH: Borrower hereby grants, conveys, mortgages and warrants to Lender the real property legally described as follows:

LOT 160 IN KOESTER AND ZANDER'S SECTION LINE SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS 3047 NORTH KILPATRICK AVENUE, CHICAGO, IL. 60641

PTN: 13 27 110 005

DEPT-01 RECORDING \$27.50

T#0014 TRAN 2845 09/23/94 13:39:00
#6667 + AR * -94-829788
COOK COUNTY RECORDER

Together with all interest which Borrower now has or may hereafter acquire in or to said property, and in and to (a) all easements and rights of way appurtenant thereto, and (b) all buildings, structures, improvements, fixtures and appurtenances now or hereafter placed thereon, including, but not limited to, all apparatus and equipment, whether or not physically affixed to the land or any building, used to provide or supply air-cooling, air-conditioning, heat, gas, water, light, power, refrigeration, ventilation, laundry, drying, dishwashing, garbage disposal or other services; and all waste vent systems, antennas, pool equipment, window coverings, drapes and drapery, floor carpeting and floor covering, awnings, ranges, ovens, water heaters and attached cabinets, it being intended and agreed that such items be conclusively deemed to be affixed to and to be part of the real property that is conveyed hereby, and (c) all water and water rights (whether or not appurtenant). Borrower agrees to execute and deliver, from time to time, such further instruments as may be requested by Lender to confirm the lien of this Mortgage on any such properties. The properties conveyed to Lender hereunder are hereinafter referred to as "such property."

The Borrower absolutely and irrevocably grants, transfers and assigns to Lender the rents, income, issues, and profits of all property covered by this Mortgage
FOR THE PURPOSE OF SECURING:

- (1) Payment of the sum of \$ **133,600.00** with interest thereon, according to the terms of a promissory note of even date herewith and having a final maturity date of **SEPTEMBER 15, 2034** made by Borrower payable to Lender or order and all modifications, extensions or renewals thereof;
- (2) Payment of such sums as may be incurred, paid out, or advanced by Lender, or may otherwise be due to Lender, under any provision of this Mortgage and all modifications, extensions or renewals thereof;
- (3) Performance of each agreement of Borrower contained here in or incorporated herein by reference or contained in any papers executed by Borrower relating to the loan secured hereby;
- (4) Performance of the loan secured hereby, or any part thereof is for the purpose of constructing improvements on such property, of each provision or agreement of Borrower contained in any building loan agreement or other agreement between Borrower and Lender relating to such property;
- (5) The performance and keeping by Borrower of each of the covenants and agreements required to be kept and performed by Borrower pursuant to the terms of any lease and any and all other instruments creating Borrower's interest in or defining Borrower's right in respect to such property;
- (6) Compliance by Borrower, with each and every monetary provision to be performed by Borrower under any declaration of covenants, conditions and restrictions pertaining to such property, or any declaration of conditions, ownership and use, or written request of Lender, the enforcement by Borrower of any covenant to pay maintenance or other charges, if the same have not been paid or valid legal steps taken to enforce such payment within 90 days after such written request is made;
- (7) At Lender's option, payment, with interest thereon, of any other present or future indebtedness or obligation of Borrower, or any successor in interest of Borrower, in such property due to Lender, whether created directly or indirectly by absolute or contingent assignment, whether due or not, whether otherwise secured or not, or whether existing at the time of the execution of this Mortgage or arising thereafter, the exercise of such option to be evidenced by a notice in writing to Borrower or any successor in interest of Borrower;
- (8) Performance of all agreements of Borrower to pay fees and charges to the Lender whether or not herein set forth;
- (9) Payment of charges, as allowed by law when such charges are made, for any statement regarding the obligation secured hereby.

27.50

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Construction of Improvements. To complete in good and workmanlike manner any building or improvement or repair relating

therein, Borrower may be required to pay when due all costs and liabilities incurred by Borrower in connection with the construction of such property or improvement or repair relating to the property...

Repair and Maintenance of Property. Borrower shall be obligated to maintain the property in good and workmanlike condition...

and to pay for the cost of such repairs and maintenance. Borrower shall be obligated to pay for the cost of such repairs and maintenance...

Fire and Casualty Insurance. Borrower shall be obligated to maintain fire and casualty insurance on the property...

and to pay for the cost of such insurance. Borrower shall be obligated to pay for the cost of such insurance...

Life Health and Accident Insurance. Borrower shall be obligated to maintain life, health and accident insurance on the property...

and to pay for the cost of such insurance. Borrower shall be obligated to pay for the cost of such insurance...

Taxes and Other Sums Due. Borrower shall be obligated to pay all taxes and other sums due on the property...

and to pay for the cost of such taxes and other sums. Borrower shall be obligated to pay for the cost of such taxes and other sums...

Assignment of Property. Borrower shall be obligated to assign the property to the lender upon completion of the mortgage...

and to pay for the cost of such assignment. Borrower shall be obligated to pay for the cost of such assignment...

Imposition of Proceeds of any Insurance Policy, Condemnation or other Recovery. The amount received by Lender

under any such policy, condemnation or other recovery shall be applied to the payment of the mortgage debt...

Condemnation and Injury to Property. Borrower shall be obligated to pay for the cost of such condemnation and injury to property...

and to pay for the cost of such condemnation and injury. Borrower shall be obligated to pay for the cost of such condemnation and injury...

Imposition of Proceeds of any Insurance Policy, Condemnation or other Recovery. The amount received by Lender

under any such policy, condemnation or other recovery shall be applied to the payment of the mortgage debt...

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and to pay for the cost of such condemnation and injury. Borrower shall be obligated to pay for the cost of such condemnation and injury...

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(11) **Prepayment Charge.** Should any note or obligation secured hereby require Borrower to pay a loan in coins, then with the prepayment of any of the indebtedness secured hereby, to pay such fee to the extent permitted by applicable law, notwithstanding the fact that Lender shall have defaulted in any obligation secured hereby and Lender, by reason thereof, shall have declared all sums secured hereby immediately due and payable.

(12) **Failure of Borrower to Comply with Mortgage.** Should Borrower fail to make any payment, or fail to do any act required in this Mortgage, or fail to perform any obligation secured by this Mortgage, or do any act Borrower agreed not to do, Borrower shall be in default under this Mortgage. Lender, but without obligation so to do and without notice to or demand upon Borrower and without releasing Borrower from any obligation hereof, and without contesting the validity or amount of the same, may (a) pay or do the same in such manner and to such extent as it may deem necessary to protect the security hereof, Lender being authorized to enter upon such property for such purposes; (b) pay, purchase, contest or compromise any encumbrance, charge or lien, which in its judgment is of priority to or prior or superior hereto, and (c) in exercising any such power pay necessary expenses. Borrower agrees to repay any amount so expended on demand of Lender.

(13) **Sums Advanced to Bear Interest and To Be Added to Indebtedness.** To pay immediately upon demand any sums advanced or paid by Lender or Borrower under any clause or provision of this Mortgage. Any such sum, until so repaid, shall be secured herein and bear interest from the date it was advanced or paid at the same interest rate, as may be adjusted from time to time, as such indebtedness, and shall such sum and interest thereon be secured by this Mortgage.

(14) **Application of Funds.** Lender shall have the right at its sole discretion to direct the manner in which payments or proceeds shall be applied upon or allocated among the various items constituting Borrower's indebtedness or obligations secured hereby.

(15) **Obligation of Borrower Joint and Several.** If more than one person is named as Borrower, each obligation of Borrower shall be the joint and several obligation of each such person.

(16) **Acceleration Clause: Right of Lender to Declare All Sums Due on any Transfer, Etc.** Lender shall have the right, at its option, to declare any indebtedness and obligations secured hereby, irrespective of the maturity date specified in any note or agreement evidencing the same due and payable within 30 days after such declaration if: (a) Borrower or any successor in interest to Borrower of such property sells, enters into a contract of sale, conveys or alienates such property or any part thereof, or suffers his title or any interest therein to be divested, whether voluntarily or involuntarily or leases such property or any part thereof for a term of more than 3 years, or changes or permits to be changed the character or use of such property or drills or extracts or enters into a lease for the drilling for or extracting oil, gas or other hydrocarbon substance or any mineral of any kind or of character on such property, or (b) Borrower is a partnership and the interest of a general partner is assigned or transferred, or (c) Borrower is a corporation and more than 25% of the corporate stock thereof is sold, transferred or assigned during a 12 month period, or (d) Borrower is a trust and there is a change of beneficial interest with respect to more than 25% of such property, or (e) Borrower has made any material misrepresentation or failed to disclose any material fact to these certain financial and other written representations and disclosures made by Borrower in order to induce Lender to enter into this transaction evidenced by the promissory note or notes or agreements which this Mortgage secures.

(17) **No Waivers by Lender.** No waiver by Lender of any right under this Mortgage shall be effective unless in writing. Waiver by Lender of any right granted to Lender under this Mortgage or of any provision of this Mortgage as to any transaction or occurrence shall not be deemed a waiver as to any future transaction or occurrence. By accepting payment of any sum secured hereby after its due date or by making any payment or performing any act on behalf of Borrower that Borrower was obligated hereunder, but failed to make or perform, or by adding any payment so made by Lender to the indebtedness secured hereby, Lender does not waive its right to require prompt payment when due of all other sums so secured or to require prompt performance of all other acts required hereunder, or to declare a default for failure so to pay such other sums or to perform such other acts.

(18) **Modification in Writing.** This Mortgage cannot be changed or modified except as otherwise provided in this Mortgage or by agreement in writing signed by Borrower or any successor in interest to Borrower, and Lender.

(19) **Right to Collect and Receive Rents and Profits.** Notwithstanding any other provisions hereof, Lender hereby grants permission to Borrower to collect and retain the rents, income, issues and profits of such property as they become due and payable, but Lender reserves the right to revoke such permission at any time with or without cause by notice in writing to Borrower mailed to Borrower at his last known address. In any event, such permission to Borrower automatically shall be revoked upon default by Borrower in payment of any indebtedness secured hereby or in the performance of any agreement by Lender. On any such default, Lender may at any time without notice, either in person, by agent, or by receiver to be appointed by the court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of such property, or any part thereof, make, cancel, enforce or modify leases, obtain and eject tenants, set or modify rents, in its own name sue for or enforce the collection of the rents, income, issues and profits thereof, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, upon any indebtedness secured hereby and in such order as Lender may determine, and except for such application, Lender shall not be liable to any person for the collection or non-collection of any rents, income, issues or profits, nor the failure to assert or enforce any of the foregoing rights. The entering upon and taking possession of such property, the collection of such rents, income, issues or profits, the doing of other acts herein authorized, and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(20) **Remedies.** No remedy herein provided shall be exclusive of any other remedy herein or now or hereafter existing by law, but shall be cumulative. Every power or remedy hereby given to Borrower or to Lender or to which either of them may be otherwise entitled, may be exercised from time to time and as often as may be deemed expedient by them, and either of them may pursue in their several remedies. If Lender holds any additional security for any obligation secured hereby, it may enforce the sale thereof at its option either before, contemporaneously with, or after any Mortgagee's sale is made hereunder, and on any default of Borrower, Lender may, at its option, offset against any indebtedness owing by it to Borrower, the whole or any part of the indebtedness secured hereby. The Lender is hereby authorized and empowered at its option, without any obligation so to do, and without affecting the obligations hereof, to apply toward the payment of any indebtedness secured hereby, any and all sums of money or credits of or belonging to Borrower and which the Lender may have in its possession or under its control, including, among other things, any impounds held by Lender under paragraph (16) hereof.

In order to assure the definiteness and certainty of the rights and obligations herein provided, Borrower waives any and all rights of offset which Borrower now or hereafter may have against Lender, of claims and no offset made by Lender shall relieve Borrower from paying installments on the obligations secured hereby as they become due.

(21) **Foreclosure of Mortgage.** When the indebtedness hereby secured shall become due, whether by acceleration or otherwise, the Lender 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 of sale all expenditures and expenses which may be paid or incurred by or on behalf of Lender for attorneys' fees, appraisers' fees, outlays for documentary and expert evidence, stenographer's charges, publication cost and costs of procuring all abstracts of title or commitments for title insurance. Such fees, charges and costs may be estimated as to items to be expended after entry of the decree as Lender may deem reasonably necessary, either to prosecute such suit, or to enable the bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the Property. All expenditures and expenses of the nature of this paragraph mentioned shall become so much additional indebtedness secured hereby and shall be immediately due and payable with interest thereon at the rate specified in the Note. Such expenditures and expenses shall include expenditures made in connection with (a) any proceeding to which Lender shall be a party, either as plaintiff, claimant or defendant, by reason of this Mortgage or any indebtedness hereby secured; (b) preparation for the commencement of any suit for foreclosure hereof after accrual of such right to foreclose whether or not actually commenced; (c) preparations for the defense of any threatened suit or proceeding which might affect the Property or the security hereof, whether or not actually commenced; (d) any efforts for collection of any past due indebtedness secured hereby. The proceeds of any foreclosure sale of the Property 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 this paragraph hereof; second, all other items which under the terms hereof constitute indebtedness secured by this Mortgage; third, any surplus to Borrower, his legal representatives or assigns, as their rights may appear.

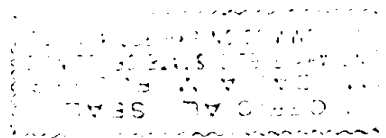
(22) **Appointment of Receiver.** Upon or at any time after the filing of a complaint to foreclose this Mortgage the court in which such complaint filed may appoint a receiver of the property or may appoint Lender as Mortgagee in possession. Such appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency at the time of application for such receiver, of the person or persons, if any, liable for the payment of the indebtedness secured hereby and without regard to the then value of the property, whether the same shall be then occupied as a homestead or not. Such receiver or Mortgagee in possession shall have power to collect the rents, issues and profits of the premises during the pendency of such foreclosure suit, as well as during any further times when Borrower, his successors or assigns, 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 property during the whole said period. The court from time to time may authorize the receiver or Mortgagee in possession to apply the net income held by either of them in payment in whole or in part of the indebtedness and other sums secured hereby, or in payment of any tax, special assessment or other lien which may be or become superior to the lien hereof or superior to a decree foreclosing this Mortgage, provided such application is made prior to foreclosure sale. In case of a judicial sale, the property, or so much thereof as may then be affected by this Mortgage, may be sold in one parcel.

(23) **Waiver of Statute of Limitations.** Time is of the essence as to all of Borrower's obligations hereunder, and to the extent permitted by law, Borrower waives all present or future statutes of limitation with respect to any debt, demand or obligation secured hereby in any action or proceeding for the purpose of enforcing this Mortgage or any rights or remedies hereunder.

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LOAN NO. 170327-A

53529755



MANUEL D. ESCOBAR AND MARIA E. CEBALLOS, HUSBAND AND WIFE, do hereby certify that the foregoing instrument appeared before me and the undersigned Notary Public and was acknowledged by them as their voluntary and lawful act and deed.

Notary Public

Orlin A. Seal

State of Illinois, County of Cook

MANUEL D. ESCOBAR
MARIA E. CEBALLOS

Borrower requests that a copy of any notice of default and a notice of sale hereunder be mailed to borrower at the address hereinafter set forth.

124) Future Advances. Upon request of Borrower, Lender at Lender's option prior to release of this Mortgage, may make future advances to Borrower. Such future advances, with interest thereon, shall be secured by this Mortgage when evidenced by promissory notes stating that said notes are secured hereby. At no time shall the principal amount of the indebtedness secured by this Mortgage, including sums advanced in accordance herewith to protect the principal amount of this Mortgage, exceed the original amount of the Note plus

125) Inspection and Business Records. Lender at any time during the continuation of this Mortgage may enter and inspect such property, at any reasonable time, for the purpose of ascertaining the condition of the property and its use, and for the purpose of determining the value of the property and the amount of the debt secured by it. Lender may also inspect and examine the books and records of the Borrower, and may cause a copy thereof to be made, and may cause a copy thereof to be retained for its use. Lender may also inspect and examine the books and records of the Borrower, and may cause a copy thereof to be made, and may cause a copy thereof to be retained for its use.

126) Governing Law: Severability. The laws of the State of Illinois shall govern the interpretation and construction of all provisions of this Mortgage. If any provision of this Mortgage is held to be unenforceable or invalid, such provision shall nevertheless be severed from the remaining provisions of this Mortgage, and the remaining provisions shall continue to be enforceable and valid. The severability of this Mortgage is intended by the parties hereto.

127) Officers. Notwithstanding to whomsoever the title of any office herein provided for shall be assigned, and notwithstanding that the duties of such officers shall be performed by one or more persons, the officers herein named shall be deemed to be the officers of the Borrower for all purposes of this Mortgage.

128) Misrepresentation or Nondisclosure. Borrower hereby certifies that it has read this Mortgage and understands its contents, and that it is not being executed under duress, coercion, or any other unlawful influence, and that it is entering into this Mortgage voluntarily and with full knowledge of its contents and obligations thereunder. Borrower further certifies that it has not provided any false or misleading information to Lender in connection with the application for this Mortgage, and that it has provided all necessary information to Lender in connection with the application for this Mortgage.

129) Notice to Borrower. Lender may, in its sole discretion, provide notice to Borrower of any event of default or of any other matter which may affect the performance of this Mortgage. Such notice shall be provided to Borrower at the address set forth in this Mortgage, and shall be provided to Borrower in writing, and shall be provided to Borrower in writing, and shall be provided to Borrower in writing.

130) General Provisions. The terms and conditions of this Mortgage shall be governed by the provisions herein contained, and shall not be subject to any other terms and conditions. The parties hereto agree to be bound by the terms and conditions of this Mortgage, and shall not be entitled to any other terms and conditions. The parties hereto agree to be bound by the terms and conditions of this Mortgage, and shall not be entitled to any other terms and conditions.

131) Adjustable Rate Mortgage Provisions. The interest rate on the advance hereunder shall be an adjustable rate mortgage, the rate of which shall be determined by the Lender, and shall be subject to the provisions of the applicable index. The interest rate on the advance hereunder shall be an adjustable rate mortgage, the rate of which shall be determined by the Lender, and shall be subject to the provisions of the applicable index.

132) Waiver of Homestead. Borrower hereby waives its homestead exemption in the property herein described, and agrees to execute any necessary instruments to carry out this waiver. Borrower hereby waives its homestead exemption in the property herein described, and agrees to execute any necessary instruments to carry out this waiver.

133) Borrower's Acknowledgment. Borrower hereby acknowledges that it has read and understands the contents of this Mortgage, and that it is entering into this Mortgage voluntarily and with full knowledge of its contents and obligations thereunder. Borrower hereby acknowledges that it has read and understands the contents of this Mortgage, and that it is entering into this Mortgage voluntarily and with full knowledge of its contents and obligations thereunder.