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FOR THE PROTECTION OF THE THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

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COOK COUNTY RECORDER

KNOW ALL MEN BY THESE PRESENTS, That SUPERIOR BANK FSB successor to Lyons Federal Trust and Savings Bank 135 Chestnut Ridge Road, Montvale, NJ 07645

of the County of Bergen and State of New Jersey for and in consideration of one dollar, and for other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY and QUIT-CLAIM unto William J. Perepechko and Marilyn A. Perepechko 5136 South Le Claire, Chicago, IL 60638

heirs, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever may have it may acquired in, through, or by a certain MORTGAGE, bearing date the 20th day of January, 19 87, and recorded in the Recorder's Office of Cook County, in the State of Illinois in Book of records on page as Document No. 87055684 to the premises therein described, situated in the County of Cook State of Illinois, as follows, to wit:

together with all the appurtenances and privileges thereunto belonging or appertaining.

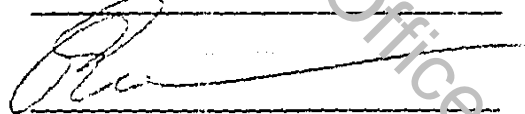
PERMANENT REAL ESTATE INDEX NUMBER(S): 19-09-401-030-0000

ADDRESS(ES) OF PREMISES 5136 South Le Claire, Chicago, IL 60638

WITNESS my hand and seal this day of , 1987

SUPERIOR BANK FSB

STATE OF)SS.
COUNTY OF



PHILIP S. EINHORN, SR. VICE PRESIDENT

I, JEANNE LUENZMANN a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Philip S. Einhorn personally known to me to be the same person whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as the free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th day of , 1987.

Jeanne Luenzmann

NOTARY PUBLIC

JEANNE LUENZMANN
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES JULY 1, 1996

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Property of Cook County Clerk's Office

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JEANNE LEMANN
NOTARY PUBLIC

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MORTGAGE

THIS MORTGAGE is made this 20th day of January, 1987, between the Mortgagor, _____

William J. Perepachko and Marilyn A. Perepachko, Husband and Wife

(herein "Borrower"), and the Mortgagee, LYONS FEDERAL TRUST AND SAVINGS BANK, a federally chartered savings institution organized and existing under the laws of Illinois, whose address is 1 East 22nd Street, Lombard, Illinois (herein "Lender")

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and 00/100 DOLLARS (\$ 20,000.00), which indebtedness is evidenced by Borrower's note dated January 20, 1987 (herein "Note"), providing for monthly installments as provided in the Note, with the balance of the indebtedness, if not sooner paid, due and payable on January 20, 1997

TO SECURE to Lender (a) 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; and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of Cook, State of Illinois

LOT 12 IN BLOCK 62 IN FREDERICK H. BARTLETT'S CENTRAL CHICAGO, BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 4 AND NORTH EAST 1/4 AND SOUTH EAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
END OF DESCRIPTION

8705684

Permanent Real Estate Index Number(s): 19-09-401-030-000071

which has the address of 5136 South Le Claire, Chicago, Illinois 60638 (herein "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, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, 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 herein referred to 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, that the Property is not encumbered, except by a first mortgage lien in favor of _____ in original principal amount of \$ N/A and dated N/A recorded as Document Number N/A with the N/A County Recorder of Deeds, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenants and agree as follows:

I. PAYMENT OF PRINCIPAL AND INTEREST -- TIME OF ESSENCE

Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage. Time is of the essence hereof.

II. PRIOR MORTGAGES AND DEEDS OF TRUST -- CHARGES -- LIENS

Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.

III. APPLICATION OF PAYMENTS

Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first to interest payable on the Note, then to the principal of the Note, and then to interest and principal on any Future Advances.

IV. CHARGES -- LIENS

Borrower shall pay all taxes, assessments and other charges, fines, and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any, by Borrower making payment, when due, directly to the payee thereof. Borrower shall promptly furnish to Lender all notices of amounts due under this paragraph, and in the event Borrower shall promptly discharge any lien which has priority over this Mortgage; provided, that Borrower shall not be required to discharge any such lien so long as Borrower shall agree in writing to the payment of the obligation secured by such lien in a manner acceptable to Lender, or shall in good faith contest such lien by, or defend enforcement of such lien in, legal proceedings which operate to prevent the enforcement of the lien or forfeiture of the Property or any part thereof. If Lender determines that all or part of the sums secured by this Mortgage are subject to a lien which has priority over this Mortgage and the existence and priority of which the Lender has not previously consented to in writing, and if Lender sends Borrower a notice identifying that lien, Borrower shall promptly act as provided in this paragraph 4 or shall promptly secure an agreement subordinating that lien to this Mortgage.

V. HAZARD INSURANCE

Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards as Lender may require and in such amounts and for such periods as Lender may require; provided, that Lender

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Marilyn Perrepechto
5136 S. Le Claire ave
Chicago, IL 60638

Property of Cook County Clerk's Office

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