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9/22/95 10:52:54 LOS Version: 1.3.9

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TYPE
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DEPT-01 RECORDING 443.50
 140009 TRAN 1454 03/22/96 15:06:00
 #5331 # RH *-96-219756
 COOK COUNTY RECORDER

DEPT-01 RECORDING 443.50
 140004 TRAN 6202 10/31/95 14:54:00
 #7390 # LF *-95-744416
 COOK COUNTY RECORDER

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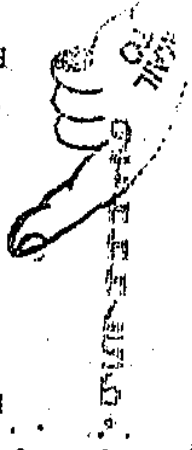
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RECORDING REQUESTED BY

RETURN TO:
 Wheatland Title
 568 W. Galena
 Aurora, IL 60506
 #NO 95701438

WHEN RECEIVED MAIL TO

First Alliance Credit Corporation
 701 So. Parker St., Suite 5000
 Loan Number: 01802352



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The mortgagor is
 ROBERT E. BOGUS, husband of GAIL S. BOGUS
 THOMAS E. SIKORA, a single person, as tenants in common
 GAIL S. BOGUS, wife of Robert E. Bogus, who is signing this mortgage solely to
 waive her homestead rights.

This Security Instrument is given to First Alliance Credit Corporation
 ("Borrower").

which is organized and existing under the laws of the State of California, and whose address is 701 So. Parker St., Suite 5000
 Orange, CA 92668 ("Lender").

Borrower owes Lender the principal sum of Ninety Six Thousand Two Hundred Seventy Six and Zero Hundredths Dollars (U.S.
 \$96,276.00). 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 December 1st, 2025. This Security Instrument secures
 to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the
 Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 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, warrant, grant and convey to Lender the following use-titled property located in COOK County,
 Illinois:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT 'C'
 PREMISE: 19011280190000 1-4 FAMILY RIDER ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT 'B'
 ASSUMABILITY RIDER ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT 'A'

which has the address of 3000 W 43RD STREET, CHICAGO, Illinois: 60632
 ("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and
 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,
 warrant, 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.
 THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited
 variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:
 I. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due the
 principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

Illinois - Single Family - FNMA/FHLMC UNIFORM INSTRUMENT Page 1 of 3
 Borrower's Initials : *[Signature]*
 L01-3005 IL (Rev. 07/30/95)

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Borrower's Initials : *WJ*

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5. Hazard or Property 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 any other hazards, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 7.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attach prior to this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payment. Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) consents in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to any amounts payable under paragraph 2; and second as defined in paragraph 3 of the Note.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If, under paragraph 2, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against the sums secured by this Security Instrument.

If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender at any time is not sufficient to pay the Escrow Items when due, Lender may so notify Borrower in writing and, in such case Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than twelve monthly payments, at Lender's sole discretion.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay Escrow Items. Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrow account or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender may agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds, showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for all sums secured by this Security Instrument.

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attach prior to this Security Instrument as a lien on the Property; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items." Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. § 2601 et seq. ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

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Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

7. Protection of Lender's Rights in the Property. If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

6. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument, and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall not destroy, damage, or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower may cure such a default and reinstate, as provided in paragraph 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

Unless Lender agrees to the merger in writing, If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 22 the Property is acquired by Lender, Borrower's right to an insurance policy and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when notice is given.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from the Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when notice is given.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

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ILLINOIS - Single Family - FNMA/FHLLMC INSTRUMENT (Rev. 07/30/95)

Borrower's Initials : *[Handwritten Signature]*

[Handwritten Signature]
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If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan;

13. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay paragraph 18. Borrower's covenants and agreements shall be joint and several. Any Borrower who signs this Security Instrument but does not execute the Note; (a) is co-signing this Security Instrument only to mortgage, warrant, grant and of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of

12. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 18. Borrower's covenants and agreements shall be joint and several. Any Borrower who signs this Security Instrument but does not execute the Note; (a) is co-signing this Security Instrument only to mortgage, warrant, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent

11. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

10. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is less than the amount of the sums secured immediately before the taking, unless Borrower and Lender otherwise agree in writing or unless applicable law otherwise provides, the proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due. If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

9. Inspector. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

8. Mortgage Insurance. If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender lapses or ceases to be in effect, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the mortgage insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the mortgage insurance coverage previously in effect, from an alternate mortgage insurer approved by Lender. If substantially equivalent mortgage insurance coverage is not available, Borrower shall pay to Lender each month a sum equal to one-twelfth of the yearly mortgage insurance premium being paid by Borrower when the insurance coverage lapsed or ceased to be in effect. Lender will accept, use and retain these payments as a loss reserve in lieu of mortgage insurance. Loss reserve payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the amount and for the period that Lender requires) provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay the premiums required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement for mortgage insurance ends in accordance with any written agreement between Borrower and Lender or applicable law.

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Borrower's Initials: *[Signature]*

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Illinois - Single Family - FNMA/FHLMC UNIFORM INSTRUMENT

to maintenance of the Property.

Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property.

21. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any

required by applicable law.

the new Loan Servicer and the address to which payments should be made. The notice will also contain any other information

written notice of the change in accordance with paragraph 14 above and applicable law. The notice will state the name and address of

more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given

as the "Loan Servicer" that collects monthly payments due under the Note and this Security Instrument. There also may be one or

Instrument) may be sold one or more times without prior notice to Borrower. A sale may result in a change in the entity (known

The Note or a partial interest in the Note (together with this Security

paragraph 18.

effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under

continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully

Instrument. Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall

reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security

convenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to,

then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other

or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which

law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument;

enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable

If Borrower meets certain conditions, Borrower shall have the right to have

19. Borrower's Right to Reinstate.

remedies permitted by this Security Instrument without further notice or demand on Borrower.

this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any

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 Security Instrument. If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide

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

without Lender's prior written consent. Lender may, at its option, require immediate payment in full of all sums secured by this

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)

18. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any

Property,

which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the

require Borrower to execute and deliver to Lender, in a form acceptable to lender, an assignment of any right, claim or defenses

rehabilitation, improvement, repair, or other loan agreement which Borrower enters into with lender. Lender, at lender's option, may

17. Rehabilitation Loan Agreement. Borrower shall fulfill all of Borrower's obligations under any home

16. Borrower's Cure. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

severable.

given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be

conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be

jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note

15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the

Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security

Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to

mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by

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- Adjustable Rate Rider
- Graduated Payment Rider
- Balloon Rider
- Fixed/Step Rate Rider
- Condominium Rider
- Planned Unit Development Rider
- Rate Improvement Rider
- Assumability Rider
- Prepayment Rider
- 1-4 Family Rider
- Biweekly Payment Rider
- Second Home Rider
- Other (s) [Specify]

(Check applicable box(es))

governants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.

27. Riders to this Security Instrument. If one or more riders are executed by Borrower, and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the

26. Statement of Obligation Fee. Lender may collect a fee not to exceed the maximum amount permitted by law for furnishing written loan balance or full prepayment information directly to or on the behalf of the Borrower.

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

24. 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.

23. Assignment of Rents. Appointment of Receiver. Lender in Possession. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 22 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 22 hereof or abandonment of the Property, Lender, in person, by agent or by judicially appointed receiver shall be entitled 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 Lender or 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. Lender and the receiver shall be liable to account only for those rents actually received.

22. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraph 18 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding, and sale of the Property. The notice shall further inform Borrower of the right to reinstatement after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or an other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and 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 22, including, but not limited to, reasonable attorney's fees and costs of title evidence.

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

21. "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection. As used in this paragraph 21, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remedial actions in accordance with Environmental Law necessary remedial actions affecting the Property is necessary, Borrower shall promptly take all

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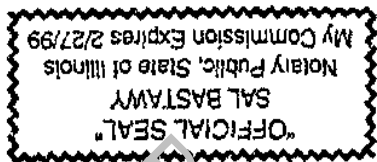
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(This area for official notarial seal)

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95744416



(Name) First Alliance Credit Corporation
(Address) Two Mid America Plaza Ste#712 So., Oakbrook Terrace, IL 60181

This instrument was prepared by

My Commission Expires: 2-27-99

96219756 Notary Public

[Signature]

Given under my hand and official seal, this 20th day of October, 1995

the uses and purposes therein set forth.

personally known to me to be the same person(s) whose name(s) subscribed for the foregoing instrument, appeared before me this day in person, and acknowledged that signed and delivered the said instrument as their free and voluntary act, for

ROBERT E. BOGUS
THOMAS E. SIKORA

I, SAL BASTAWY, a Notary Public in and for said county and state, do hereby certify that

State of Illinois, DUPage County ss:

(Space Below This Line Reserved For Acknowledgment)

wave her homestead rights.

GAIL S. BOGUS, wife of Robert E. Bogus, who is signing this mortgage solely to

[Signature] (SEAL) (SEAL)

ROBERT E. BOGUS, husband of Gail S. Bogus THOMAS E. SIKORA, a single person

[Signature] (SEAL) *[Signature]* (SEAL)

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

THOMAS E. SIKORA

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Property of Cook County Clerk's Office

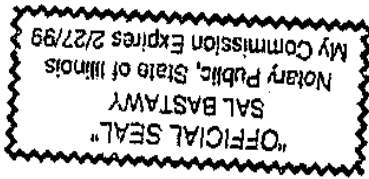
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Property of Cook County Clerk's Office



[Signature]
Notary Public

My Commission Expires: 2/27/99

STATE OF ILLINOIS
I, Sal Bastawy
County ss: Cook County, Illinois
do hereby certify that
Gail S. Bogus, wife of Robert E. Bogus, personally known to me
to be the same person(s) whose name(s) subscribed to the
foregoing instrument, appeared before me this day in person,
and acknowledge that (s)he (s) signed and delivered the said
instrument as her free and voluntary act, for the uses
and purposes therein set forth.
Given under my hand and official seal, this 26th day of
1998.

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9/22/95 10:52:54 LOS Version: 1.3.9

LOL-RA (Rev. 05/30/95) Illinois

MULTIPLATE ASSUMABILITY RIDER - Single

GAIL S. BOGUS, wife of Robert E. Bogus, who is signing this mortgage solely to waive her homestead rights.

Date 10-26-95

Gail S. Bogus

ROBERT E. BOGUS husband of Gail S. Bogus

Date 10-20-95

Robert E. Bogus

THOMAS E. SIKORA, a single person

Date

10-20-95
Thomas E. Sikora

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Assumability Rider.

If Lender exercises the option to require immediate payment in full, Lender shall give Borrower notice of acceleration. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further Notice or demand on Borrower.

To the extent permitted by applicable law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender may also require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower in writing.

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 Security Instrument. However, this option shall not be exercised by Lender if exercised by federal law as of the date of this Security Instrument. Lender also shall not exercise this option if: (a) Borrower causes to be submitted to Lender information required by Lender to evaluate the intended transferee as if a new loan were being made to the transferee; and (b) Lender reasonably determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to Lender.

TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER

Uniform Covenant 18 of the Security Instrument is amended to read as follows:

ADDITIONAL COVENANTS. In addition to the covenants and agreement made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

3000 W 43RD STREET, CHICAGO, IL 60632

[Property Address]

(the "Lender") of the same date and covering the property described in the Security Instrument and located at:

First Alliance Credit Corporation

THIS ASSUMABILITY RIDER is made this 22nd day of September 1995 and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note (the "Note") to

ASSUMABILITY RIDER

EXHIBIT 'A'

Loan Number: 01802352

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Page 1 of 2 LOR-RF (Rev. 04/12/95)

MULTISTATE 1-4 FAMILY RIDER - FMM/FFH/MC Uniform Instrument

Borrower's Initials : *RS*

the word "lease" shall mean "sublease" if the Security Instrument is on a leasehold. modify, extend or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph and all security deposits made in connection with leases of the Property. Upon the assignment, Lender shall have the right to

G. ASSIGNMENT OF LEASES. Upon Lender's request, Borrower shall assign to Lender all leases of the Property in Uniform Covenant 6 shall remain in effect.

Uniform Covenant 6 concerning Borrower's occupancy of the Property is deleted. All remaining covenants and agreements set forth in

F. BORROWER'S OCCUPANCY. Unless Lender and Borrower otherwise agree in writing, the first sentence in which insurance is required by Uniform Covenant 5.

D. RENT LOSS INSURANCE. Borrower shall maintain insurance against rent loss in addition to the other hazards for Security Instrument to be perfected against the Property without Lender's prior written permission.

C. SUBORDINATE LIENS. Except as permitted by federal law, Borrower shall not allow any lien inferior to the laws, ordinances, regulations and requirements of any governmental body applicable to the Property.

use of the Property or its zoning classification, unless Lender has agreed in writing to the change. Borrower shall comply with all

B. USE OF PROPERTY; COMPLIANCE WITH LAW. Borrower shall not seek, grant or make a change in the on a leasehold) are referred to in this 1-4 Family Rider and the Security Instrument as the "Property".

of the foregoing together with the Property described in the Security Instrument (or the leasehold estate if the Security Instrument is

replacements and additions thereto, shall be deemed to be and remain a part of the Property covered by the Security Instrument. All

attached mirrors, cabinets, paneling and attached floor coverings now or hereafter attached to the Property, all of which, including

dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods,

security and access control apparatus, plumbing, bath tubs, water heaters, water closets, sinks, ranges, stoves, refrigerators,

supplying or distributing heating, cooling, electricity, gas, water, air and light, fire prevention and extinguishing apparatus,

on, or used, or intended to be used in connection with the Property, including, but not limited to, those for the purposes of

covered by the Security Instrument; building materials, appliances and goods of every nature whatsoever now or hereafter located in,

described in the Security Instrument, the following items are added to the Property description, and shall also constitute the Property

A. ADDITIONAL PROPERTY SUBJECT TO THE SECURITY INSTRUMENT. In addition to the Property

Lender further covenant and agree as follows:

1-4 FAMILY COVENANTS. In addition to covenants and agreements made in the Security Instrument, Borrower and

[Property Address]

3000 W 43RD STREET, CHICAGO, IL 60632

THIS 1-4 FAMILY RIDER is made this 22nd day of September, 1995, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to First Alliance Credit Corporation (the "Lender") of the same date and covering the property described in the Security Instrument and located at :

1-4 FAMILY RIDER (Assignment of Rents)

Loan Number : 01802352

EXHIBIT 'B'

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MULTISTATE I-4 FAMILY RIDER - FNMA/FHLMC Uniform Instrument - Illinois

wave her homestead rights.

who is signing this mortgage solely to

GAIL S. BOGUS, wife of Robert E. Bogus,

(Seal) *Gail S. Bogus*

THOMAS E. SIKORA, a single person

ROBERT E. BOGUS, husband of Gail S. Bogus

(Seal) *Robert E. Bogus*

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this I-4 Family Rider.

Instrument.

interest shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument.

I. CROSS-DEFAULT PROVISION.

Borrower's default or breach under any note or agreement in which Lender has an interest shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument. Borrower's default or breach under any note or agreement in which Lender has an interest shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument. sums secured by the Security Instrument are paid in full. default or invalidate any other right or remedy of Lender. This assignment of Rents of the Property shall terminate when all the judicially appointed receiver, may do so at any time when a default occurs. Any application of Rents shall not cure or waive any control of or maintain the Property before or after giving notice of default to Borrower. However, Lender, or Lender's agents or a rights under this paragraph, Lender, or Lender's agent or a judicially appointed receiver, shall not be required to enter upon, take executed any prior assignment of the Rents and has not and will not perform any act that would prevent Lender from exercising its Lender secured by the Security Instrument pursuant to Uniform Covenant 7. Borrower represents and warrants that Borrower has not Property and of collecting the Rents any funds expended by Lender for such purposes shall become indebtedness of Borrower to Property as security. If the Rents of the Property are not sufficient to cover the costs of taking control of and managing the and manage the Property and collect the Rents and profits derived from the Property without any showing as to the inadequacy of the account for only those Rents actually received; and (vi) Lender shall be entitled to have a receiver appointed to take possession of to the sums secured by the Security Instrument; (v) Lender, Lender's agents or any judicially appointed receiver shall be liable to receiver's bonds, repair and maintenance costs, insurance premiums, taxes, assessments and other charges on the Property, and then managing the Property and collecting the Rents, including, but not limited to, attorney's fees, receiver's fees, premiums on law provides otherwise, all Rents collected by Lender or Lender's agents shall be applied first to the costs of taking control of and shall pay all Rents due and unpaid to Lender or Lender's agents upon Lender's written demand to the tenant; (iv) unless applicable Lender shall be entitled to collect and receive all of the Rents of the Property; (iii) Borrower agrees that each tenant of the Property shall be held by Borrower as trustee for the benefit of Lender only, to be applied to the sums secured by the Security Instrument; (ii) and not an assignment for additional security only. If Lender gives notice of breach to Borrower: (i) all Rents received by Borrower the tenant(s) that the Rents are to be paid to Lender or Lender's agent. This assignment of Rents constitutes an absolute assignment Lender has given Borrower notice of default pursuant to paragraph 22 of the Security Instrument and (ii) Lender has given notice to each tenant of the Property shall pay the Rents to Lender or Lender's agents. However, Borrower shall receive the Rents until (i) whom the Rents of the Property are payable. Borrower authorizes Lender or Lender's agents to collect the Rents, and agrees that absolutely and unconditionally assigns and transfers to Lender all the rents and revenues ("Rents") of the Property, regardless of to

Loan Number : 01802352

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PROPERTY OF COOK COUNTY

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Property of Cook County Clerk's Office

LOT 31 (EXCEPT THE WEST 7 FEET THEREOF) IN ROZENSKI, LIPSKI AND ZACKER'S THIRD SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH AND EAST OF ARCHER ROAD, IN COOK COUNTY, ILLINOIS.

EXHIBIT 'C'
LEGAL DESCRIPTION

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