

# UNOFFICIAL COPY

68587047

RECORDING REQUESTED BY, AND  
WHEN RECORDED, MAIL TO:

QUALITY MORTGAGE USA, INC.  
16800 ASTON STREET  
IRVINE, CA 92714  
ATTN: QA

**97427325**

DEPT-01 RECORDING \$23.  
TR0013 TRSN 7922 06/16/97 10:55:00  
19716 PTE \*-97-42732  
COOK COUNTY RECORDER

Order No.  
Escrow No.  
Application No. G.COM1422G  
Loan No. 5074387

SPACE ABOVE THIS LINE FOR RECORDING DATA

## Corporation Assignment of Mortgage

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to

*Beneficial Mtg Corp.  
100 BUSINESS CENTER DR BREWSTER, NY 10509*

all of its right, title and interest under that certain Mortgage dated MARCH 22, 1996  
executed and given by PEGGY H. COMBS AND LUTHER COMBS, WIFE AND HUSBAND AS JOINT TENANTS

*3039 N. LEAVITT ST. CHICAGO, IL*

as mortgagor,

to FIRST ALLIANCE CREDIT CORPORATION

*REC 4-12-96*

*96-278625*

which is organized and existing under the laws of THE STATE OF CALIFORNIA  
17305 VON KARMAN AVE. IRVINE CA 92714

, as mortgagee,  
, and whose address is

and recorded in the Official Records in the County Recorder's office of COOK County, ILLINOIS  
describing the land therein as:

LEGAL DESCRIPTION ATTACHED

*#14-30-110-009*

*Lot 85 in George Lill's subdivision of OUTLOT 15 in SUPERIOR COURT  
PARTITION of SNOW ESTATE subdivision the EAST HALF of the  
TAX I.D.# 14-30-110-009 N/W quarter of sec. 34 Township 48 North Range  
14 East of the third principal meridian*

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest,  
and all rights accrued or to accrue under said Mortgage.

DATE: JUN 17 1996

STATE OF: CALIFORNIA

COUNTY OF: COOK **97427325**

On JUN 17 1996 before me Sandra Garcia Notary Public, personally appeared

Banjay Patel personally known to me (~~as proved to me on the basis of satisfactory evidence~~) to be the person(s) whose  
name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~they~~ executed the same in his/~~their~~ authorized capacity(ies), and  
that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s), acted, executed the instrument.

WITNESS my hand and official seal.

BANKERS TRUST COMPANY, AS TRUSTEE

Signature Sandra Garcia

(Seal)



Banjay Patel  
Assistant Vice President

*Handwritten initials/signature*

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Page 1 of 1

Property of Cook County Clerk's Office

50000000

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18587044

RECORDING REQUESTED BY

96278625

RETURN TO:  
Wheatland Title  
568 W. Galena  
Aurora, IL 60506  
AC 9600 659

WHEN RECORDED MAIL TO  
First Alliance Credit Corporation  
17305 Von Karman Ave. 96BR3  
Irvine, CA 92714 680M/4220  
Loan Number: 02201248 -V

F	4/5	A
P		P
T	4/5	V
I		

DEPT-01 RECORDING \$41.5  
70003 TRAN 5962 04/12/96 15:01:00  
8890 # LM # 96-278625  
COOK COUNTY RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on Friday, March 22, 1996

The mortgagor is  
PEGGY H. COMBS AND  
LUTHER COMBS, WIFE AND HUSBAND AS JOINT TENANTS

("Borrower").

This Security Instrument is given to First Alliance Credit Corporation

which is organized and existing under the laws of the State of California, and whose address is 17305 Von Karman Ave. Irvine, CA 92714 ("Lender").

Borrower owes Lender the principal sum of Eighty Three Thousand Six Hundred Eighty Six and Zero Hundredths Dollars (U.S. \$83,686.00). 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 June 1st, 2026. 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 described property located in COOK County, Illinois:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "B"  
ASSUMABILITY RIDER ATTACHED HERETO AND MADE A PART THEREOF AS EXHIBIT "C"

PREIN: 14-30-110-009

Adjustable Rate Rider attached hereto and made a part hereof as Exhibit 'A'  
which has the address of 3039 N LEAVITT STREET, CHICAGO, Illinois 60618  
("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:

1. 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/FHLLMC UNIFORM INSTRUMENT - Page 1 of 7  
LOL-3005 IL (Rev. 07/30/95) Borrower's Initials: plc

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5/21/2015