97360661

DEPT-01 RECORDING

\$33,50

T\$0008 TRAN 6585 04/15/97 12:50:00

\$1498 ÷ BJ ≈-97-260861

COOK COUNTY RECORDER

412218-12-101023

MORTGAGE

X If box is checked, this mortgage secures future advances.
THIS MORTGAGE is made this 20th day of MARCH 19 97, between the Mortgagor,
AMJAD ZAGHLOUL, A BACHELOR, AGAD ZAGHLOUL, A BACHELOR AND ZUHA!R ZAGHLOUL, A
BACHELOR IN JOINT TENANCY
(herein "Borrower"), and Mortgagee HOUS HOLD FINANCE CORPORATION III
a corporation organized and existing under the laws of DELAWARE whose address is
10000 S RIDGELAND AVE, CHICAGO RIDGE, IL 80415 (herein "Lender").
The following paragraph preceded by a checked box is a plicable.
WHEREAS, Borrower is indebted to Lender in the principal sum of \$
evidenced by Borrower's Loan Agreement dated and any extensions or renewsia
thereof (including those pursuant to any Renegotiable Rate Agreement) (herein "Note"), providing for monthly
installments of principal and interest, including any adjustments to the amount of payments or the contract rate
if that rate is variable, with the balance of the indebtedness, if not sooner paid, due and payable on
The state of the s
WHEREAS, Borrower is indebted to Lender in the principal sum of \$ 10,000.00 , or so
much thereof as may be advanced pursuant to Borrower's Revolving Coan Agreement dated
MARCH 20, 1997 and extensions and renewals thereof (herein "Note"), providing for monthly
installments, and interest at the rate and under the terms specified in the Note, including any idjustments in the
interest rate if that rate is variable, and providing for a credit limit stated in the principal sorn above and an
initial advance of \$ 10,880.00
TVA CECULARY to 1 and an this assessment of 11V the first have been self-to at 180 at
TO SECURE to Londor the repayment of (1) the indebtedness evidenced by the Note, with interest thereon, including any increases if the contract rate is variable; (2) future advances under any Revolving Loan
Agreement; (3) the payment of all other sums, with interest thereon, advanced in accordance herewith to protect
the escurity of this Mortgage; and (4) the performance of the covenants and agreements of Barrower herein
contained, Borrower does hereby mortgage, grant and convey to Londer and Lender's successors and assigns the
following described property located in the County of
COOK State of Illinois:
Which has the address of \$100 S MASSASOLT AVE. OAKLAWN
which has the address of \$100 S MASSASOIT AVE. OAKLAWN (Street)
Illinois 80453 (herein "Property Address");
(Zip Code)
11-28-90 Mortgage IL ORIGINAL INFORMATION IN INTERNATIONAL INCORPORATION IN INCORPORATION I

33,00

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of which 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 hereinafter referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the property is unencumbered, except for encumbrances of record, Borrower covenants that Borrower warrants and will defend generally the title to the Property against all

claims and demands, subject to encumbrances of record.

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

1. Payment of Principal and Interest. This mortgage secures all payments of principal and interest and other amounts as provided in the Note. The contract rate of interest and payment amounts may be subject to change as provided in the note. Borrowers shall promptly pay when due all amounts required by the Note.

2. Funds for Taxes and Insurance, Subject to applicable law or waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Punds") equal to one twelfth of the yearly taxes and assessments (including condominium and planned un t development assessments, if any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly invinium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time oy Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender.

If Borrower pays Funds to Lender, the Binds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or state exercy (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrowe interest on the Punds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the l'unds and the purpose for which each debit to the l'unds was made. The l'unds are pledged as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rerus as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to be rower on monthly installments of Funds, if the amount of the Funds held by Lender shall not be sufficient to pay over, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount precessary to make up the

deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any funds held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise acquired by Londer, Londer shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any l'unda held by Lender at the time of application as a credit against the sums secured by this Mortgage.

3. Application of Payments. All payments received by Lender under the Note and paragraphs 12 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2

hereof, then to interest, and then to the principal.

4. Prior Mortgages and Deed 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, lines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.

5. 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

hazarda as Londer may require.

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If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration

or repair of the Property or to the sums secured by this Mortgage.

6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments. Sorrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest,

Any amounts disbursed by Lender pursued to this paragraph 7, with interest thereon, at the contract rate, shall become additional indebtedness of Borrower secured by this Mortgage, Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. Nothing contained in this paragraph 7 shell require Lender to incur any expense or take any action hereunder.

8. Inspection, Lender may take or cause to be made resonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor

related to Lender's interest in the Property.

9. Condemnation. The proceeds of any award or claim for dringes, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condomnation, are hereby assigned and shall be paid to Lender, subject to the terms of any mortgage, deed of

trust or other security agreement with a lien which has priority over this Me. 12 age.

10. 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 Mortgage granted 5 Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law shall not be a waiver of or preclude the exercise of any such right or remedy.

11. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Mortgage, but does not execute the Note, (a) is corsigning this Mortgage only to mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) agrees that Londer and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without that Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Property.

12. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by meiling such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein.

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13. Governing Law; Severability. The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of Federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage and the Note are declared to be severable. As used herein, "costs," "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.

14. Borrower's Copy. Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the

time of execution or after recordation hereof.

15. Rehabilitation Loan Agreement. Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan agreement which Borrower enters into with Lender. Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor,

materials or services in connection with improvements made to the Property.

16. Transfer of the Property. If Borrower sells or transfers all or any part of the Property or an interest therein, excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) a transfer by devise, descent, or by propertion of law upon the death of a joint tenant, (c) the grant of any leasehold interest of three years or less not containing an option to purchase, (d) the creation of a purchase money security interest for household appliances, (e) a transfer to a relative resulting from the death of a Borrower, (f) a transfer where the spouse or children of the Porrower become an owner of the property, (g) a transfer resulting from a decree of dissolution of marriage, legal separation agreement, or from an incidental property settlement agreement, by which the spouse of the Borrower becomes an owner of the property, (h) a transfer into an inter vivos trust in which the Borrower is and remains a coneficiary and which does not relate to a transfer of rights of occupancy in the property, or (i) any other transfer or disposition described in regulations prescribed by the Federal Home cloan Bank Board, Borrower shall cause to be submitted information required by Lender to evaluate the transferce as if a new loan were being made to the transferce. Borrower will continue to be obligated under the Note and this Mortgage unless Lender releases borrower in writing.

If Lender does not agree to such sale or transfer, Lender may declare all of the sums secured by this Mortgage to be immediately due and payable. If Lender exercis s such option to accelerate, Lender shall mail Borrower notice of acceleration in accordance with paragraph 12 herror. Such notice shall provide a period of not less than 30 days from the date the notice is mailed or delivered within which Borrower may pay the sums declared due. If Borrower fails to pay such sums prior to the expiration of such period, Lender may, without further notice or

demand on Borrower, invoke any remedies permitted by paragrapo 17 hereof.

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

17. Acceleration; Remedies. Except as provided in paragraph 16 he eof, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall give notice to Borrower as provided in paragraph 12 hereof specifying; (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 10 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclosure by judicial proceeding, and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured or or before the date specified in the notice, Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorneys' fees and costs of documentary evidence, abstracts and title reports.

18. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums by this Mortgage due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage and the Note had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage;

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- (Space Below This Line Reserved For Lender and Recorder).

Return To: Household Finance Corporation 577 Lamont Road Property of County Clark's Office 12 mhurst, 11, 60126

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(c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in enforcing Lender's remedies as provided in paragraph 17 hereof, including, but not limited to, reasonable attorneys' fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the auma secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

19. Assignment of Rents; Appointment of Receiver. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof, in abandonment of the Property, have the right to collect and retain such rents as they become due and payable. Upon acceleration under paragraph 7 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed by a court 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 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. The receiver shall be liable to account only for those rents actually received.

20. Release. Upon payrient of all sums secured by this Mortgage, Lender shall release this Mortgage without

charge to Borrower. Borrower shall pay all costs of recordation, if any.

21. Waiver of Homestead. Porrower hereby waives all right of homestead exemption in the Property under state or Pederal law.

IN WITNESS WHEREOF, Borrower h	s executed this M	lortgage.	1 Test	2008 -	
(10 11	94	ZUHAIR Z	ACHLOUL	[i] n	Borrower
X larged Seflow	C	all	1 Zarl	Way &	····
AMJAD ZAGHLOUL A		ASAD :	AGHLOUL	2.21.JR	Borrower
STATE OF ILLINOIS,	00K		County ss:		
I, RODERIC V MORGAN , 8 AMJAD ZAGHLOUL, A BACHELOR, ASA	ND ZAĞHLOUL, A	BACHELOR	r and Zuhaif	R ZAGHLOUL, A	BACHELOR*
personally known to me to be the same instrument, appeared before me this da	y in person, and	: name(s) i acknowlei	dged that	he Y s	igned and
delivered the said instrument as purposes therin set forth.	<u> </u>	<del> </del>	free voluntal	3 act, for the	uses and
Given under my hand and official seal, t	his 20TH d	ay of	MARCH	, 99.	97
My Commission expires:	<u> </u>	Parie V.	Notary Publ	ic	)
** IN JOINT TENANCY		Ti		was prepared by: TINE KWAK	:
OPFICIAL SEAL		<del>-,,,</del>	(Name)  ROUSEHOLD FINALCE CORP.  LOCAL S. RIDGELAUD AVE.		
RODERIC V MORGAN NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXP. SEPT. 6,2000					
The state of the s		<del></del>	(Addrengeago Ridge, IL 66415		

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### SCHEDULE A

Number 81437975C

Amount of Policy \$146,000.00 Date of Policy: October 20, 1995

1. Name of Indured:

. Athe preputice

MAJAD H. ZAGPLOUL, A BACHELOR, ASAD ZAGHLOUL, A BACHELOR AND ZUMAIR ZAGHLOUL, A BACHELOR.

2. Title to the estate or interest in the land described or referred to in this Schedule covered by this Policy is:

THE SIMPLE, IN JOINT TENANCY.

- 3. Title to the estate or interest covered by this Policy at the date herrof is vested in the insured.
- 4. The land 编译 (字) d to in this Policy is described as follows ( ) 数数 LOT 342 IN BIMORY'S PARKSIDE TERRACE, A SUBDIVISION OF THE EAST 1/2 OF THE SCUTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 Of County Clark's Office NORTH, RANGE 13; EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS 24-05-401-013-0600

FIRST SUBURBAN TITLE COMPANY OF JULINOIS 12416 SOUTH HARLEM PALOS HEIGHTS, IL 50463 (708) 361.-7757

Countersigned:

This Policy valid only if Schedule B is attached.