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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

98599172

. DEPT-01 RECORDING \$25.00
 . T#0009 TRAN 3159 07/13/98 09:16:00
 . #3391 + RC *-98-599172
 . COOK COUNTY RECORDER

7701936 F1 QCC 304

Property of Cook County Clerk's Office

THE GRANTOR(S) ROLAND DAVIS, Single of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to GRANTOR(S) LESLIE TROTTER (GRANTEE'S ADDRESS) 235 W. 114TH Street, Chicago, Illinois 60628

of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS IS NOT HOMESTEAD PROPERTY.

SUBJECT TO: 1997 and subsequent years real estate taxes, covenants, conditions, easements and restrictions of public record.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 25-21-226-007-&008

Address(es) of Real Estate: 235 West 114 th Street, Chicago, Illinois 60628

Dated this 11th day of FEBRUARY 1998

[Signature]
ROLAND DAVIS

98599172

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
JUL 1998 \$69.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
JUL 1998 \$17.50

Cook County
REAL ESTATE TRANSACTION TAX
JUL 1998 \$34.50

BOX 333-CTI

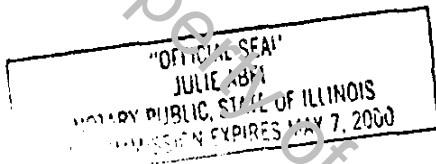
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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ROLAND DAVIS, Single

personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 17 day of Feb 1978



[Signature] (Notary Public)

Prepared By: Warren J. Nickel Attorney at Law
15651 S. 94th Avenue, Suite 101
Orland Park, ILLINOIS 60462-

Mail To:
LATROY ELLIS
235 West 114 th Street
Chicago, Illinois 60628

Name & Address of Taxpayer:
LATROY ELLIS
235 West 114 th Street
Chicago, Illinois 60628

98599172

Property of Cook County Clerk's Office

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Record and return to:

EquiCredit Corporation of Illinois
10 East 22nd Street - Ste 204
LOMBARD, ILLINOIS 60148

98599173

DEPT-01 RECORDING \$31.00
T#0009 TRAN 3159 07/13/98 09:16:00
#3392 + RC #-98-599173
COOK COUNTY RECORDER

Loan Number: 4504570

MORTGAGE

THIS MORTGAGE is made this 17th day of February 1998, between the Mortgagor, LESLIE TROTTER, A SINGLE PERSON NEVER MARRIED (herein "Borrower"), and the Mortgagee, EquiCredit Corporation of Illinois a corporation organized and existing under the laws of Illinois whose address is 10 East 22nd Street - Ste 204 LOMBARD, ILLINOIS 60148 (herein "Lender").

Whereas, Borrower is indebted to Lender in the principal sum of U.S. \$ 68,000.00, which indebtedness is evidenced by Borrower's note dated February 17, 1998 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on March 1, 2008.

To Secure to Lender 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, Borrower does hereby mortgage, grant and convey to Lender, the following described property located in the County of COOK, State of Illinois:

Lots 1 and 2 in Block 7 in Sherman and Krutz's Roseland Park Addition to Pullman, a subdivision of the Southwest 1/4 of the Northeast 1/4 of Section 21, Township 37 North, Range 14, According to the Plat of Subdivision recorded June 20, 1891 as document 1490931, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. #25-21-226-007 & 25-21-226-008.

which has the address of 235 W. 114th St., Chicago, IL 60628
[Street, City, State, Zip Code] (herein "Property Address");

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 seized 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.

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COOK COUNTY RECORDER'S Office

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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, late charges and other charges due under the Note.

2. **Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (hereinafter "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit 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 premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by 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 Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or state agency (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 the account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds 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 Funds and the purpose for which each debit to the Funds was made. The Funds 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 rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary 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 Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

3. **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 in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, and then to the principal of the Note.

4. **Prior Mortgages and Deeds of Trust; Charges; Liens.** Borrower shall perform all of Borrower's obligations under any prior 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 ("Property Taxes") which may attain a priority over this Mortgage, and leasehold payments for ground rents, if any. In the event Borrower fails to pay any due and payable Property Taxes, Lender may, in its sole discretion, pay such charges and add the amounts thereof to the principal amount of the loan secured by the Security Instrument on which interest shall accrue at the contract rate set forth in the Note.

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 hazards as Lender may require and in such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender, provided, that such approval shall not be unreasonably withheld. In the event Borrower fails to maintain hazard insurance (including any required flood insurance) in an amount sufficient to satisfy all indebtedness, fees, and charges owed Lender (in addition to payment of all liens and charges which may have priority over Lender's interest in the property), Lender may, in its sole discretion, obtain such insurance naming Lender as the sole beneficiary (single interest coverage). Lender may add any premiums paid for such insurance to the principal amount of the loan secured by this Security Instrument on which interest shall accrue at the contract rate set forth in the Note. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

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