

UNOFFICIAL COPY 99880901

7747/0303 28 001 Page 1 of 3
1999-09-16 15:23:41
Cook County Recorder 25.50



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.

506063

NOW ALL MEN BY THESE PRESENTS,
That

Superior Mortgage Corporation
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 QUITCLAIM:

Terrence L. Martin & Geraldine M. Martin

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 the date August 26, 1993 and recorded in the Recorder's Office of Cook County, in the State of Illinois in Book of records on Page as Document No. 93722378 to the premises therein Described, situated in the County of Cook state of Illinois, as follows, to wit:

SEE ATTACHED

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

Permanent Real Estate Index #(s) 27-02-117-004-0000

ADDRESS (E'S) OF PREMISES 13731 S 84th Avenue, Orland Park, IL 60462

WITNESS my hand and seal this AUG 16 1999

STATE OF NEW JERSEY } SS.
COUNTY OF BERGEN

Superior Mortgage Corporation
[Signature]



Philip S. Einhorn, Sr. Vice President

I, *[Signature]* 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 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 AUG 16 1999

[Signature] NOTARY PUBLIC

This Document prepared by
Carrie Brain Superior Bank FSB Servicing Division
135 Chestnut Ridge Road, Montvale, NJ 07645

CAROLYNNE M. BRAIN
Notary Public of New Jersey
My Commission Expires June 19, 2001



Sy
RB
N.
M
LH

UNOFFICIAL COPY

99880901

AFTER RECORDING MAIL TO:

SUPERIOR MORTGAGE CORPORATION
ONE LINCOLN CENTRE
OAKBROOK TERRACE, IL 60181

THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL
THAT HAS BEEN DELIVERED FOR RECORDING.
ATI TITLE COMPANY

By: *[Signature]*

ATTN: POST CLOSING

LOAN NO. 050606-3

[Space Above This Line For Recording Data]

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on August 26, 1993. The mortgagor is
TERRENCE L. MARTIN and GERALDINE M. MARTIN, HUSBAND AND WIFE

("Borrower").

This Security Instrument is given to SUPERIOR MORTGAGE CORPORATION,
AN ILLINOIS CORPORATION

which is organized and existing under the laws of the State of Illinois, and whose address is
ONE LINCOLN CENTRE, OAKBROOK TERRACE, IL 60181 ("Lender").

Borrower owes Lender the principal sum of One Hundred Fifty Seven Thousand Two Hundred Dollars and no/100
Dollars (U.S. \$ 157,200.00). 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 September 1, 2023. 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, grant and convey to
Lender the following described property located in COOK
County, Illinois:

LOT 147 IN VILLA D'ESTE, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4, PART OF
THE SOUTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 36
NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
THEREOF RECORDED SEPTEMBER 12, 1974 AS DOCUMENT NO. 22845760, IN COOK COUNTY,
ILLINOIS.

PERMANENT TAX NUMBER: 27-02-117-004.

which has the address of 13731 SOUTH 84TH AVENUE ORLAND PARK
[Street] [City]
Illinois 60462 ("Property Address");
[Zip Code]

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 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 warrants and will defend generally the title to the Property against all claims and demands, subject to any
encumbrances of record.

10/21/11
(1444)

377 E. Butterfield Rd., Suite 100
Lombard, Illinois 60148

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.

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 attain priority over 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.

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 the 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.

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.

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 21, 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.

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 prepayment charges due under the Note; second, to amounts payable under paragraph 2; third, to interest due; fourth, to principal due; and last, to any late charges due under the Note.

4. **Charges; Liens.** Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over 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 payments.

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.

