

Property of

Title No. 27153 in Carl Sandburg Village Condominium No. 7 is delineated as a
 survey of Lot 1 (except the North 35.05 feet and the East 39.20 feet thereof);
 Lot 2 (except the South 56.30 feet of the West 175.50 feet thereof); Lot 3 and
 that portion of Germania Place lying West of the West Line of it; said East
 30.00 feet of Lot 1 extended South to the North Line of said Lot 2, all in
 Chicago Land Clearance Commission No. 3, being a consolidation of Lots and
 parts of Lots and vacated alleys in Brunner's Addition to Chicago and certain
 re-subdivisions, all in the Northeast 1/4 of Section 4, Township 39 North,
 Range 14 East of the Third Principal Meridian, Cook County, Illinois; which
 survey is attached as Exhibit 'A' to the Declaration of Condominium recorded as
 document No. 25362049 and registered as document No. 123179558 together with its
 undivided percentage interest in the City elements

3776512

City Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:

3776512

8 3 7 7 S. DUNE 2
WHEN RECORDED MAIL TO:
HOME SAVINGS OF AMERICA
P.O. BOX 7076
PASADENA, CALIFORNIA 91109-7076

ALL NOTICES TO LENDER SHALL BE
MAILED OR DELIVERED TO THE ABOVE
ADDRESS.

Mortgage and Assignment of Rents ADJUSTABLE INTEREST RATE LOAN

LOAN NO. 1049304-7

This Mortgage, made this 28th day of FEBRUARY, 1989, between
CHANDRA RAMAMOORTHY, A SPINSTER

herein called **BORROWER**, whose address is 1560 NORTH SANDBURG TERRACE, #2715
(number and street)

CHICAGO
(City)

IL
(state)

60610
(zip code)

, and

and **HOME SAVINGS OF AMERICA, F.A.**, a corporation herein called **LENDER**, whose address is P.O. Box 7076, Pasadena, California 91109-7076.

WITNESSETH: Borrower hereby grants, conveys, mortgages and warrants to Lender the real property legally described as follows:
AS PER LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

COMMONLY KNOWN AS 1560 NORTH SANDBURG TERRACE, #2715, CHICAGO, IL. 60610

PTN: 17-04-207-087-1503

[Signature]
EASE
INITIAL

Together with all interests which Borrower now has or may hereafter acquire in or to said property, and in and to (a) all easements and rights of way appurtenant thereto; and (b) all buildings, structures, improvements, fixtures and appurtenances now or hereafter placed thereon, including, but not limited to, all apparatus and equipment, whether or not physically affixed to the land or any building, used to provide or supply air-cooling, air-conditioning, heat, gas, water, light, power, refrigeration, ventilation, laundry, drying, dishwashing, garbage disposal or other services; and all waste vent systems, antennas, pool equipment, window coverings, drapes and drapery, carpeting and floor covering, awnings, ranges, ovens, water heaters and attached cabinets; it being intended and agreed that such items be conclusively deemed to be affixed to and to be part of the real property that is conveyed hereby; and (c) all water and water rights (whether or not appurtenant). Borrower agrees to execute and deliver, from time to time, such further instruments as may be requested by Lender to confirm the lien of this Mortgage on any such properties. The properties conveyed to Lender hereunder are hereinafter referred to as "such property."

The Borrower absolutely and irrevocably grants, transfers and assigns to Lender the rents, income, issues, and profits of all property covered by this Mortgage.

FOR THE PURPOSE OF SECURING:

- (1) Payment of the sum of \$ 128,800.00 with interest thereon, according to the terms of a promissory note of even denomination and having a final maturity date of MARCH 10, 2029 made by Borrower, payable to Lender or order, and all modifications, extensions or renewals thereof. (2) Payment of such sums as may be incurred, paid out, or advanced by Lender, or may otherwise be due to Lender, under any provision of this Mortgage and all modifications, extensions or renewals thereof. (3) Performance of each agreement of Borrower contained herein or incorporated herein by reference or contained in any papers executed by Borrower relating to the loan secured hereby. (4) Performance, if the loan secured hereby or any part thereof is for the purpose of constructing improvements on such property, of each provision or agreement of Borrower contained in any building loan agreement or other agreement between Borrower and Lender relating to such property. (5) The performance and keeping by Borrower of each of the covenants and agreements required to be kept and performed by Borrower pursuant to the terms of any lease and any and all other instruments creating Borrower's interest in or defining Borrower's right in respect to such property. (6) Compliance by Borrower, with each and every monetary provision to be performed by Borrower under any declaration of covenants, conditions and restrictions pertaining to such property or any declaration of condominium ownership and upon written request of Lender, the enforcement by Borrower of any covenant to pay maintenance or other charges, if the same have not been paid or valid legal steps taken to enforce such payment within 90 days after such written request is made. (7) At Lender's option, payment, with interest thereon, of any other present or future indebtedness or obligation of Borrower (or of any successor in interest of Borrower to such property) due to Lender, whether created directly or acquired by absolute or contingent assignment, whether due or not, whether otherwise secured or not, or whether existing at the time of the execution of this Mortgage or arising thereafter, the exercise of such option to be evidenced by a notice in writing to Borrower or any successor in interest of Borrower. (8) Performance of all agreements of Borrower to pay fees and charges to the Lender whether or not herein set forth. (9) Payment of charges, as allowed by law when such charges are made, for any statement regarding the obligation secured hereby.

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