

Notary Public

Sharon Wright

(SEAL)

Subscribed and sworn to before me this 27th day of November, A.D. 1990.

ERNEST ANDERSON

Ernest Anderson

This affidavit is made to induce the Registrar of Titles to accept a certain deed of conveyance effecting said property without the signature(s) of the spouse(s); said affiant(s) agree(s) to save harmless the Registrar of Titles from any loss, claim, damage and expenses related hereto sustained by acceptance of the said deed and waiving any objection as to homestead rights.

(4) That neither affiant(s) nor the spouse(s) of same is/are residing on said premises.

(3) That no proceeding is now pending or contemplated by affiant, nor does affiant know or believe that any proceeding is contemplated by the spouse of same under the Dissolution of Marriage Act, Ill. Rev. Stat., Ch. 40, §101, et seq.

(Insert general purpose: Industrial, Investment, Commercial) and is (2)(b) Vacant/developed with

(1) That the property herein is not homestead property. (2) (a) That the property herein is held and used.

STATE(s):

I/We, SHARON D. ANDERSON & URSULA W. ANDERSON, being the title holder(s) to the property registered on Certificate Number 111112 Volume 2-2834-2 Page 207, in the Office of the Registrar of Titles, Cook County, Illinois, and being married to URSULA W. ANDERSON MARRIED TO ERNEST ANDERSON

NON - HOMESTEAD AFFIDAVIT (FOR USE IN TORRENS TRANSACTIONS)

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**MORTGAGE**

**PREFERRED LOAN**

Ref. No.: 2800972470

THIS MORTGAGE (Mortgage) is made this 22 day of OCTOBER 19 90 between

Mortgagor, Sharon D. Anderson single never married, and Ursula W. Anderson married to Ernest Anderson (Horrower), and the Mortgagee, Citibank, Federal Savings Bank, a corporation organized and existing under the laws of the United States, One South Dearborn Street, Chicago, Illinois 60603 ("Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 24,000.00, which indebtedness is evidenced by Borrower's note dated OCTOBER 22 1990 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 OCTOBER 26, 2000

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 with 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:

LOT 100 IN SCHRADER BROTHERS SOUTH MANOR, A SUBDIVISION OF LOTS 1 TO 24 BOTH INCLUSIVE IN BLOCK 1, LOTS 1 TO 24 BOTH INCLUSIVE IN BLOCK 2 AND LOTS 1 TO 24 BOTH INCLUSIVE IN BLOCK 3 IN SCHRADER'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14, ALSO OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 34 AND THE EAST 1/2 OF THE NORTH WEST 1/4 OF THE NORTH WEST OF THE NORTH WEST OF THE SOUTH WEST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.L.N. No. 20-34-307-035-0000

which has the address of 8442 North Michigan Ave., Chicago, II 60619 (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.

**Uniform Covenants.** Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.

2. **Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraph 1 hereof shall be applied by Lender first to interest payable on the Note, and then to the principal of the Note.

3. **Prior Mortgages and Liens of Third Parties.** 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 and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.

4. **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. 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.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

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.

5. **Preservation and Maintenance of Property.** Leasehold, Condominium, Planned Unit Developments. Borrower 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 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, and shall conform to the covenants, conditions, restrictions and regulations of the condominium or planned unit development, and consistent documents.

6. **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. If Lender requires such insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

Any amounts disbursed by Lender pursuant to this paragraph 6, with interest thereon, at the Note 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 6 shall require Lender to incur any expense or take any action hereunder.

7. **Assignment.** Borrower shall not assign, convey, or otherwise dispose of the Property or any part thereof, or any interest therein, without the prior written consent of Lender.

8. **Entire Agreement.** This Mortgage, together with the Note, shall constitute the entire agreement between Borrower and Lender, and shall supersede all other agreements, understandings, or negotiations between Borrower and Lender, whether written or oral.

9. **Severability.** If any provision of this Mortgage is held to be unenforceable under applicable law, the remaining provisions shall nevertheless be enforceable.

10. **Counterparts.** This Mortgage may be executed in counterparts, each of which shall be deemed to be an original, and all of which when taken together shall be deemed to constitute one and the same agreement.

11. **Successors.** This Mortgage shall bind Borrower and Lender and their heirs, assigns, personal representatives, and successors.

12. **Waiver.** Borrower hereby waives the right to demand a copy of this Mortgage and the Note, and agrees that Lender may provide a copy of this Mortgage and the Note to any person who requests it.

13. **Notices.** All notices to be given by either party to the other shall be in writing and shall be given to the party to whom such notice is to be given at the address set forth in the Note.

14. **Amendment.** This Mortgage may be amended or modified by a written instrument executed by Borrower and Lender.

15. **Assignment of Proceeds.** Borrower hereby assigns to Lender all of the proceeds from the sale or other disposition of the Property, whether or not such proceeds are received by Borrower.

16. **Assignment of Proceeds.** Borrower hereby assigns to Lender all of the proceeds from the sale or other disposition of the Property, whether or not such proceeds are received by Borrower.

**UNOFFICIAL COPY**

CT BANK COPY Form PL-631 (9-88)

Chicago, Federal Savings Bank, Chicago, Illinois 60603

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7. Inspection. Lender may make or cause to be made reasonable entries upon and inspections of the property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefore related to Lender's interest in the Property.

8. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, 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 Mortgage.

9. Borrower Not Released; Forbearance by Lender Not a Waiver. Extension of the time for payment or modification or amortization of the sums secured by this Mortgage granted by 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 prejudice the exercise of any such right or remedy.

10. 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 15 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 co-signing 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 Lender 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.

11. 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 mailing 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. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

12. Governing Law; Jurisdiction. 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 of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other 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.

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

14. 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.

15. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or an interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Mortgage. However, this option shall not be exercised by Lender if exercise is prohibited by federal laws as of the date of this Mortgage.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than thirty (30) days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Mortgage. If Borrower fails to pay those sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Mortgage without further notice or demand on Borrower.

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

16. Acceleration Remedies. Except as provided in paragraph 15 hereof, 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 shall have the right to accelerate the sums secured by this Mortgage, to enforce this Mortgage by foreclosure, to take possession of the Property, and to collect the rents of the Property and to collect the rents of the Property including those part 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 attorney's fees, and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those rents actually received.

17. Borrower's Right to Retain. Notwithstanding Lender's acceleration of the sums secured 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, and in enforcing Lender's remedies as provided in paragraph 16 hereof, including, but not limited to, reasonable attorney's 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 sums 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.

18. Assignment of Rental Appointment of Receiver. An additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower, prior to acceleration under paragraph 16 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 16 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 part 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 attorney's fees, and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those rents actually received.

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# UNOFFICIAL COPY

# CITIBANK

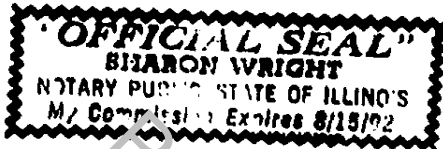
19. Release. Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any.

20. Waiver of Homestead. Borrower hereby waives all right of homestead exemption in the Property.

## REQUEST FOR NOTICE OR DEFAULT AND FORECLOSURE UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.



Sharon D. Anderson  
BORROWER Sharon D. Anderson

Ursula W. Anderson  
OTHER OWNER Ursula W. Anderson

State of Illinois) ss.  
County of \_\_\_\_\_

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sharon D. Anderson, Ursula W. Anderson, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 22nd day of October, 1990

Sharon Wright  
Notary Public

Commission Expires: 8-15-92

Space Below This Line Reserved For Lender and Recorder

3929741

*Sharon D. Anderson*  
*Ursula W. Anderson*  
*married to Ernest W. Anderson*  
Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

RECEIVED

CHICAGO TITLE INS.  
CORP. 9810043-37

Submitted by \_\_\_\_\_  
 Address \_\_\_\_\_  
 Address Promised \_\_\_\_\_  
 Delivered to \_\_\_\_\_  
 Address \_\_\_\_\_  
 Deed to \_\_\_\_\_  
 Donee of Life Estate Trust \_\_\_\_\_  
 Address \_\_\_\_\_  
 Notarized \_\_\_\_\_  
 3929744

ISSUED NOV 30 PM 2  
 CAROL M. BRYANT  
 REGISTRAR OF TITLES

1414612  
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 RECEIVED