

UNOFFICIAL COPY

Form 2014 9/00
ILLINOIS
[Signature]

ILLINOIS - Single Family - Fwy/Ma/Freddi
MORTGAGE FORMS - 3/12/2014 - 1000
1000 9-1-72

TAX ID NO. 10-10-402-048-0000 VOLUME 118
TAX ID NO.
TAX ID NO.
TAX ID NO.
Illinois 60053
[Zip Code]
8903 OAK PARK, MORTON GROVE
("Property Address")
[Street, City]

STATE DEPARTMENT OF REVENUE
OFFICE 81892 AND STAFF EMPLOYEES
46

NOTE IDENTIFIED

643495 AX
7310621 J (2)

Dollars (U.S. \$ 133,000.00). 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 July 1, 2021. 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: THE NORTH 10 FEET OF LOT 37 AND ALL OF LOT 38 IN DEMETER WAKKEGAN ROAD SUB-DIVISION OF LOTS 1 AND 2 IN OWNERS SUBDIVISION IN THE SOUTH 1/3RD OF THE SOUTH 1/2 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

which is organized and existing under the laws of the state of Illinois address is 8191 W. 85th Street Oak Lawn, Illinois 60453 ("Lender"). Borrower owes Lender the principal sum of ONE HUNDRED THIRTY THREE THOUSAND & 00/100 ***** and whose
CRISOLOGO P. BALITAN and ZELDA T. BALITAN HIS WIFE
THIS MORTGAGE ("Security Instrument") is given on June 18, 1991
The mortgagor is ("Borrower"). This Security Instrument is given to Crown Mortgage Co.

MORTGAGE

(Space Above This Line For Recording Data) CMC NO. 000117423

3975612



CMC NO. 000117423

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.

FORM 2024
7/20
INITIALS
1/2/81

3975612

notice. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of
to a lien which may attain priority over this Security Instrument. Lender may give Borrower a notice identifying the
Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject
operate to prevent the enforcement of the lien, or (c) secures from the holder of the lien an agreement satisfactory to
good faith the lien by, or defends against enforcement of the lien in legal proceedings which in the Lender's opinion
agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in
Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower; (a)
Lender receipts evidencing the payments.
amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish
shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of
Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower
Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any,
4. Charges; Lender. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the
under paragraph 2; third, to interest due; fourth, to principal due; and last, to any late charges due under the Note.
paragraphs 1 and 2 shall be applied, first, to any prepayment charges due under the Note; second, to amounts payable
3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under
against the sums secured by this Security Instrument.
acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit
any Funds held by Lender. If, under paragraph 21, Lender shall acquire or sell the Property, Lender, prior to the
Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower
and, in such case Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make
by Lender at any time is not sufficient to pay the Escrow items when due, Lender may so notify Borrower in writing,
Borrower for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held
If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to
additional security for all sums secured by this Security Instrument.
credits and debts to the Funds and the purpose for which each debt to the Funds was made. The Funds are pledged as
shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds, showing
pay Borrower any interest or earnings on the Funds. Borrower and Lender may agree in writing, however, that interest
otherwise. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to
independent real estate tax reporting service used by Lender in connection with this loan, which applicable law provides
permits Lender to make such a charge. However, Lender may require Borrower to pay a one-time charge for an
escrow account, or verifying the Escrow items, unless Lender pays Borrower interest on the Funds and applicable law
pay the Escrow items. Lender may not charge Borrower for holding and applying the Funds, annually analyzing the
(including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to
The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentally, or entity
accordance with applicable law.

Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow items or otherwise in
at any time, collect and hold Funds in an amount not to exceed the lesser amount of (a) Lender may estimate the amount of
Section 2501 et seq. ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may,
account under the federal Real Estate Settlement Procedures Act of 1974, as amended from time to time, 12 U.S.C.
to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow
premiums. These items are called "Escrow items". Lender may, at any time, collect and hold Funds in an amount not
by Borrower to Lender, in accordance with the provisions of paragraphs 1, in lieu of the payment of mortgage insurance
(d) yearly flood insurance premiums, if any; (e) yearly mortgage service premiums, if any; and (1) any sums payable
yearly leasehold payments or ground rents on the Property, if any; (2) yearly hazard or property insurance premiums;
(a) yearly taxes and assessments which may attain priority over this Security Instrument as a lien on the Property; (b)
pay to Lender on the day monthly payments are due under the Note until the Note is paid in full, a sum ("Funds") for:
2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall
the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due
UNIFORM COVENANTS, Borrower and Lender consent and agree as follows:
limited variations by jurisdiction to constitute a uniform security instrument covering real property.
THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with
encumbrances of record.
Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any
mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record.
BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to
by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."
TOGETHER WITH all the improvements now or hereafter a part of the property. All replacements and additions shall also be covered,
and fixtures now or hereafter erected on the property, and all easements,

at the option of Lender, if mortgage insurance coverage (in the amount and for the period that Lender requires)
provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay the premium
required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement for mortgage
insurance ends in accordance with any written agreement between Borrower and Lender or applicable law.
9. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall
give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.
10. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with
any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby
assigned and shall be paid to Lender.
In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security
Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property in
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