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VA FORM 26.6310 (Home Loan)
Rev. Angust 1981. Har Optional.
Saction 1810, Title 38, U.S.C.
Acceptable to
Federal National Mortgage Association

85301788

MORTGAGE

THIS INDENTURE, made this

FLEET MORIGAGE CORP. ---

26th day of

NOVEMBER

1985 , between

ILLINOIS

14

MICHAEL L. JONES AND HILDA JONES, HIS WIFE -----

a corporation organized and existing under the laws of THE STATE OF RHODE ISLAND
Mortgagee. A second sec
WITNESSETH: That whereas the Mortgagor is justly indebted to the Mortgagee, as is evidenced by a certain
promissory note exceuted and delivered by the Mortgagor, in favor of the Mortgagee, and bearing even date
herewith, in the principal sum of TWENTY NINE THOUSAND FIVE HUNDRED AND NO/100
Dollars (\$ 29,500. () payable with interest at the rate of ELEVEN per centum (_11.66)
per annum on the unpart balance until paid, and made payable to the order of the Mortgagee at its office in
MILWAUKEE , V.3 ONSIN , or at such other place as the holder may designate in writing, and
delivered or mailed to the Mor gagor; the said principal and interest being payable in monthly installments of
TWO HUNDRED EIGHTY AND 24/100
JANUARY 19 86 and continuing on the first day of each month thereafter until the note is fully
paid, except that the final paymen of principal and interest, if not sooner paid, shall be due and payable on the
first day of DECEMBER , 2015
Now, Therefore, the said Mortgage, for the better securing of the payment of said principal sum of

Now, Therefore, the said Mortgago, for the better securing of the payment of said principal sum of money and interest and the performance of the covenants and agreements herein contained, does by these presents Mortgage and Warrant unto the Mortgage, its successors or assigns, the following described real estate situate, lying, and being in the county of COK and the State of Illinois, to wit:

LOT 37 IN BLOCK 6 IN WHITE AND COLEMAN'S SUBDIVISION OF BLOCKS 41 TO 44 INCLUSIVE IN STONE AND WHITNEY'S SUPDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6 AND THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH PANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINCIS.

TO OO MAIL

1/1/11/20-07-409-012 - 229 5 Welester Delt-01 RECORDIN

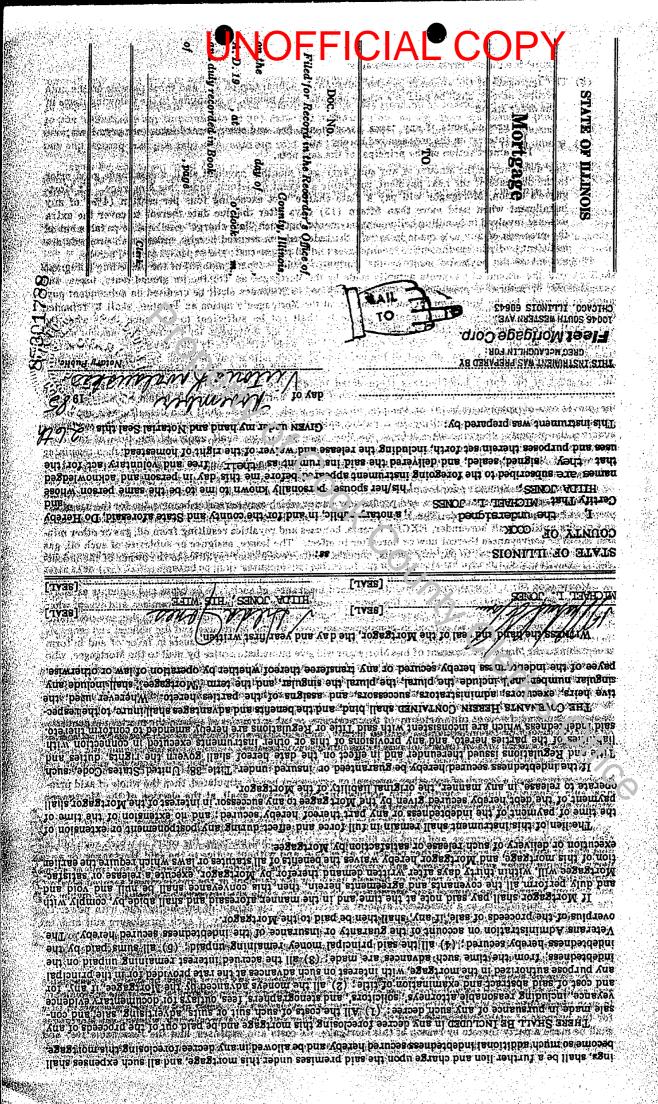
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TOCETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, and the rents, issues, and profits thereof; and all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are, and shall be deemed to be, fixtures and a part of the realty, and are a portion of the security for the indebtedness

herein mentioned;	
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- (b) The aggregate of the amounts payable pursuant to subparagraph (a) and those payable on the note secured hereby, shall be paid in a single payment each month, to be applied to the following items in the order stated:
 - I. ground rents, if any, taxes, assessments, fire, and other hazard insurance premiums;

II. interest on the note secured hereby; and

III. amortization of the principal of the said note.

Any deficiency in the amount of any such aggregate monthly payment shall, unless made good prior to the due date of the next payment, constitute an event of default under this Mortgage. At Mortgage's option, Mortgagor will pay a "late charge" not exceeding four per centum (4%) of any installment when paid more than fifteen (15) days after the due date thereof to cover the extra expense involved in handling delinquent payments, but such "late charge" shall not be payable out of the proceeds of any sale made to satisfy the indebtedness secured hereby, unless such proceeds are sufficient to discharge the entire indebtedness and all proper costs and expenses secured hereby.

If the total of the payments made by the Mortgagor under subparagraph (a) of the preceding paragraph shall exceed the amount of payments actually made by the Mortgagee as Trustee for ground rents, taxes, and assessments, or insurance premiums, as the case may be, such excess shall be credited on subsequent payments to be made by the Mortgagor for such items or, at the Mortgagee's option as Trustee, shall be refunded to the Mortgagor. If, however, such monthly payments shall not be sufficient to pay such items when the same shall become one and payable, the Mortgagor shall pay to the Mortgagee as Trustee any amount necessary to make up the deficiency. Such payments shall be made within thirty (30) days after written notice from the Mortgagee shall tends to the Mortgagee, in accordance with the provisions of the note secured hereby, full payment of the entro indebtedness represented thereby, the Mortgagee as Trustee shall, in-computing the amount of such indebtedness, credit to the account of the Mortgagor any credit balance remaining under the provisions of subparagraph (a) of the preceding paragraph. If there shall be a default under any of the provisions of this mortgage, resulting in a public sale of the premises covered hereby, or if the Mortgagee acquires the property otherwise and the calcult, the Mortgagee as Trustee shall apply, at the time of the commencement of such proceedings or at the time the property is otherwise acquired, the amount then remaining to credit of Mortgagor under said subparagraph (a) as a credit on the interest accrued and unpaid and the balance to the principal then remaining unpaid under said note.

As Additional Security for the payment of the indebtedness aforesaid the Mortgagor does hereby assign to the Mortgagoe all the rents, issues, and profit now due or which may hereafter become due for the use of the premises hereinabove described. The Mortgagor shall be entitled to collect and retain all of said rents, issues and profits until default hereunder, EXCEPT rents, but uses and royalties resulting from oil, gas or other mineral leases or conveyances thereof now or hereafter in effect. The lessee, assignee or sublessee of such oil, gas or mineral lease is directed to pay any profits, bonuses, rents, revenues or royalties to the owner of the indebtedness secured hereby.

Mortgage may from time to time require, on the improvements now on hereafter on said premises, and except when payment for all such premiums has theretofore been made, he/sle will pay promptly when due any premiums therefor. All insurance shall be carried in companies approved by the mortgagee and the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss Mortgagor will give immediate policie by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and the Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage, or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

IN THE EVENT of default in making any monthly payment provided for herein and in the note secured hereby, or in case of a breach of any other covenant or agreement herein stipulated, then the whole of said principal sum remaining unpaid together with accrued interest thereon, shall, at the election of the Mortgagee, without notice, become immediately due and payable.

In the Event that the whole of said debt is declared to be due, the Mortgagee shall have the right immediately to foreclose this mortgage, and upon the filing of any bill for that purpose, the court in which such bill is filed may at any time thereafter, either before or after sale, and without notice to the said Mortgagor, or any party claiming under said Mortgagor, and without regard to the solvency or insolvency at the time of such application for a receiver, of the person or persons liable for the payment of the indebtedness secured hereby (2) and without regard to the value of said premises or whether the same shall then be occupied by the owner of the equity of redemption, as a homestead, appoint a receiver for the benefit of the Mortgagee, with power to collect the rents, issues, and profits of the said premises during the pendency of such foreclosure suit and, in case of sale and a deficiency, during the full statutory period of redemption, and such rents, issues, and profits when collected may be applied toward the payment of the indebtedness, costs, taxes, insurance, and other items necessary for the protection and preservation of the property.

IN CASE OF FORECLOSURE of this mortgage by said Mortgagee in any court of law or equity, a reasonable sum shall be allowed for the solicitor's fees of the complainant and for stenographers' fees of the complainant in such proceeding, and also for all outlays for documentary evidence and the cost of a complete abstract of title for the purpose of such foreclosure; and in case of any other suit, or legal proceeding, wherein the Mortgagee shall be made a party thereto by reason of this mortgage, its costs and expenses, and the reasonable fees and charges of the attorneys or solicitors of the Mortgagee, so made parties, for services in such suit or proceed-

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renta, premiuma, taxes and assessmenta assessments will become delinquent, such sums to be held by Mortgagee in trust to pay said ground

months to elapse before one month prior to the date when such ground tensspremiums; taxes and payable on policies of the and other hazard insurance covering the mortgaged property, plus taxes and or sessessments next due on the mortgaged property (all as estimated by the Mortgages and of which the Mortgagor is nother of the mortgagor is nother of the mortgagor is nother or the mortgagor is not the mortgagor of the mortgagor is not the mortgagor of the mortgagor is not the mortgagor in the mortgagor is not the mortgagor in the mortgagor in the mortgagor is not the mortgagor in the mortgagor in the mortgagor is not the mortgagor in the mortgagor in the mortgagor is not the mortgagor in the mortgagor in the mortgagor in the mortgagor is not the mortgagor in the mortgagor i (a) A sum equal to the ground rents, if any, next due, plus the premiums that will next become due and

Together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, the Mortgagee as Trustee under the terms of this trust as hereinalter stated, on the first day of each month until the said note is fully paid, the following sums:

whichever is earlier.

date, need not be credited until the next following installment due date or thirty days after such prepayment, Privilege is reserved to prepay at any time, without premium or fee, the entire indebtedness of any part the root less than the amount of one installment, or one indeptived dollars (\$1,00,00); whichever is less trepayment in full shall be credited on the date received. Partial prepayment, other than on an installment due

AND the said Mortgagor further covenants and agrees as follows:

thereof to satisfy the same.

It is expressly provided, however (all other provisions of this mortgage, o. o. contrary notylihatanding). It have the right to pay, disching to the move any tax assessments of the upon or against the premises described herein or any part in it it it it or tax in or tax iten upon or against the premises described herein or any part in it it or the upon or against the premises described herein, confessor, in the same, or thereon, so long as the Mortgagor shall, in good faith, confessor the same, or in the rate in the court of competent imisalished the same, or or the tax, assessment, or lien so contested and the sale or to the tax, assessment, or lien so contested and the sale or to the tax, assessment, or lien so contested and the sale or to the tax, assessment, or lien so contested and the sale or to the tax, assessment, or lien so contested and the sale or to the tax, assessment, or lien so contested and the sale or to the tax, assessment, or lien and the sale or to the tax of the tax, assessment, or lien so contested and the sale or to the tax of the tax, assessment, or lien and the sale or to tax of the tax of the tax.

In no event shall the maturity extend beyond the ultimate maturity of the next described above. ments for such period as may be agreed upon by the creditor and debt considered agree on the creditor.

whole of the sum or sume so advanced shall be due and payable thirty. (25) days after demand by the creditor. or repair of said premises, for taxes or assessments agains. It same and for any other, purpose, authorized hereunder. Said such as fully as it the note first described above. Said such nest and so or notes included in the note first described above. Said such so or notes in the note first described and shall be to other as fully as the provided for in the principal indebtedness and shall be to other as fully such as the provided for in the principal indebtedness and shall be to other as fully such as the provided for in the principal indebtedness and shall be to other as fully such as the provided for the principal part of the part of th for the sum or sums advanced by the Mortgagee for the slot, modernization, improvement, maintenance, Upon the request of the Mortgagee the Mortgagor and deliver a supplemental note or note

Mortgagor

demand and shall be paid out of proceeds of the mortgaged premises, if not otherwise paid by the shall bear interest at the rate provided for in the ran cipal indebtedness, shall be payable thirty (80), days after and any moneys so paid or expended shall be in e so much additional indebtedness secured by this mortgage,

incumbrance other than that for taxes or a sessments on said premises, or to keep said premises in good repair, the Mortgagee may pay such taxes, assessment in such remaines when due, and may make such repairs to the property herein mortgaged as may re as ably be deemed necessary for the proper preservation thereof, In case of the refusal or negle to the Mortgagor to make such payments, or to satisfy, any prior lien or

may be required by the Mortgagee.

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insured for the benefit of the 1d of gages in such type or types of hazard insurance, and in such amounts, as olent to keep all buildings that my at any time be on said premises, during the continuance of said indebtedness, ofty in which the said land is thuste, upon the Mortgagor on account of the ownership thereof. (S) is sum sufficient of the paid of the property of the paid of th may impair the var. a. bereof, or of the security intended to be effected by virtue of this instrument; not to suifer any lien of mechanics n on or material men to attach to said premises; to pay to the Mortgagee, as hereinafter provided, until said inc. of fully paid, (1) a sum sufficient to pay all taxes and assessments on said premises, or provided, until said inc. other fully paid, (1) a sum sufficient to pay all taxes and assessments on said premises, or tax any tax of the county, town, village, or any tax of the county, town, village, or To keep said remises in good repair, and not to do, or permit to be done, upon said premises, anything that

AND SAM MORTGAGOR COVERBRIE and agrees:

and benefits the said Mortgagor does hereby expressly release and waive. and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights Mortgagee, its successors and assigns, forever, for the purposes and uses herein set forth, free from allitights TO HAVE AND TO Hold the above-described premises, with the appurtenances and fixtures, unto the sald

hereby immediately due and payable." Mortgagee or hender or the hote may, at its option, decisie all sums secured written statement of the veterans Administration of the Veterans Administration of suthquized toersti etabient mon entrom senth ninni bebrienn er pagi to tock toem secured hereby not be eligible for guarantee under the Serviceman's Readjust-"The Mortgagor further agrees that should this Mortgage and the Note

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