

Box 156

This instrument is for use in the home mortgage insurance programs under sections 203 (b), 203 (l), 203 (n) and 245. (Reference Mortgage Letter 83-21)

UNOFFICIAL COPY MORTGAGE

853241-6 1 4 6 711306-7

This form is used in connection with mortgages insured under the one-to-four-family provisions of the National Housing Act.

THIS INDENTURE, Made this 5th day of DECEMBER, 1985, between ROMAN S. MYSOMA AND LIDIA E. MYSOMA, HIS WIFE

, Mortgagor, and

MANUFACTURERS HANOVER MORTGAGE CORPORATION
a corporation organized and existing under the laws of DELAWARE
Mortgagee.

WITNESSETH: That whereas the Mortgagor is justly indebted to the Mortgagee, as is evidenced by a certain promissory note bearing even date herewith, in the principal sum of FIFTY THOUSAND EIGHT HUNDRED SIXTY TWO AND 00/100 Dollars (\$ 50,862.00)

payable with interest at the rate of ELEVEN AND 500/1000 per centum (11.500%) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in FARMINGTON HILLS, MICHIGAN or at such other place as the holder may designate in writing, and delivered; the said principal and interest being payable in monthly installments of FIVE HUNDRED THREE AND 69/100 Dollars (\$ 503.69) on the first day of JANUARY, 1986, and a like sum on the first day of each and every month thereafter until the note is fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of DECEMBER, 2015

NOW, THEREFORE, the said Mortgagor, for the better securing of the payment of the 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 Mortgagee, its successors or assigns, the following described Real Estate situate, lying, and being in the county of COOK and the State of Illinois, to wit:

LOT THREE (3) IN BLOCK THREE (3) III PARKHOLME RESUBDIVISION OF BLOCK FOURTEEN (14) IN GRANT LAND ASSOCIATION RESUBDIVISION IN SECTION TWENTY ONE (21), TOWNSHIP THIRTY NINE (39) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

RE: 1604 S. 49TH AVE. CICERO, IL 60650

16-21-405-023

ml

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues, and profits thereof; and all apparatus and fixtures of every kind for the purpose of supplying or distributing heat, light, water, or power, and all plumbing and other fixtures in, or that may be placed in, any building now or hereafter standing on said land, and also all the estate, right, title, and interest of the said Mortgagor in and to said premises.

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

AND SAID MORTGAGOR covenants and agrees:

To keep said premises in good repair, and not to do, or permit to be done, upon said premises, anything that may impair the value thereof, or of the security intended to be effected by virtue of this instrument; not to suffer any lien of mechanics men or material men to attach to said premises; to pay to the Mortgagee, as hereinafter provided, until said note is fully paid, (1) a sum sufficient to pay all taxes and assessments on said premises, or any tax or assessment that may be levied by authority of the State of Illinois, or of the county, town, village, or city in which the said land is situate, upon the Mortgagor on account of the ownership thereof; (2) a sum sufficient to keep all buildings that may at any time be on said premises, during the continuance of said indebtedness, insured for the benefit of the Mortgagee in such forms of insurance, and in such amounts, as may be required by the Mortgagee.

In case of the refusal or neglect of the Mortgagor to make such payments, or to satisfy any prior lien or encumbrance other than that for taxes or assessments on said premises, or to keep said premises in good repair, the Mortgagee may pay such taxes, assessments, and insurance premiums, when due, and may make such repairs to the property herein mortgaged as in its discretion it may deem necessary for the proper preservation thereof, and any moneys so paid or expended shall become so much additional indebtedness, secured by this mortgage, to be paid out of proceeds of the sale of the mortgaged premises, if not otherwise paid by the Mortgagor.

It is expressly provided, however (all other provisions of this mortgage to the contrary notwithstanding), that the Mortgagee shall not be required nor shall it have the right to pay, discharge, or remove any tax, assessment, or tax lien upon or against the premises described herein or any part thereof or the improvements situated thereon, so long as the Mortgagor shall, in good faith, contest the same or the validity thereof by appropriate legal proceedings brought in a court of competent jurisdiction, which shall operate to prevent the collection of the tax, assessment, or lien so contested and the sale or forfeiture of the said premises or any part thereof to satisfy the same.

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STATE OF ILLINOIS
HUD-02110M (6-80)
Revised (10/83)

853241-6
9-11

UNOFFICIAL COPY

13.00

Property of Cook County Clerk's Office

-85-324146

DEPT-A1 RECORDING \$13.00
THURS TRAN 0245 12/16/85 09:45:00
#331 # D *-85-324146

UNOFFICIAL COPY

Whenever the said Mortgagee shall be placed in possession of the above described premises under an order of a court in which an action is pending to foreclose this mortgage or a subsequent mortgage, the said Mortgagee, in its discretion, may: keep the said premises in good repair; pay such current or back taxes and assessments as may be due on the said premises; pay for and maintain such insurance in such amounts as shall have been required by the Mortgagee; lease the said premises to the Mortgagor or others upon such terms and conditions, either within or beyond any period of redemption, as are approved by the court; collect and receive the rents, issues, and profits for the use of the premises hereinabove described; and employ other persons and expend itself such amounts as are reasonably necessary to carry out the provisions of this paragraph.

AND 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, and 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 proceedings, shall be a further lien and charge upon the said premises under this mortgage, and all such expenses shall become so much additional indebtedness secured hereby and be allowed in any decree foreclosing this mortgage.

AND THERE SHALL BE INCLUDED in any decree foreclosing this mortgage and be paid out of the proceeds of any sale made in pursuance of any such decree: (1) All the costs of such suit or suits, advertising, sale, and conveyance, including attorneys', solicitors', and stenographers' fees, outlays for documentary evidence and cost of said abstract and examination of title; (2) all the moneys advanced by the Mortgagee, if any, for the purpose authorized in the mortgage with interest on such advances at the rate set forth in the note secured hereby, from the time such advances are made; (3) all the accrued interest remaining unpaid on the indebtedness hereby secured; (4) all the said principal money remaining unpaid. The overplus of the proceeds of sale, if any, shall then be paid to the Mortgagor.

If Mortgagor shall pay said note at the time and in the manner aforesaid and shall abide by, comply with, and duly perform all the covenants and agreements herein, then this conveyance shall be null and void and Mortgagee will, within thirty (30) days after written demand therefor by Mortgagor, execute a release or satisfaction of this mortgage, and Mortgagor hereby waives the benefits of all statutes or laws which require the earlier execution or delivery of such release or satisfaction by Mortgagee.

IT IS EXPRESSLY AGREED that no extension of the time for payment of the debt hereby secured given by the Mortgagee to any successor in interest of the Mortgagor shall operate to release, in any manner, the original liability of the Mortgagor.

THE COVENANTS HEREIN CONTAINED shall bind, and the benefits and advantages shall inure, to the respective heirs, executors, administrators, successors and assigns of the parties hereto. Wherever used, the singular number shall include the plural, the plural the singular, and the masculine gender shall include the feminine.

WITNESS the hand and seal of the Mortgagor, the day and year first written.

Roman S. Mysona [SEAL] Lidia E. Mysona [SEAL]
ROMAN S. MYSONA LIDIA E. MYSONA
[SEAL] [SEAL]

STATE OF ILLINOIS

COUNTY OF COOK

ss:

I, SUSAN LESUS, a notary public, in and for the County and State aforesaid, Do hereby Certify That ROMAN S. MYSONA and LIDIA E. MYSONA, his wife, personally known to me to be the same ~~and~~ person whose name ~~and~~ 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 Notarial Seal this

5th

day

December, A.D. 1985

My Commission Expires March 11, 1987

Susan Lesus

Notary Public

853241-16

DOC. NO.

Filed for Record in the Recorder's Office of

County, Illinois, on the

day of

A.D. 19

at

o'clock

m., and duly recorded in Book

of

Page

PREPARED BY AND WHEN RECORDED, RETURN TO: ERIN STEWART

MANUFACTURERS HANOVER MORTGAGE CORP.
15601 South Cicero Avenue HUD-92116M (5-80)
Oak Forest, IL 60452

Box 156

UNOFFICIAL COPY

IN THE EVENT of default in making any monthly payment provided hereinafter the due date hereof, by a period of thirty (30) days after the date due, the whole of the unpaid principal sum remaining unpaid together with accrued interest thereon, shall, at the election of the Mortgagor, without notice, become immediately due and payable.

THE MORTGAGE PURCHER AGREES that should this mortgage and the note secured hereby not be eligible for insurance under the National Housing Act within 90 days from the date hereof, (written state-
ment of any officer of the Department of Housing and Urban Development or authorized agent of the Secretary of Housing and Urban Development dated subservient to the 90 day period) the date of this mortgage, declining to insure said note and this mortgage, being deemed conclusive proof of such illegibility), the mortgagee, declining to insure said note and this mortgage, being hereby immedately liable and responsible for all sums secured hereby for insurance under the National Housing Act is due to the mortgagor's failure to remit the mortgage insurance premium to the Department of Housing and Urban Development.

THAT it the premises, or any part thereof, be condemned under any power of eminent domain, or acquired for a public use, the damages, proceeds, and the consideration for such acquisition, to the extent of the full amount of intended damages upon this mortgagor, and the Note soothwith to the Motor carrier by it on account of the Motor carrier hereby remitted unpaid, are hereby assigned by the Motor carrier to the Motor carrier hereby paid, whether due or not.

AND AS ADDITIONAL SECURITY FOR THE PAYMENT OF THE INDEBTEDNESSES OVERRIDINGLY AGREED THE MORTGAGEE DOES HEREBY ASSIGN TO THE MORTGAGEE THE RECEIPTS, ISSUES, AND PROFITS AND DUE OR WHICH MAY HEREAFTER BECOME DUE FOR THE USE OF THE PREMISES HEREBY DESCRIBED.

The amount of principal then remaining unpaid under a note.

Any deficiency in the amount of any such aggregate monthly payment shall, unless made good by the Mortgagor prior to the due date of the next such payment, constitute an event of default under this mortgage. The Mortgagor prior to the due date of any extra payment involved in handling delinquent payments.

(a) A sum equal to the ground rents, if any, next come due and payable on completion of life and other hazards insuring that the premium paid by the mortgagor less all sums already paid thereto deducted by the number of months to be held before one month prior to the date when such ground rents, premiums, taxes and assessments next become due and payable on the mortgaged property (hereinafter referred to as the "Mortgagee") less all sums already paid thereto deducted by the number of months mentioned); and

(b) All payments made in respect of this mortgage and the interest thereon to be applied by the Mortgagor to the following items in the order set forth:

- (i) Ground rents, if any, taxes, special assessments, etc., and other hazards insurance premiums;
- (ii) Interest on the principal of the said note;
- (iii) Amortization of the principal of the said note.

terms of the note secured hereby, the Mortgagor will pay to the Mortgagee, on the first day of each month until the said note is fully paid, the following sums:

That, together with, and in addition to, the monthly payments of principal and interest payable under the

The following is a list of the names of the members of the "Society of the Sons of the American Revolution" who have been granted the title of "Colonial Patriot" by the Society.

AND the said Mortgagee further covenants and agrees as follows: