

This Indenture, Made this 13

day of October

, 19 86, between

Young S. Park and Jung Hee Park, his wife-----, Mortagor, and
 Crown Mortgage Co.-----
 a corporation organized and existing under the laws of the State of Illinois-----,
 Mortgagee.

Witnesseth: That whereas the Mortagor is justly indebted to the Mortgaggee, as is evidenced by a certain promissory note bearing even date herewith, in the principal sum of Fifty Thousand and No/100ths-----

(\$ 50,000.00) Dollars
 payable with interest at the rate of Ten----- per centum (10.00-- %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgaggee at its office in Oak Lawn, Illinois
 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 Four Hundred Thirty Eight and 79/100ths----- Dollars (\$ 438.79----) on the first day of December 1, 19 86 and a like sum of 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

November 1, 19 86

Now, therefore, the said Mortagor, 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 Mortgaggee, its successors or assigns, the following described Real Estate situate, etc., and being in the county of Cook
 and the State of Illinois, to wit:

PARCEL 1: THE SOUTH 19.50 FEET OF THE NORTH 69.78 FEET OF LOT 3
 (AS MEASURED ALONG THE EAST AND WEST LINE OF SAID LOT) IN JUDITH
 ANN SERAFINE'S GARDEN RESUBDIVISION OF PART OF THE NORTHWEST 1/4
 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 11,
 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURtenant TO AND FOR THE BENEFIT OF PARCEL
 1 FOR INGRESS AND EGRESS AS SET FORTH ON PLAT OF SURVEY RECORDED
 JANUARY 28, 1974 AS DOCUMENT NUMBER 22606931, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX INDEX NO.: 03-34-200-157
 15 JUDITH ANN DRIVE, MT. PROSPECT, ILLINOIS 60056

Together with all and singular the tenements, hereditaments and appurtenances thereunto 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 Mortagor in and to said premises.

To have and to hold the above-described premises, with the appurtenances and fixtures, unto the said Mortgaggee, 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 Mortagor does hereby expressly release and waive.

And said Mortagor 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 Mortgaggee 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 Mortagor 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 Mortgaggee in such forms of insurance, and in such amounts, as may be required by the Mortgaggee.

This form is used in connection with mortgages insured under the one- to four-family programs of the National Housing Act which provide for periodic Mortgage Insurance Premium payments.

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tion for payments of which has not been made hereinafter.
pay promptly, when due, any premiums on such insurance policy
for such periods as may be required by the Mortgagor and will
other hazards, causality and contingencies in such amounts and
from time to time by the Mortgagor as shall be required as may be
executed on the mortgaged property, insured as may be required
that he will keep the improvements now existing or hereafter
become due for the use of the premises heretofore described.

the rents, taxes, and profits now due or which may hereafter
arrears the Mortgagor does hereby assign to the Mortgagor all
and as additional security for the payment of the indebtedness
erected on the mortgaged property now existing or hereafter

been made under subsection (a) of the preceding paragraph.
note and shall properly inform any payee which shall have
assigned the amount of principal then remaining unpaid under
under subsection (b) of the preceding paragraph as a credit
accrued, the balance then remaining in the funds accumulated
ment of such proceedings or at the time the property is otherwise
dealt with Mortgagor shall apply to the property otherwise after
hereby, or if the Mortgagor fails to do justice sake of the provisions
of this mortgagee resulting in a justice sake of the provisions
paragraph; if there shall be a default under any of the preceding
cumulated under the preceding (b) of the preceding

Development, and any balance remaining in the funds re-

become obligated to pay to the Secretary of Housing and Urban
tion (a) of the preceding paragraph which has no
the Mortgagor all payments made under the provisions of subsi-

purting (i.e., amount of such indebtedness, credit to the account of
debtors, represented thereby, in -

of the note secured hereby, full payment of the provisions
shall render to the Mortgagor, in accordance with the Mortgagor
inurance payment of such ground rents, taxes, or insurance
date when necessary to make up the deficiency, or before the

amount necessary to payable, when the case may be, when the same shall become due
and payability, as the monthly payment of the Mortgagor under
and round rents, taxes, and assessments, or insurance premiums, as
ground rents, taxes, and assessments, or insurance premiums, as
amount of the payments actually made by the Mortgagor for
If the total of the payments made by the Mortgagor under
subsection (b) of the preceding paragraph shall exceed the

expenditure incurred in handling delinquent payments.
ment more than fifteen (15) days in arrears, to cover the extra
not to exceed four cents (4¢) for each dollar (\$) for each pay-
under this mortgage. The Mortgagee may collect a "late charge"
due date of the next such payment, constitute an event of default
payment shall, unless made good by the Mortgagor prior to the
any deficiency in the amount of any such separate monthly
(V) late charges.

(IV) amortization of the principal of the said note; and
((IV)) interest on the note accrued thereby
other hazard insurance premiums;

((III)) round rents, if any, taxes, special assessments, fire, and
be: charge (in lieu of mortgage insurance premium), as the case may
Secretary of Housing and Urban Development, or monthly
((I)) premium charged under the contract of insurance with the
the order set forth:

In case of the result of neglect of the Mortgagor to make
such payment, or to satisfy any prior lien or encumbrance other
thereof shall be added together and the aggregate amount
secured hereby shall be applied by the Mortgagor to the following:
the premium charged under the contract of insurance with the
Secretary of Housing and Urban Development, or monthly
((I)) premium charged under the contract of insurance with the
the order set forth:

of this paragraph and all payments to be made under the note
(c) All payments intended to the two preceding subparagraphs

Mortgagor in trust to pay said ground rents, premiums, taxes and
and assessment; will become delinquent, such sums to be held by
amount paid to the date when such ground rents, premiums, taxes
therefore divided by the number of months to elapse one
day, plus taxes and assessments next due on the mortgaged prop-
erty, plus the hazard insurance covering the mortgaged prop-
erty and other hazards than will have become due and payable on policies
of fire and liability insurance covering the mortgaged prop-
erty, plus premiums that will have become due and payable on policies
of automobile, life and accident insurance (in lieu of a moratorium
which shall be in an amount equal to one-twelfth
delinquencies or prepayments;

balance due on the note computed without taking into account
(1/12) of one-half (1/2) per centum of the average outstanding
premium which shall be in an amount equal to one-twelfth
months, a monthly charge (in lieu of a moratorium
paid to the Secretary of Housing and Urban Develop-
ment are held by the Secretary of Housing and Urban Develop-
ment, as mentioned, and applicable pursuant to the Secretary of Housing
and Urban Development to pay such premium in order to provide such
monthly mortgage insurance premium, in the name of the
holders of the holder one (1) month prior to its due date the an-
tional Housing Act, an amount sufficient to accumulate in the
ment are liable for any interest due under the provisions of the Na-
tional Housing Law to pay such premium to the Secretary of Housing
and Urban Development in lieu of a moratorium premium, in order to provide such
monthly mortgage insurance premium, as follows:

by the Secretary of Housing and Urban Development which
charge (in lieu of a mortgage held by the note of insurance premium) if they are held
monthly and the next monthly premium if this is insured,
funds to pay the holder of a monthly insurance premium it is insured,
funds to pay the holder hereof which
(d) An amount sufficient to provide the holder with
following sums:

fifty day of each month until the said note is fully paid, the
secured hereby, the Mortgagee will pay to the Mortgagor, on the
of principal and interest payable under the terms of the note

that privilege is accorded to pay the holder hereof with
on any installments due date,

and the said Mortgagor (unless otherwise agreed) agrees as
follows:

And the said Mortgagor (unless otherwise agreed) agrees as
permits or any party hereof to satisfy the same.

ment, or less so contributed and the sale or forfeiture of the tax, assess-

which shall operate to prevent the collection of the tax, or
legal proceedings taken in a court of competent jurisdiction,
liability, consider the same or the liability thereof, in good
incents situated therein, so long as the Mortgagor shall, in good
privileges described, herein or less upon or behalf of the improve-
or remove any tax, assessments, or less the right to pay, discharge,
shall not be required nor shall it have the right to pay, discharge
mortgage to the contrary notwithstanding, that the Mortgagee
it is expressly provided, however (all other provisions of this
mortgage to the contrary notwithstanding, that the Mortgagee
paid by the Mortgagor.

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All insurance shall be carried in companies approved by the Mortgagor and the policies and renewals thereof shall be held by the Mortgagor 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 notice 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.

That if 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 indebtedness upon this Mortgage, and the Note secured hereby remaining unpaid, are hereby assigned by the Mortgagor to the Mortgagee and shall be paid forthwith to the Mortgagee to be applied by it on account of the indebtedness secured hereby, whether due or not.

The Mortgagor further agrees that should this mortgage and the note secured hereby not be eligible for insurance under the National Housing Act within NINETY DAYS days from the date hereof) written statement of any officer of the Department of Housing and Urban Development or authorized agent of the Secretary of Housing and Urban Development dated subsequent to the NINETY DAYS days' time from the date of this mortgage, declining to insure said note and this mortgage, being deemed conclusive proof of such ineligibility), the Mortgagee or the holder of the note may, at its option, declare all sums secured hereby immediately due and payable.

In the event of default in making any monthly payment provided for herein and in the note secured hereby, for a period of thirty (30) days after the due date thereof, 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.

And 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 of the person or persons liable for the payment of the indebtedness secured hereby, at the time of such applications for appointment of a receiver, or for an order to place Mortgagee in possession of the premises, 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, enter an order placing the Mortgagee in possession of the premises, or 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.

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 by a subsequent mortgagee, 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.

11. 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 Mortgagor 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.

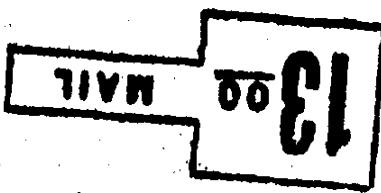
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ILLINOIS ATTORNEY GENERAL
111 North Dearborn Street Chicago, Illinois 60602

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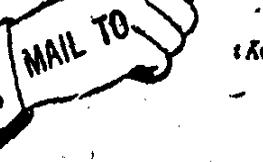


RECEIVED IN THE OFFICE OF THE ATTORNEY GENERAL
JANUARY 12, 1986
CROWN MORTGAGE CO.
PATERSON LA. KROHERR MORTGAGE CO.
DEPT. 101, 400 S. 26TH ST., PHILADELPHIA, PA 19102-4510
13.25
THE 13.00 STAMP IS LOCATED ON THE RECORDED DEED
COOK COUNTY RECORDER
400 S. 26TH ST., PHILADELPHIA, PA 19102-4510
13.25
MAILED JANUARY 12, 1986

OAK LAWN, ILLINOIS 60453

6131 N. 95th Street
PATERSON LA. KROHERR MORTGAGE CO.

RECORDED JANUARY 12, 1986
COOK COUNTY RECORDER
400 S. 26TH ST., PHILADELPHIA, PA 19102-4510



RECORDED IN BOOK

COOK COUNTY, ILLINOIS, ON THE

13 day of January, A.D. 1986

FILED FOR RECORD IN THE RECORDER'S OFFICE OF

COOK COUNTY

RECORDED

DOCC NO.

COOK COUNTY, ILLINOIS, ON THE

13 day of January, A.D. 1986

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13 day of January, A.D. 1986.

A Notary Public, in and for the County and State

of Illinois,

I, , Notary Public, do hereby certify that the foregoing is true.

(SEAL)

(SEAL)

YOUNG HS PARK, HIS WIFE

(SEAL)

(SEAL)

Witnessed this day and seal of the Notary Public, the day and year first written.