

UNOFFICIAL COPY

86525506 MORTGAGE

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

14⁰⁰ between

THIS INDENTURE Made this 14TH day of OCTOBER 19 86
KARL J. KOENEMANN AND KIMERA A. KOENEMANN, HUSBAND/WIFE

Mortgagor, and RESIDENTIAL FINANCIAL CORP. NEW JERSEY
a corporation organized and existing under the laws of

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 NINETY THOUSAND, FIVE HUNDRED FIFTY AND 00/100

Dollar (\$) 90,550.00)
payable with interest at the rate of NINE AND ONE-HALF (9.500 %) per annum on the unpaid balance until paid, and made payable

to the order of the Mortgagee at its office in 1445 VALLEY ROAD, WAYNE, NEW JERSEY 07470
place as the holder may designate in writing, and delivered; the said principal and interest being payable in monthly installments of SEVEN HUNDRED SIXTY-ONE AND 39/100

Dollars (\$) 761.39) on the first day of DECEMBER 19 86, 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 NOVEMBER 2016

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:

THE NORTHERLY 55.00 FEET OF LOT 4 (AS MEASURED PERPENDICULAR TO THE NORTHERLY LINE OF SAID LOT 4) IN SOUTHRIDGE COMMONS, BEING A SUBDIVISION OF PART OF THE NORTH WEST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#07171010020000
CK/A 1109 Southbridge Ln.
Schaumburg, IL 60193

"SEE ATTACHED PREPAYMENT OPTION RIDER TO MORTGAGE MADE A PART HEREOF."
"SEE ATTACHED ONE TIME MIP PAYMENT RIDER TO MORTGAGE MADE A PART HEREOF."

TOGETHER, with all and singular the tenements, hereditaments and appurtenances thereunto in anywise 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 incumbrance 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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CATHY LYNN THORNE
 ARLINGTON HEIGHTS, IL 60005
 155 EAST ALBONQUIN ROAD
 RESIDENTIAL FINANCIAL CORP.
 RETURN TO AND PREPARED BY:

2
 OX 393-BV

HUD-92116M(5-80)
 GPO 871 680

at _____ o'clock _____ m, and duly recorded in Book _____ of _____ day of _____ County, Illinois, on the _____ A.D. 19 ____

Page _____

DOC. NO. _____, Filed for Record in the Recorder's Office of _____ Notary Public

GIVEN under my hand and Notarial Seal this 14TH day of OCTOBER, A.D. 19 86

for the uses and purposes therein set forth, including the release and waiver of the right of homestead, this day in person and acknowledged that THEY signed, sealed, and delivered the said instrument as THEIR free and voluntary act personally known to me to be the same person whose name is at

subscribed to the foregoing instrument, it appeared before me and

Do hereby Certify that KARL J. KOENEMANN AND KIMERA A. KOENEMANN, HUSBAND/WIFE, a notary public, in and for the county and State aforesaid,

STATE OF ILLINOIS
 COUNTY OF ST. LOUIS
 1986 NOV -7 -7 AM 11:53
 86525506

KARL J. KOENEMANN (SEAL)
 CO. COUNTY, ILLINOIS
KIMERA A. KOENEMANN (SEAL)
 (SEAL)
 (SEAL)

WITNESS the hand and seal of the Mortgagor, the day and year first written.
 gender shall include the feminine.

administrators, successors, and assigns of the parties hereto. Wherever used, the singular shall include the plural, the plural the singular, and the masculine THE COVENANTS HEREIN CONTAINED shall bind, and the benefits and advantages shall inure, to the respective heirs, executors, of the Mortgagor shall operate to release, in any manner, the original liability of the Mortgagor.

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 release or satisfaction by Mortgagee.

release or satisfaction of the mortgage, and Mortgagee hereby waives the benefit of all statutes or laws which require the earlier execution or delivery of such agreements herein, when the conveyance shall be null and void and Mortgagee will, within thirty (30) days after written demand therefor by Mortgagee, execute a If Mortgagee 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 Mortgagee:

unpaid on the indebtedness hereby secured: (4) all the principal money remaining unpaid. The overplus of the proceeds of sale, if any, shall then be paid to 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 documentary evidence and cost of said abstract and examination of title; (2) all the money advanced by the Mortgagee, if any, for the purpose authorized in the such decree: (1) All the costs of such suit or suits, advertising, sale, and conveyance, including attorneys' fees, solicitor's fees, and stenographers' fees, outlays for AND THERE SHALL BE INCLUDED in any decree foreclosing this mortgage.

ness secured hereby and be allowed in any decree foreclosing this mortgage, and all such expenses shall become so much additional indebted- sale or proceedings, shall be a further (a) and charges upon the said premises under this mortgage, and all such expenses shall become so much additional indebted- 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 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 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 completion 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 necessary to carry out the provisions of the paragraph.

receive the rents, issues, and profits for the use of the premises heretofore described; and employ other persons and expend (such amounts as are reasonably premises to the Mortgagee or others upon such terms and conditions, either within or beyond any period of redemption, as are approved by the court; collect and assessments as may be due on the said premises; pay for and maintain such insurance in such amount as shall have been required by the Mortgagee; lease the said foreclose this mortgage or a subsequent mortgage, the said Mortgagee, in its discretion, may keep the said premises in good repair; pay such current back taxes and 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 preservation of the property.

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 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 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 receiver, or for an order to place Mortgagee in possession of the premises of the person or person liable for the payment of the indebtedness secured hereby, and Mortgagee, or any party claiming under said Mortgagee, and without regard to the solvency or insolvency at the time of such applications for appointment of a 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 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 accrued interest thereon, shall, at the election of the Mortgagee, without notice, become immediately due and payable.

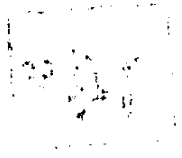
IN THE EVENT of default in making any monthly payment provided for herein and in the note secured hereby for a period of thirty (30) days after the due date thereof, or in case of a breach of any other covenant or agreement hereto stipulated, then the whole of said principal sum remaining unpaid together with the date the instrument, or in case of a breach of any other covenant or agreement hereto stipulated, then the whole of said principal sum remaining unpaid together with

EXECUTION HEREOF IS INCOMPLETE UNLESS THERE IS ATTACHED HERETO A ONE PAGE DOCUMENT ENTITLED "ONE TIME MIP MORTGAGE RIDER" WHICH TOO SHALL BE EXECUTED."

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Property of Cook County Clerk's Office

This rider attached to and made part of the Mortgage between

KARL J KOENEMANN AND KIMERA A KOENEMANN, HUSBAND/WIFE

RESIDENTIAL FINANCIAL CORP dated 10-14-86 revises said Mortgage as follows: Mortgagor and Mortgagee,

1. Page 2, the second covenant of the Mortgagor is amended to read:

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

(a) A sum equal to the ground rents, if any, next due, plus the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus taxes and assessments next due on the mortgaged property (all as estimated by the Mortgagee) less all sums already paid therefore divided by the number of months to elapse before one month prior to the date when such ground rents, premiums, taxes and assessments will become delinquent, such sums to be held by Mortgagee in trust to pay said ground rents, premiums, taxes and special assessments; and

(b) All payments mentioned in the two preceding subsections of this paragraph and all payments to be made under the note secured hereby shall be added together and the aggregate amount thereof shall be paid by the Mortgagor each month in a single payment to be applied by the Mortgagee to the following items in the order set forth:

- (I) ground rents, if any, taxes, special assessments, fire, and other hazard insurance premiums;
- (II) interest on the note secured hereby; and
- (III) amortization of principal of the said 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 Mortgagee may collect a "late charge" not to exceed four cents (4¢) for each dollar (\$1) for each payment more than fifteen (15) days in arrears, to cover the extra expense involved in handling delinquent payments.

If the total of the payments made by the Mortgagor under subsection (a) of the preceding paragraph shall exceed the amount of the payments actually made by the Mortgagee for ground rents, taxes, and assessments, or insurance premiums, as the case may be, such excess, if the loan is current, at the option of the Mortgagor, shall be credited on subsequent payments to be made by the Mortgagor, or refunded to the Mortgagor. If, however, the monthly payments made by the Mortgagor under subsection (a) of the preceding paragraph shall not be sufficient to pay ground rents, taxes, and assessments, or insurance premiums, as the case may be, when the same shall become due and payable, then the Mortgagor shall pay to the Mortgagee any amount necessary to make up the deficiency, on or before the date when payment of such ground rents, taxes, assessments, or insurance premiums shall be due. If at any time the Mortgagor shall tender to the Mortgagee, in accordance with the provisions of the note secured hereby, full payment of the entire indebtedness represented thereby, the Mortgagee shall, in computing the amount of such indebtedness, credit to the account of the Mortgagor any balance remaining in the funds accumulated under the provisions of subsection (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 after default, the Mortgagee

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shall apply, at the time of the commencement of such proceedings or at the time the property is otherwise acquired, the balance then remaining in the funds accumulated under subsection (a) of the preceding paragraph as a credit against the amount of principal then remaining unpaid under said note.

2. Page 2, the penultimate paragraph is amended to add the following sentence:

This option may not be exercised by the Mortgagee when the ineligibility for insurance under the National Housing Act is due to the Mortgagee's failure to remit the mortgage insurance premium to the Department of Housing and Urban Development.

Dated as of the date of the mortgage referred to herein,

Karl J. Koennemann
Mortgagor
KARL J KOENEMANN

Kimera A. Koennemann
Mortgagor
KIMERA A KOENEMANN

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202518702

Property of Cook County Clerk's Office

PREPAYMENT OPTION RIDER
TO FHA MORTGAGE

The Rider dated the 14TH day of OCTOBER , 1986 , amends the mortgage
of even date by and between:

KARL J. KOENEMANN AND KIMERA A. KOENEMANN, HUSBAND/WIFE

the Mortgagor, and RESIDENTIAL FINANCIAL CORP. , the Mortgagee,
as follows:

1. In Paragraph one on page 2, the sentence which reads as follows is
deleted:

"that privilege is reserved to pay the debt in whole, or in an amount
equal to one or more monthly payments on the principal that are next
due on the note, on the first day of any month prior to maturity;
Provided, however, that a written notice of intention to exercise
such privilege is given at least thirty (30) days prior to prepayment."

2. Paragraph one on page 2, is amended by the addition of the
following:

"Privilege is reserved to pay the debt, in whole or in part,
on any installment due date."

IN WITNESS WHEREOF,
KARL J. KOENEMANN AND KIMERA A. KOENEMANN, HUSBAND/WIFE

has set his hand and seal the day and year first aforesaid.

Karl J. Koemann (SEAL)
KARL J. KOENEMANN

Kimera A. Koemann (SEAL)
KIMERA A. KOENEMANN

..... (SEAL)

..... (SEAL)

Signed, sealed and delivered
in the presence of

[Signature]

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