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FHA CASE # 131-08029-80

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

THIS INDENTURE, Made this 19TH day of DECEMBER, 1986, between
JAMES T. BRENNAN AND RITA T. BRENNAN, HUSBAND AND WIFE

86621102

MORTGAGOR, AND NORWEST MORTGAGE, INC.,
a corporation organized and existing under the laws of THE STATE OF MINNESOTA
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 EIGHTY NINE THOUSAND THREE
HUNDRED AND 00/100 Dollars (\$**89,300.00)

payable with interest at the rate of NINE AND 00000/100000 per centum (9.000 %)
per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in
WATERLOO, IOWA 50704 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 NINE HUNDRED FIVE AND
75/100 Dollars (\$**905.75)
on the first day of FEBRUARY, 1987, 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 JANUARY, 2002

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 163 IN TOWN-WE-GO PARK, INCORPORATED THIRD ADDITION BEING A
SUBDIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 11,
TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NO: 08-11-110-034-0000

OAO,

COMMONLY KNOWN AS: 112 SOUTH WE-GO TRAIL
MOUNT PROSPECT, ILLINOIS 60056

86621102

TAX STATEMENTS SHOULD BE SENT TO:
GMAC MORTGAGE CORPORATION, P.O. BOX 780, WATERLOO, IOWA 50704

THE RIDER TO THE SECURITY INSTRUMENT ATTACHED HERETO AND
EXECUTED OF EVEN DATE HEREWITH IS INCORPORATED HEREIN AND THE
COVENANTS AND AGREEMENTS OF THE RIDER SHALL AMEND AND SUPPLEMENT
THE COVENANTS AND AGREEMENTS OF THIS SECURITY INSTRUMENT.

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 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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AND IN THE EVENT That the whole of said debt is declared to be due, the Mortgagor 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 applications for appointment of a receiver, or for an order to place Mortgagor in possession of the premises of the person or persons liable for the payment of the indebtedness secured hereby, 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 Mortgagor in possession of the premises, or appoint a receiver for the benefit of the Mortgagor 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 Mortgagor 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 Mortgagor, 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 Mortgagor; 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 Mortgagor 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 Mortgagor 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 Mortgagor, so made parties, for services in such suit or proceedings, shall be a further sum 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 costs of said abstract and examination of title; (2) all the moneys advanced by the Mortgagor, 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 surplus 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 Mortgagor will, within thirty (30) days after written demand therefore 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 Mortgagor.

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

THE CONVENTIONS HEREIN CONTAINED shall bind, and the benefits and advantages shall inure, to the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever 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:

[SEAL.]

(SEAL)

[SEAL.]

(SEAL)

JAMES T. BRENNAN

RITA T. BRENNAN, HUSBAND AND WIFE

STATE OF ILLINOIS

COUNTY OF *Dodge*



THIS INSTRUMENT WAS DRAFTED BY:
NORWEST MORTGAGE, INC. L. ALTEPETER
1375 EAST WOODFIELD ROAD
SCHAUMBURG, IL 60173
MAILED, a notary public, in and for the county and State

I, *James T. Brennan*, Do Hereby Certify That JAMES T. BRENNAN AND RITA T. BRENNAN
HUSBAND AND WIFE

person whose name **THEY** personally known to me to be the same
person and acknowledged that **THEIR** subscribed to the foregoing instrument, appeared before me this day in
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

15 day *June 1980*
James T. Brennan
Notary Public
Commission Expires: 4-8-90

DOC. NO.

Filed for Record in the Recorder's Office of

County, Illinois, on the

day of

at

o'clock

m., and duly recorded in Book

of

Page

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IN THE EVENT of default in making any mandatory payment provided for herein and in the note executed 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 stipulated, then the whole of said principal amount remaining unpaid together with the election of the holder, without notice, become due and payable.

THE NOTIFICATION FURTHER AGREES that should this message and the notes contained hereby not be signed by the Notified Flouming Agent within **90 DAYS** from the date hereof without written statement of any objection of the Notified Flouming Agent to the Secretary of the Treasury and the notes contained hereby not be signed by the Notified Flouming Agent within **90 DAYS**, then the development or continuation of the relationship between the Notified Flouming Agent and the Notified Flouming Agent will be terminated as of the date of this message, in this case, development or continuation of such relationship will be terminated hereby immediately due and payable.

THAT, if the premises, or any part thereof, be condemned for nonpayment of rent, or for any other cause, the lessee may, within ten days after notice, pay the amount so demanded, and thereby discharge the lease.

All have witnessed the rapid growth of the Internet and the remarkable impact it has had on companies around the world. The Internet has revolutionized the way we live, work, and communicate, and its influence continues to grow. As a result, there is a growing demand for professionals who can help businesses navigate the complex world of e-commerce and digital marketing. In this article, we will explore some of the key skills required for success in this field.

AND AS ADDITIONAL SECURITY for the payment of the debts, securities already taken by the renter, and properties now due for which may become due for the use of the premises before payment in the motor-
agee all the rents, and properties now due for which may become due for the use of the premises before payment in the motor-
agee all the rents, and properties now due for which may become due for the use of the premises before payment in the motor-
THAT HE WILL KEEP the improvements now existing, or to be made, or to be kept on the property, tenanted as may be required
from time to time by the lessee, and other tenancies, so as to keep the same in such condition and for such periods
as may be required by the lessee, and pay promptly, when due, any amount paid in advance for payment of which has

and in excess of deposit, up to twice the margin fee. The margin fee may also be used in handling certain payments.

(III) ~~8.00 and onwards~~, ~~in days, except special circumstances, free, and other than standard insurance premiums.~~
~~and the same may be~~

(IV) ~~wherever, in the note secundum hereditati; and~~
~~any amount of any such premium or note made by the underwriter prior to the due date of the next such premium, cancel-~~

(ii) Department chairs/nodes/the committee of finance/with the Secretary of Treasury and Deputy Developmental, or monthly charge (in lieu of monthly fee) for each assignment that must be paid by the borrower/guarantor each month in a single payment to be applied by the borrower/guarantor to the following interest in the order of priority:

due to an increase in the rate of computer use without taking into account developments in computing technology.

(1) If and so long as such instruments are held by the Secretary of State and if (1/2) per centum of the average monthly charges (in less than or equal to one month) exceed the amount due under the instrument, the Secretary may require payment of the amount due.

(d) An amount of Rs. 100/- will be paid by the Society to each holder of shares in the ratio of one share for every two shares held by him.

(e) An amount of Rs. 100/- will be paid by the Society to each holder of shares in the ratio of one share for every two shares held by him.

(f) It is decided to issue a dividend of 10% on the face value of the shares held by the members.

(g) The Secretary of the Society will be entitled to receive a remuneration of Rs. 100/- per month.

(h) The Secretary of the Society will be entitled to receive a remuneration of Rs. 100/- per month.

(i) The Secretary of the Society will be entitled to receive a remuneration of Rs. 100/- per month.

(j) The Secretary of the Society will be entitled to receive a remuneration of Rs. 100/- per month.

day, the Mortgagor will pay to the Mortgagee, on the first day of each month until the valid note is fully paid, the following sum:

that, together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note required

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FHA Assumption
Rider

This rider dated this 12th day of DECEMBER, A.D. 1986 amends and supplements the Mortgage/Deed of Trust/Security Deed of an even date herewith, executed by the undersigned, in the following manner:

The mortgagee shall, with the prior approval of the Federal Housing Commissioner, or his designee, declare all sums secured by this mortgage to be immediately due and payable if all or a part of the property is sold or otherwise transferred (other than by devise, descent or operation of law) by the mortgagor, pursuant to a contract of sale executed not later than 24 months after the date of execution of this mortgage or not later than 24 months after the date of a prior transfer of the property subject to this mortgage, to a purchaser whose credit has not been approved in accordance with the requirements of the Commissioner.

James T. Brennan
JAMES T. BRENNAN

(Seal)
Borrower

Rita T. Brennan
RITA T. BRENNAN, HUSBAND AND WIFE

(Seal)
Borrower

(Seal)
Borrower

(Seal)
Borrower

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RIDER TO THE MORTGAGE/DEED OF TRUST/TRUST INDENTURE

This Rider is made this 19 day of DECEMBER, 19 86, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Trust Indenture (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to NORWEST MORTGAGE, INC. (the "Note Holder") of the same date (the "Note") and covering the property described in the Security Instrument and located at
1112 SOUTH WELLS TRAIL, MOUNT PROSPECT, IL 60056
(Property Address)

MODIFICATIONS: In addition to the covenants and agreements made in the Security Instrument, Borrower and Note Holder further covenant and agree as follows:

- A. Paragraph 2, subparagraph (a) and subparagraph (c) (1) are hereby deleted in their entirety.
- B. Paragraph 3 is hereby deleted in its entirety and replaced with the following:

3. That if the total of the payments made by the Mortgagor under subparagraph (b) of paragraph 2 preceding shall exceed the amount of payments actually made by the Mortgagor for ground rents, taxes or 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 subparagraph (b) of paragraph 2 preceding shall not be sufficient to pay ground rents, taxes and assessments, and insurance premiums, as the case may be, when the same shall become due and payable, then the Mortgagor shall pay to the Mortgagor 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 Mortgagor, in accordance with the provisions of the Note secured hereby, full payment of the entire indebtedness represented thereby, the Mortgagor 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 subparagraph (b) of paragraph 2 hereof. 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 Mortgagor acquires the property otherwise after default, the Mortgagor 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 subparagraph (b) of paragraph 2 preceding as a credit against the amount of principal then remaining unpaid under said Note.

- C. The following sentence is hereby added to paragraph 9:

This option may not be exercised by the Mortgagor when the insufficiency 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.

By signing this, Borrower agrees to all of the above.

James T. Brennan
 Borrower JAMES T. BRENNAN

Rita T. Brennan
 Borrower RITA T. BRENNAN, HUSBAND AND WIFE

COOK COUNTY RECORDERS

47-B-78-233
 DEPT-A1 RECORDING
 TEL 3024 13/87 06 09:20:00
 414.40

Borrower

Borrower

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