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MORTGAGE

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 30TH day of DECEMBER, 1985, between CORAZON C. BUENVIAJE, A SPINSTER DRAPER AND KRAMER, INCORPORATED, Mortagor, and a corporation organized and existing under the laws of ILLINOIS Mortgagee.

WITNESSETH: That whereas the Mortagor is justly indebted to the Mortgagee, as is evidenced by a certain promissory note bearing even date herewith, in the principal sum of SEVENTY EIGHT THOUSAND THREE HUNDRED FIFTY AND 00/100 Dollars (\$ 78,350.00)

payable with interest at the rate of ELEVEN AND 00000/100000 per centum (11.000 %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in CHICAGO, 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 SEVEN HUNDRED FORTY SIX AND 68/100 Dollars (\$ 746.68) on the first day of MARCH, 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 FEBRUARY, 2016.

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 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:

71 Bright Ridge Place
Schaumburg, Ill. 60194
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S E E L E G A L R I D E R A T T A C H E D

71 Bright Ridge Place
Schaumburg, Ill. 60194

TAX IDENTIFICATION NUMBER: 11 25 112 373 0000

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 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 Mortagor 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 run 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 in authority of the State of Illinois, or of the county, town, village, or city in which the said land is situated, upon the Mortgagee 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 Mortagor 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 Mortagor.

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 Mortagor 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 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 applications for appointment of a receiver, or for an order to place Mortgagee 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 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 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 his 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.

Corazon C. Buenviaje [SEAL] _____ [SEAL]
CORAZON C. BUENVIAJE [SEAL] _____ [SEAL]

STATE OF ILLINOIS

ss:

COUNTY OF COOK

I, THE UNDERSIGNED aforesaid, Do Hereby Certify That CORAZON C. BUENVIAJE, A SPINSTER ^{his wife}, personally known to me to be the same and person whose name is ^{XXXXXX} subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that SHE signed, sealed, and delivered the said instrument as HER 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

13 day of February, A. D. 19⁷⁶
J. P. Davey
Notary Public

DOC. NO.

Filed for Record in the Recorder's Office of

County, Illinois, on the

day of

A.D. 19

at

o'clock

., and duly recorded in Book

of

Page

J. P. Davey TAX IDENTIFICATION NUMBER: 07-28-102-303-0071
THIS INSTRUMENT PREPARED BY:
JOHN P. DAVEY
DRAPER AND KRAMER, INCORPORATED
33 WEST MONROE STREET
CHICAGO, ILLINOIS 60603

RCX 333-TH

HUD-92116M (5-80)

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IN THE EVENT of default in making any monthly payment provided for herein and in the note secured here,
by force of law or by agreement of the parties hereto, or in case of a breach of any 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 Mortgagor, without notice, become immediately due and payable.

THE MORTGAGEE AGREES that should this mortgagee and the note secured hereby not be eligible for insurance under the National Housing Act within 6 months from the date hereof, the note may, at its option, declare all sums secured hereby immediately due and payable, detailing to insure said note and this mortgagee, being deemed conclusive proof of such insurability.

TITLE II of 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 in payment of the same, shall be applied by it on account of the taxes secured hereby, whether due or not.

THAT HE WILL KEEP the improvements now existing or hereafter erected, of the mortgaged property, in-
sured as may be required from time to time by the Mortgagor against loss by fire, and other hazards, casualties
and contingencies in such amounts and for such periods as may be required by the Mortgagor and will pay prompt-
ly, when due, any premiums on such insurance for payment of which has not been made before.

AND AS ADDITIONAL SECURITY for the payment of the indebtedness a describes the Mortgagor does hereby assign to the Mortgagor all rights, issues, and profits now due or which may hereafter become due for the use of the premises hereinabove described.

said note and shall properly adjust any payments which shall have been made under subsection (a) of the pre-existing debt.

Any deficiency in the amount of any such payment shall, unless made good by the wronged party, entitle the defaulter to the deduction of the amount of the next up-charge, notwithstanding any previous payment.

(17) Amortization of the principal of the second note.

(11) Ground rents, if any, taxes, special assessments, fire, and other hazard insurance premiums;

(1) permit an owner to charge under the contract of insurance with the Secretary of Housing and Urban Development, or

note G-2 stated hereby shall be added together and the aggregate amount thereof shall be paid by the Mortgagor each

the *lute* and *specially assembled*, and

number of months to elapse before one month period to the date when such ground rents premiums, taxes and ad-

¹⁰ A small, though not negligible, portion of the hazard insurance premium is used to pay for other policies of fire and other hazards.

puted without seeking into account delinquencies or prepayments;

Developmental milestones (in lieu of a mortgage insurance premium) which shall be in an amount equal to

as demanded, and applicable Regulations thereunder, or as otherwise required by the Secretary of Housing and Urban Development.

period to file the summons and complaint in order to provide such holder with funds to

(1) If and so long as said note or even date and this instrument are issued or reissued under the provisions

(a) An insurance instrument to provide coverage for a motor vehicle insurance premium.

said note is fully paid, the following sums:

Third, together with, and in addition to, the many payments made hereby, the Mortgagor will pay to the Mortgagee, on the first day of each month until

AND the said mortgagor further covenants and agrees as follows:

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PAGE ONE OF

UNIT NUMBER 7-4 IN TOWNHOMES OF BRIGHT RIDGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS IN BRIGHT RIDGE SUBDIVISION IN THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 85071143 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 1:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF CONDOMINIUM RECORDED JUNE 21, 1985 AS DOCUMENT 85071143.

THE MORTGAGOR ALSO HEREBY GRANTS TO THE MORTGAGEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTEANANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID.

THIS MORTGAGE IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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