

UNOFFICIAL COPY

SEE ATTACHED RIDER

PREPARED BY: AND RETURN TO:

88-027419

00011021 (0095)

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

WESTAMERICA MORTGAGE COMPANY  
P. O. BOX 5067, DEPT. 22  
ENGLEWOOD, CO 80155

MORTGAGE

THIS INDENTURE, Made this 17TH day of JANUARY, 19 86 between  
ELEAZER SHADE AND MARGARET J. SHADE, HUSBAND AND WIFE, Mortgagee, and

WESTAMERICA MORTGAGE COMPANY

a corporation organized and existing under the laws of THE STATE OF COLORADO  
Mortgagee.

WITNESSETH: That whereas the Mortgagee is justly indebted to the Mortgagee, as is evidenced by a certain promissory note bearing even date herewith, in the principal sum of  
FIFTY NINE THOUSAND THREE HUNDRED TWENTY ONE AND 00/100 Dollars (\$ 59,321.00 )

payable with interest at the rate of \*\* per centum ( 11.50 %) per annum on the unpaid balance until paid and made payable to the order of the Mortgagee at its office in 7900 EAST UNION AVENUE, STE 500, DENVER, CO 80237, 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 EIGHTY SEVEN AND 45/100 Dollars (\$ 587.45 ) on the first day of MARCH, 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 FEBRUARY 2016

\*\*ELEVEN AND ONE-HALF

NOW, THEREFORE, the said Mortgagee, 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 476 IN HAZELCREST HIGHLANDS 7TH ADDITION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PMI# 28 26 204 027

RP

88-027419

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 Mortgagee 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 Mortgagee 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 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 Mortgagee 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 Mortgagee.

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 Mortgagee 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.

5/080965  
Unit-x Rush Runway

# UNOFFICIAL COPY

IN THE EVENT of default in making any monthly payment provided for herein and in the note secured here- by for a period of thirty (30) days after the 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 in- terest thereon, shall at the election of the Mortgagee, without notice, become immediately due and payable.

THE MORTGAGOR FURTHER AGREES that should this mortgage and the note secured hereby not be eli- gible for insurance under the National Housing Act within the 60 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 and subscribed to the date of this mortgage, declining to insure said note and this mortgage, being deemed conclusive proof of such ineligibility), the Mortgagee 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 here- by for a period of thirty (30) days after the 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 in- terest 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 here- by for a period of thirty (30) days after the 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 in- terest 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 here- by for a period of thirty (30) days after the 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 in- terest 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 here- by for a period of thirty (30) days after the 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 in- terest 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 here- by for a period of thirty (30) days after the 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 in- terest 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 here- by for a period of thirty (30) days after the 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 in- terest 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 here- by for a period of thirty (30) days after the 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 in- terest 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 here- by for a period of thirty (30) days after the 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 in- terest 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 here- by for a period of thirty (30) days after the 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 in- terest thereon, shall at the election of the Mortgagee, without notice, become immediately due and payable.

86-027419-86

86-027419

AND the said Mortgagor further covenants and agrees as follows:



# UNOFFICIAL COPY

86027419

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 hereto 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.

Eleazer Shade [SEAL] Margaret J. Shade [SEAL]  
ELEAZER SHADE MARGARET J. SHADE

STATE OF ILLINOIS

ss:

COUNTY OF Cook

I, The Undersigned, a notary public, in and for the county and State aforesaid, Do Hereby Certify That Eleazer Shade and Margaret J. Shade, his wife, personally known to me to be the same person whose names are 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 17th day January, A. D. 19 86

E. M. [Signature]  
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 m., and duly recorded in Book of Page

-86-627419

# UNOFFICIAL COPY

THE STATE OF TEXAS, County of [Name], do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the County Clerk's Office at the City of [Name], State of Texas, this [Date] day of [Month], 19[Year].

Witness my hand and the seal of the County Clerk's Office at the City of [Name], State of Texas, this [Date] day of [Month], 19[Year].

County Clerk [Name]

Notary Public [Name]

Subscribed and sworn to before me this [Date] day of [Month], 19[Year].

Notary Public [Name]

88-03410

STATE OF TEXAS, County of [Name], do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the County Clerk's Office at the City of [Name], State of Texas, this [Date] day of [Month], 19[Year].

Witness my hand and the seal of the County Clerk's Office at the City of [Name], State of Texas, this [Date] day of [Month], 19[Year].

County Clerk [Name]

Notary Public [Name]

Subscribed and sworn to before me this [Date] day of [Month], 19[Year].

Notary Public [Name]

STATE OF TEXAS, County of [Name], do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the County Clerk's Office at the City of [Name], State of Texas, this [Date] day of [Month], 19[Year].

Witness my hand and the seal of the County Clerk's Office at the City of [Name], State of Texas, this [Date] day of [Month], 19[Year].

County Clerk [Name]

RIDER TO STATE OF ILLINOIS  
MORTGAGE HUD-92116M (5-80)

This rider attached to and made part of the Mortgage between ELEANOR SHADE AND MARGARET J. SHADE, Mortgagor, and WESTAMERICA Mortgagee, dated 01/17/86 revises said Mortgage as follows:

1. Page 2, the second covenant of the Mortgage 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 (all as estimated by the Mortgagee) less all sums already paid therefor 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, or 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 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.

--86-627419



WEEKLY PAYMENTS (3-80)

THIS document is a part of the mortgage loan made by the lender to the borrower...

That borrower will, and an addition to the monthly payments of principal and interest...

A sum equal to the amount of the unpaid principal and interest at the time of the...

All payments made by the borrower in the two preceding months of this mortgage...

The borrower shall, in any event, pay to the lender the amount of the unpaid principal...

Any delinquency in the payment of any installment of principal or interest...

It is the intent of the parties to this mortgage that the borrower shall pay to the lender...

The borrower shall pay to the lender the amount of the unpaid principal and interest...

The borrower shall pay to the lender the amount of the unpaid principal and interest...

The borrower shall pay to the lender the amount of the unpaid principal and interest...

The borrower shall pay to the lender the amount of the unpaid principal and interest...

The borrower shall pay to the lender the amount of the unpaid principal and interest...

The borrower shall pay to the lender the amount of the unpaid principal and interest...

-86-027419

014750-08

REC-114 86027419 5 6 5 5 5 JAN 21 86

15 00

2. Page 2, the penultimate paragraph is amended to add the following sentence: This option may not be exercised by the mortgagee when the...

# UNOFFICIAL COPY

8 6 0 2 7 4 1 9

## FHA MORTGAGE RIDER

The Rider, dated the 17TH day of JANUARY, 19 86, amends the FHA MORTGAGE of even date by and between WESTAMERICA MORTGAGE COMPANY, the MORTGAGEE, and ELEAZER & MARGARET J. SHADE, the MORTGAGOR, and ~~THE~~, as follows:

1. In Paragraph \*\*\*, the sentence which reads as follows is deleted:  
\*\*
2. Paragraph \*\*\* 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, Eleazer Shade and Margaret J. Shade, his wife has set his hand and seal the day and year first aforesaid.

Eleazer Shade (SEAL)  
Margaret J. Shade (SEAL)

Signed, sealed and delivered  
in the presence of

Edith Penney

\*\* 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 DATE, ON THE FIRST DAY OF ANY MONTH PRIOR TO MATURITY; PROVIDED, HOWEVER, THAT WRITTEN NOTICE OF AN INTENTION TO EXERCISE SUCH PRIVILEGE IS GIVEN AT LEAST THIRTY (30) DAYS PRIOR TO REPAYMENT.

\*\*\* IN THE FIRST UNNUMBERED PARAGRAPH ON PAGE 2.

66-627419

# UNOFFICIAL COPY

THE MORTGAGE  
RIDER

The Rider, dated the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, is amended to read as follows: AMERICAN MORTGAGE COMPANY is hereby assigned to the mortgage of \_\_\_\_\_, as mortgagor, and \_\_\_\_\_, as mortgagee.

1. Paragraph \_\_\_\_\_ of the original mortgage which reads as follows is deleted:

2. Paragraph \_\_\_\_\_ 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, I, \_\_\_\_\_, Recorder of Deeds for Cook County, Illinois, have set my hand and seal the day and year first above written.

(SEAL) \_\_\_\_\_  
(SEAL) \_\_\_\_\_

Signed, sealed and delivered in the presence of \_\_\_\_\_

\_\_\_\_\_

\*\*\* IN THE FIRST UNNUMBERED PARAGRAPH ON PAGE 2, THAT PRIVILEGE IS RESERVED TO PAY THE DEBT IN WHOLE, OR IN AN AMOUNT EQUAL TO ONE OR MORE MONTHLY PAYMENTS OR THE PRINCIPAL THAT ARE PAID ON THE HOTEL ON THE FIRST DAY OF ANY MONTH PRIOR TO MATURITY; PROVIDED, HOWEVER, THAT WRITTEN NOTICE OF AN INTENTION TO EXERCISE SUCH PRIVILEGE IS GIVEN AT LEAST THIRTY (30) DAYS PRIOR TO REPAYMENT.

88-051172