

This instrument prepared by: Diane Sweeney, The First Mortgage Corporation
2006 Governors Drive, Olympia Fields, Illinois 60461

This instrument is for use in the home mortgage insurance programs under sections
203 (b), 203 (l), 203 (n) and 245. (Reference Mortgage Letter 83-21)

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

MORTGAGE

86061239

THIS INDENTURE, Made this 7th day of February 1986, between CHARLIE F. SEAVERSON, JR. AND GWENDOLYN E. SEAVERSON, HIS WIFE

THE FIRST MORTGAGE CORPORATION
a corporation organized and existing under the laws of ILLINOIS
Mortgagor.

Mortgagor, and
12 00

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 **FORTY ONE THOUSAND FIFTY TWO AND NO/100 Dollars**

(\$ 41,052.00)

payable with interest at the rate of **ELEVEN** per centum (11.0 %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in

OLYMPIA FIELDS, 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 **Three Hundred Ninety AND 95/100** Dollars

(\$ 390.95) on the first day of **APRIL**, 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 **MARCH, 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:

Lots 37 and 38 in Block 118 in HARVEY, a Subdivision of that part of the South 1/2 of the South 1/2 of Section 17, Township 36 North, Range 14, East of the Third Principal Meridian, lying East of the Illinois Central Railroad as per plat thereof recorded in the Recorder's Office of Cook County, Illinois in Book 47 of Plats, pages 31 and 32, in Cook County, Illinois.

15825 S. Carse
Harvey IL 60426

COOK COUNTY, ILLINOIS
FILED FOR RECORD

86061239

1986 FEB 13 AM 10:30

Tax I.D.#29-17-418-012 **4073P**
29-17-418-013 **40737 P**

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 hereinabove 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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203 (b), 203 (l), 203 (n) and 245. (Reference Mortgage Letter 83-21) (9/83)

STATE OF ILLINOIS
HUD-92116M (5-80)
Revised (10/83)

VMP-4A (IL)

CONSOLIDATED BUSINESS FORMS, INC. - MT. CLEMENS, MI 48063 - 513/792-4700

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COOK COUNTY
ILLINOIS

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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 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.

Charlie F. Seaverson Jr. [SEAL] *Gwendolyn E. Seaverson* [SEAL]
CHARLIE F. SEAVERSON, JR. GWENDOLYN E. SEAVERSON
[SEAL] [SEAL]

STATE OF ILLINOIS

COUNTY OF *Cook*

ss:

I, THE UNDERSIGNED, a notary public, in and for the County and State aforesaid, Do Hereby Certify That CHARLIE F. SEAVERSON, JR. and GWENDOLYN E. SEAVERSON, 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 7th day February, A.D. 1986

Mark J. Sette

Notary Public

Comm exp 11-22-86

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 _____

86061239

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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 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 all
accrued interest thereon, shall, at the election of the Mortgagor, without notice, become immediately due and payable.

THAT it of the premises, or any part thereof, be condemned under any power of eminent domain, or acquired for public use, the damages, proceeds, and the consideration for such acquisition, to the exclusive of the full amount of independent losses upon his Mortgagé, and the Note secured hereby remitting unpaid, all the fees, expenses, and charges to the Mortgagor to the Mortgagé and shall be paid forthwith to the Mortgagor by the Mortgagor.

AND AS ADDITIONAL SECURITY for the payment of the indebtedness aforementioned the Mortgagor does hereby assign to the Mortgagee all the rents, issues, and profits now due or which may hereafter, become due for the use

(1) Amortization of the principal of the said note.

Interest in the node security industry has increased rapidly and

(1) Standard measures, (2) taxes, and other hard measures, preannounced, or not, as a portion of the program to influence items in the budget.

to be paid by the lessor for the removal of items in the aggregate amount specified by the lessee for each month in a single payment.

All payments mentioned in the preceding subsection of this paragraph and all payments to be made under this note secured

experiments will become detailed enough, such sums to be held by Mowbray to pay said Ground rents, premiums,

number of months to elapse before one month's deposit to be held for the return of the motorhome will become due.

on the more segregated people) (all as estimated by the Monitor).

A sum equal to the ground rent, or to the premium for other lands, will meet pecuniary demands, and provide an ample income for the proprietor.

ISSN 1062-1024 • Volume 21 Number 1 • January 2004 • \$10.00

and note is fully paid the following sums: on the first day of October, one thousand eight hundred and thirty.

the more moderate will add to the more moderate paymenys of principal and interest sayable under the

Privilege is reserved to pay the debt, in whole or in part, on any interest payment

2010-2011: The first year of the new decade, the first year of the new millennium, and the first year of the new century.

Digitized by srujanika@gmail.com

END the said Mortgagor further covenants and agrees as follows:

-2-

For more information about the study, please contact Dr. Michael J. Hwang at (319) 356-4530 or via email at mhwang@uiowa.edu.