PROPERTY COMMONLY KNOWN AS:

14830 S. KETELAAR DRIVE #6E MIDLOTHIAN , IL 60445

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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 6TH
JEANETTE M. MUELLER, A SPINSTER

day of

FEBRUARY, 1986 between

MARCH , 2016.

, Mortgagor, and

DRAPER AND KRAMER, INCORPORATED

a corporation organized and existing under the laws of ILLINOIS

and interest, if not soone, paid shall be due and payable on the first day of

Mortgagee.

WITNESSETH: That whereas the Mortgagor is justly indebted to the Mortgagee, as is evidence to the M

payable with interest at the rate of TEN AND ONE-HALF

per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in the CHICAGO ,ILLINOIS

designate in writing and delivered; the said principal and interest being payable in monthly installments of TWO HUNDRID SEVENTY ONE AND 30/100

(\$ 271.31) 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

NOW, THEREFORE, the soid 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 up to 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:

SEE LEGAL RIPER ATTACHEI

TAX IDENTIFICATION NUMBER: 28-10-300-093-1087

TOGETHER with all and singular the tenements, hereditaments and ap utenances thereunto belonging, and the rents, issues, and profits thereof; and all apparatus and fixtures of every wild for the purpose of supplying or distributing heat; light, water, or power, and all plumbing and other fixtures it, 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 a directures, unto the said Mortgagee, its successors and assigns, forever, for the purposes and uses herein set for it free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illine's which said rights and benefits the said Mortgagor does hereby expressly release and wnive.

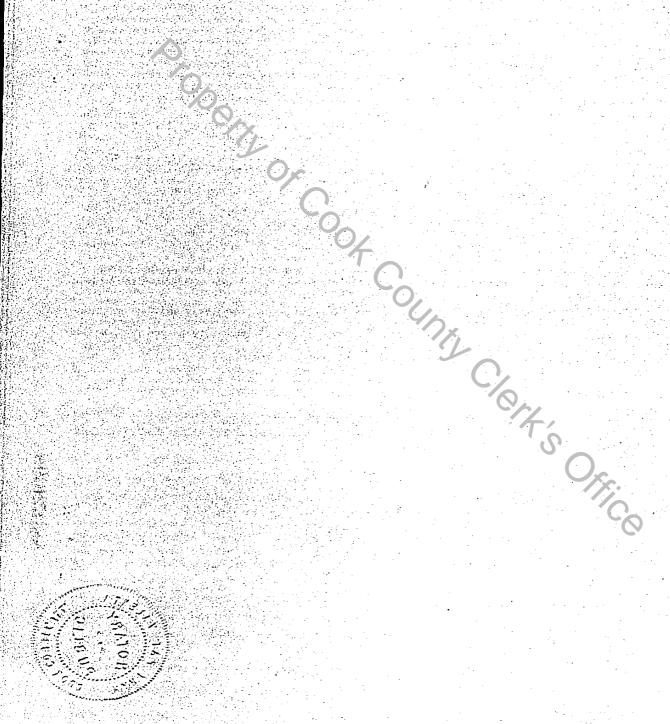
AND SAID MORTGAGOR covenants and agrees:

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 all 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 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 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 boards of the Mortgagee with a said premises, or appoint a receiver for the boards of the Mortgagee with a said premises of the mortgage in possession of the premises, or appoint a receiver for the boards of the Mortgagee in possession of the premises. 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 Mortgage, 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 als 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 three by reason of this mortgage, its costs and expenses, and the reasonable fees and charges of the attorneys or silicitors 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 incebigliness 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 our vance 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 mortyage, 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 Mor gagor.

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 agree he its herein, then this conveyance shall be null and void and Mortgagee will, within thirty (30) days after written de nend therefor by Mortgagor, execute a release or satisfaction of this mortgage, and Mortgagor hereby waives the 'enefits of all statutes or laws which require the earlier execution or delivery of such release or satisfaction by Morteagee.

IT IS EXPRESSLY AGREED that no extension of the lime for payment of the debt hereby secured given by the Mortgagee to any successor in interest of the Mortgago hall 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

WITNESS the hand and seal of the	e Mortgagor, the day an	d year first written.	
and Kidh	[SEAL]		[SEAL]
JEANETTE M. MUELLER	[SEAL]		[SEAL]
		16	

35:

STATE OF ILLINOIS

COUNTY OF COOK

, a notary public, in and for the rounty and State aforesaid, Do Hereby Certify That UELLER , A SPINSTER , his wife personally known to me to be the same JEANETTE M. MUELLER subscribed to the foregoing instrument, appeared before me this day inperson whose name person and acknowledged that signed, sealed, and delivered the said instrument as 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

ID My Commission Expires 11/8/87

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DOC. NO.

Filed for Record in the Recorder's Office of

County, Illinois, on the

day of

A.D. 19

m., and duly recorded in Book

Page

TAX IDENTIFICATION NUMBER:

28-10-300-093-1087

THIS INSTRUMENT PREPARED BY: JOHN P. DAVEY INCORPORATED DRAPER AND KRAMER, 33 WEST MONROE STREET ILLINOIS 60603 CHICAGO

HUD-92116M (5-80)

HOD 65118W (2:00)

In the control of the The privilege is reserved to pey the debt in whole, or in an amount equal to one or more monthly payments as a substant privilege is read also be not the control of the co swolfol as seeds bins standar covenants and agrees sa follows:

A sum equal to the ground sents, it any, next due, plus the premiums that will next become due and payable on policites of fire and other hazard insurance covering the mortgaged property, plus issues, and other hazard insurance covering the mortgaged property (all as estimated by the Mortgagee) leas all summs lineadly paid therefor divided by the Mortgagee, leas all summs insurant insurance of morths to change page before one month prior to the date when such ground rents, premiums, saves and as the morth prior to the date when such ground rents, premiums, and save and special assessments, and and some delinquent, such sums to be held by Mortgages in trust to pay said ground rents, premiums, and special assessments, and

(c) All p ye sets mentioned in the two preceding subsections of this paragraph and all payments to be made under the note section of directs sets of directs, shall be seeded together and the eggregate mount thereof chair sets of sets sets forth:

(I) It we use charges under the contract of insurance premium), as the case may be;

(II) ground then to, it any, taxes, special essessments, fire, and other hassed insurance premiums;

(III) inter "." in the note secured hereby, and

(III) section on the note secured hereby, and

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(III) inter "." in the note secured hereby, and

(III) inter "." in the note secured hereby, and other hereby and other hereby and other hereby.

Any deficiency, in the ... now it of any such aggregate monthly payment shall, unless made good by the Mortgagor prior to the most of default under this mortgago. The Mortgagor and to the default under this mortgagor. The Mortgagor and to the cold of the mortal payment in the cold of the mortal payment of cold of the cold to the cold of the

If at any time the Montgagor shall tender to the Montgagor, in accordance with the provisions of the note secured faceby, full payment of the entire indebtedness retire seried thereby, the Montgagor shall, in computing the amount of the Montgagor all payments made indeptedness, credit to the account of the fortgagor all payments made indeptedness creding paragraph which the Montgagor has not become to the provision (a) of the preceding paragraph which the Montgagor has not become premiums, as the case may be, such as case, if the loan is current, at the option of the Mortgagor, shall be condited on subsequent payments as the case may be, made by the Lorigagor, if the locate loan is a current, at the Mortgagor inder subsection (a) of the preceding paragraph shall not be sufficiently payments, tents, the most sequents, taxes, and assessments, or insurance. Training as the case may be, when the same shall pay to the vents, taxes, and assessments or insurance. Training as the case may be, when the same shall become due and shall pay to the volument of such strong due to the volume of the case, when the same shall be one due to the volume of the case may be when the same shall be an included to the volume of the case in a vent of the case i the smount of the payments actually have by the Mortgages for ground tents, taxes, and payments M the total of the payments man the Mortgagor under subsection (b) of the preceding paragraph shall enceed

ceding paragraph of autocated in the preceding paragraph. If there share the commencement of the provisions of the provisions of the commencement of the proceeding paragraph. If the commencement of the proceeding paragraph of the commencement of the proceedings or at the cime the property is otherwise short as the time of the commencement of such proceedings or at the time of the commencement of such proceedings or at the time of the commencement of such proceedings or at the time of the commencement of such proceedings or at the cime (b) of the precise the proceeding paragraph as a credit against the amount of principal their remaining unpaid under such case of the precise of the precise of the precise of the precise of the commencement of the precise of the pre of Housing and Urban Development, and any balance remaining in the funds accumulated under the provisions or before the date when payment of such ground teres, assessments, or insurance premiums shall be due.

AND AS ADDITIONAL SECURITY for the payment of the indebtedness, a oresaid the Mortgagor does hereby assign to the Mortgagor all the rents, issues, and profits now due or which may he cafter become due for the use of the premises hereinsbove described.

THAT HE WILL KEEP the improvements now existing or hereafter erected in the morigaged property, insumed as may be required from time to time by the Morigages against loss by the Mor e tequired from time to time by the More to time will pay prompt-and contingencies in such amounts and for such periods as may be required by the Mor e tereshall will pay prompt-ly, when due, any premiums on such insurance provision for payment of which has not be made hereinbefore.

event of foreclosure of this mortgage or other transfer of title to the mortgaged property in estinguishment of the mortgaged property in the All insurance shall be cattled in companies approved by the Mortgages and the policies at direnewals thereof shall be held by the Mortgages and have attached thereto loss payable clauses in favor of and the form acceptable to the Mortgages. In event of loss Mortgages will give immediate notice by mail to the Mortgages, who may make proof of fors it not make payment for such loss directly to the Mortgages instead of forthe Mortgages at horizages and jointly, and the mortgages at the Mortgages at horizages at Mortgages at John Hy, and the indenent for such loss of each part thereof, may be applied by the Mortgages at his option either to jointly, and the indenence proceeds, or any part thereof, may be applied by the Mortgages at life; option either to include the mortgages of the restoration of the indenent of the restoration of

sees secured bereby, whether due or not a public use, the damages, proceeds, and the consideration for such acquisition, to the extent of the full amount of indebtedness upon this Mortgages, and shall be paid forthwith to the Mortgages to be applied by it on account of the indebted-THAT if the premises, or any part thereof, be condemned under any power of eminent domain or acquired for

Housing and Urban Development dated subsequent to the mortgage, deemed conclusive proof of such ineligibility), shortgage, declining to insure said note and this mortgage, being deemed conclusive proof of such ineligibility), the Mortgage or the holder of the note may, at its option, declare all sums secured hereby immediately, due and and Jon Yourging Stephen St. most and The edge of the state of the sta THE MORTGACOR FURTHER AGREES that should this mortgage and the note secured hereby not be eli-

terest thereon, shall, at the election of the Morresges become immediately due and payable, prement herein stipulated, then the whole of said principal sum remaining unpaid together with accrued in-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 eny other covenant or

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UNIT NO. 803 IN OAK GROVE CONDOMINIUM, FORMERLY MIDLOTHIAN CONDOMINIUMS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25976363, AS AMENDED AND MODIFIED BY DOCUMENT NO. 27387436 IN SECTIONS 9 AND 10, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

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

DEFT-91 RECORDING 2222 TRAN 0213,02

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