

"FHA MORTGAGE RIDER"

This rider to the Mortgage between Luis Delgado, married and Fernando Delgado, married and Margaretten & Company, Inc. dated February 14th, 19 86 is deemed to amend and supplement the Mortgage of same date as follows:

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, plus taxes and assessments next due on 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 the 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, 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 acquired 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.

Paragraph 5 of pg. 3 is added as follows: "This option may not be exercised by the Mortgagee when the ineligibility for insurance under the National Housing Act is due to the Mortgagee's failure to remit the mortgage insurance premium to the Department of Housing and Urban Development".

86065562

MORTGAGOR Luis Delgado  
Luis Delgado

MORTGAGOR Fernando Delgado  
Fernando Delgado

# UNOFFICIAL COPY

1994

This document is a copy of the original document filed with the County Clerk's Office. It is not a certified copy and should not be used for legal purposes. The original document is the only authoritative source of the information contained herein.

The following information is provided for your information. It is not intended to constitute an offer of insurance or any other financial product. The information is provided for your information only and should not be used for any other purpose. The information is provided for your information only and should not be used for any other purpose.

The following information is provided for your information. It is not intended to constitute an offer of insurance or any other financial product. The information is provided for your information only and should not be used for any other purpose. The information is provided for your information only and should not be used for any other purpose.

The following information is provided for your information. It is not intended to constitute an offer of insurance or any other financial product. The information is provided for your information only and should not be used for any other purpose. The information is provided for your information only and should not be used for any other purpose.

The following information is provided for your information. It is not intended to constitute an offer of insurance or any other financial product. The information is provided for your information only and should not be used for any other purpose. The information is provided for your information only and should not be used for any other purpose.

The following information is provided for your information. It is not intended to constitute an offer of insurance or any other financial product. The information is provided for your information only and should not be used for any other purpose. The information is provided for your information only and should not be used for any other purpose.

of copies

86065562

1994

1994

KNOW ALL MEN BY THESE PRESENTS, 86068563

THAT All American Bank of Chicago  
3611 N. Kedzie Ave. Chicago, Illinois 60618

of the County of Cook and State of Illinois for and in consideration of one dollar, and for other good and valuable considerations, the receipt whereof is hereby acknowledged, do hereby remise, release, convey and quit-claim unto Clarence Krog and Audrey Krog  
(NAME AND ADDRESS)  
4519 N. Kimball Ave., Chicago, Illinois 60625

heirs, legal representatives and assigns, all the right, title, interest, claim, or demand whatsoever they may have acquired in, through, or by a certain Mortgage, bearing date the 13th day of May, 1975, and recorded in the Recorder's Office of Cook County, in the State of Illinois in Book \_\_\_\_\_ of \_\_\_\_\_ page \_\_\_\_\_ as Document Number 23105495, to the premises therein described, situated in the County of Cook, State of Illinois as follows to wit:

Lot 17 in Block 5 in the North West Land Ass'n's subdivision of the East 1/2 of the North East 1/4 of Section 14 Township 40 North Range 13 East of the third Principal Meridian (except the South 665.6 feet thereof & except the North West elevated Railroad yards & right of way) in Cook County Illinois.

PIN # 13-14-217-014. OK

together with all the appurtenances and privileges thereunto belonging or appertaining.

DEPT-01 RECORDING \$11.25  
T#4444 TRAN 0922 02/19/86 09:21:00  
#1688 # D \* 86-068563

WITNESS my hand and seal this 20th day of Aug, 1979

*Erwin J. Kossart* (SEAL)  
Erwin J. Kossart, Asst. Vice President (SEAL)

STATE OF Ill  
COUNTY OF Cook

1. ERICH P. HOEHLER

a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that ERWIN J. KOSSART

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of August, 1979

*Erich P. Hoehler*  
Notary Public

Commission expires 12-10-79

86068563

-86-068563

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

This instrument was prepared by John Iannantuoni 3611 N. Kedzie Ave. Chicago, Ill.  
(Name) (Address)

60618

*Scott Reynolds*  
1940 W. Irving Park  
Chgo, Illinois  
60613

11.25

