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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.

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THIS INDENTURE, Made this 10TH day of MARCH 19 86 between
MARTIN R. FRANK AND JULIA A. HILL, HIS WIFE, Mortgagor, and

DRAPER AND KRAMER, INCORPORATED
a corporation organized and existing under the laws of ILLINOIS
Mortgagee.

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 FIFTY EIGHT THOUSAND SEVEN Dollars (\$ 58,777.00)

payable with interest at the rate of NINE AND ONE-HALF per centum (9.500 %) 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 SIX HUNDRED FOURTEEN AND 22/100 (\$ 614.22) on the first day of MAY, 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 APRIL, 2001.

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:

LOT 6035 IN WOODLAND HEIGHTS UNIT NO. 13, BEING A SUBDIVISION IN SECTION 25, SECTION 26, SECTION 35 AND SECTION 36, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN HANOVER TOWNSHIP, COOK COUNTY, ILLINOIS, AS FILED FOR RECORD ON APRIL 7, 1970, AS DOCUMENT NUMBER 21,129,318 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AND RE-RECORDED FEBRUARY 12, 1971 AS DOCUMENT NUMBER 21,396,480, IN COOK COUNTY, ILLINOIS.

TAX IDENTIFICATION NUMBER: 06-36-122-01

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 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 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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MAIL

Property of Cook County Clerk's Office

DEPT-01 RECORDING #3118 # D * -86-104150
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\$13.25

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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.


MARTIN R. FRANK [SEAL] JULIA A. HILL [SEAL]
[SEAL] JULIA A. HILL [SEAL]

STATE OF ILLINOIS

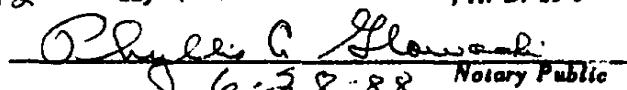
COUNTY OF COOK

ss:

I, THE UNDERSIGNED aforesaid, Do Hereby Certify That MARTIN R. FRANK AND JULIA A. HILL, HIS WIFE and personally known to me to be the same person whose name S 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

12 day MARCH, , A.D. 1986


Roger C. Glawank
6-28-88 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, and duly recorded in Book of Page

TAX IDENTIFICATION NUMBER: 06-36-122-011

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

K MAIL TO:
 RICHARD W. KUHN HUD-92116M (S-80)
 552 S. WASHINGTON SUITE 100
 NAPERVILLE, IL 60540

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AND IN THE EVENT That the whole of said debt is described to be due, the Mortgagee shall have the right immediately to foreclose the same by suit in equity, and upon the filing of a bill of sale, and without notice to the said Mortgagee, either before or after sale, and without damage to the premises, to sell the same under the laws of the State of Michigan, and either at public auction or private sale, and to apply the proceeds of such sale to the payment of the debts and expenses of the sale, and to pay over the balance, if any, to the party entitled to receive it.

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

THE MORTGAGE PURCHASE AGREEMENT shall be executed by the note secured hereby and the note shall be executed by the mortgagor and the mortgagee, failing which the note may not be executed.

THAT if 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 the damages suffered upon this Mortgage, and thereby remunerating uppaid, be hereby satisfied by the Mortgagor to the Mortgagee, whether due or not.

event of foreclosure or sale of this mortgage, title rights, title and interest of title to the mortgaged property in extrajurisdictional states then indebtedness secured hereby, all rights, title and interest of title to the mortgaged property in and to any insurance policies then

shares held by the Mortgagee. In event of loss, the holder of loans will give immediate notice by mail to the other parties concerned, and have the right to receive payment of the amount so lost, plus interest at the rate of six percent per annum from the date of loss.

All instruments shall be carried in compartments approved by the Master and the policies and renewals thereof, when due, any premiums on such insurance for payment of which has not been made hereinafter.

THAT HE WILL KEEP THE IMPROVEMENTS NOW EXISTING OR HEREAFTER ERECTED ON THE MORTGAGED PROPERTY, IN-
ASSIGN TO THE MORTGAGEE ALL THE RENTS, ISSUES, AND PROFITS NOW DUE OR WHICH MAY HEREAFTER BECOME DUE FOR THE USE
OF THE PREMISES ABOVE DESCRIBED.

the amount of principal then remaining unpaid under said note.

Any deficitary in the amount of a user's aggregate payment balance, constitutes an event of default under this mortgage. The lender may collect a late charge, plus interest accrued by the user, and may exercise its rights to recover the amount of the deficiency.

(i) Growth rates; (ii) prices; (iii) interest rates and nominal interest rates (nominal); (iv) amortization of the principal of the said note.

(6) *Accrued expenses* shall be added to the aggregate items in the following order set forth:

police of cities and other bodies (all as recommended by the Moregees) less all taxes and assessments levied by the more geese under the more geese.

(a) A sum of £100, the ground rent, if any, next due, plus the premium that will next become due and payable on the said note is fully paid, the following sums:

That, to her satisfaction, and in addition to, the monthly payments of principle and interest payable under the terms of the Note, she will pay to the Mortgagor, on the first day of each month until paid in full, a sum of \$xx.
Xxx-xxxxxx * *

AND THE OLD MASTERS (LATER CONVERSATIONS AND QUOTES AS FOLLOWING).

10. The following table summarizes the results of the study. The first column lists the variables, the second column lists the sample size, and the third column lists the estimated effect sizes.