

# UNOFFICIAL COPY

State of Illinois

## Mortgage

FHA Case No. 131-4267546-2036

This Indenture, Made this 25th day of March, 1986, between

### 86121302

JERRY W. THOMA, A BACHELOR, Mortgagor, and  
Centrust Mortgage Corporation, a corporation organized and existing under the laws of the State of California, 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 ONE HUNDRED FORTY THREE THOUSAND DOLLARS AND NO CENTS

(\$143,000.00) Dollars payable with interest at the rate of Ten & 1/2 per centum (10.5 %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in Deerfield Beach, Florida 33442 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 ONE THOUSAND THREE HUNDRED EIGHT DOLLARS AND EIGHT CENTS Dollars (\$1308.08) on the first day of May, 1986, and a like sum of 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, 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 situated, lying, and being in the county of Cook and the State of Illinois, to wit:

PARCEL 1: THE WEST 91 FEET OF LOT 24 (EXCEPT THE NORTH 101 FEET THEREOF) IN FIRST ADDITION TO HOLLYWOOD, BEING A SUBDIVISION OF LOTS 1 AND 2 IN COVERTON COURT, COMMISSIONER'S PARTITION OF PART OF THE WEST 11 1/2 FEET OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF WEST 1435.50 FEET OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF SAID LOTS 1 AND 2 (EXCEPT RIGHT OF WAY OF CHICAGO, BURLINGTON AND QUINCY RAILROAD) IN COOK COUNTY, ILLINOIS. PARCEL 2: AN UNDIVIDED 1/10TH INTEREST OF LOT 6 (EXCEPT THE WEST 17 FEET THEREOF) ALSO THE NORTH 30 FEET OF THE WEST 17 FEET OF LOT 7, ALSO THE NORTH 30 FEET OF LOT 8 (EXCEPT THE WEST 67 FEET THEREOF) ALL IN FIRST ADDITION TO HOLLYWOOD, AFORESAID, IN COOK COUNTY, ILLINOIS.

Unit X 81081090  
(lot 54) 15-35-307-040 TT  
(lot 53) 15-35-307-043 TT

3669 ARDEN AVL.  
BROOKFIELD, IL  
60513

86121302

21615186

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 situated, 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.

This form is used in connection with mortgages insured under the one- to four-family programs of the National Housing Act which provide for periodic Mortgage Insurance Premium payments.

(c) All payments mentioned in the two preceding subsections of this paragraph and all payments to be made under the note special assessments; and Mortgage in trust to pay said ground rents, premiums, taxes and month prior to the date when such ground rents, premiums, taxes and assessments will become delinquent, such sums to be held by therefor divided by the number of months to elapse before one (1) as estimated by the Mortgagee) less all sums already paid of fire and other hazard insurance covering the mortgaged prop- the premiums that will next become due and payable on policies (b) A sum equal to the ground rents, if any, next due, plus

delinquencies or prepayments; balance due on the note computed without taking into account (1/12) of one-half (1/2) per centum of the average outstanding premium) which shall be in an amount equal to one-twelfth month, a monthly charge (in lieu of a mortgage insurance ment are held by the Secretary of Housing and Urban Develop- (1) It and so long as said note of even date and this instru- Act, as amended, and applicable Regulations thereunder; or ing and Urban Development pursuant to the National Housing holder with funds to pay such premium to the Secretary of Hous- dual mortgage insurance premium, in order to provide such hands of the holder one (1) month prior to its due date the an- tional Housing Act, an amount sufficient to accumulate in the ment are insured or are reinsured under the provisions of the Na- (1) If and so long as said note of even date and this instru- funds to pay the next mortgage insurance premium if this instru- (a) An amount sufficient to provide the holder hereof with

by the Secretary of Housing and Urban Development, as follows: charge (in lieu of a mortgage insurance premium) if they are held ment and the note secured hereby are insured, or a monthly funds to pay the next mortgage insurance premium if this instru- (a) An amount sufficient to provide the holder hereof with following sums: first day of each month until the said note is fully paid, the secured hereby, the Mortgagee will pay to the Mortgagee, on the of principal and interest payable under the terms of the note That, together with, and in addition to, the monthly payments

That privilege is reserved to pay the debt in whole, or in part, on any installment due date. And the said Mortgagee further covenants and agrees as follows:

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 to improve premises situated thereon, so long as the Mortgagee shall, in good faith, protect 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, assess- ment, or lien so contested and the sale or forfeiture of the said premises or any part thereof to satisfy the same.

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 addi- tional 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.

And as additional security for the payment of the indebtedness aforesaid the Mortgagee does hereby assign to the Mortgagee all the rents, issues, and profits now due or which may hereafter become due for the use of the premises hereinabove described. That he will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and other hazards, casualties and contingencies in such amounts and for such periods as may be required by the Mortgagee and will pay, promptly, when due, any premiums on such insurance provi- sion for payment of which has not been made hereinbefore.

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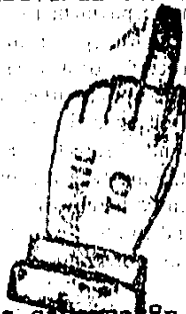
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Centrust Mortgage Corporation  
955C North Plum Grove Road  
Schamburg, IL 60195

THIS INSTRUMENT WAS PREPARED BY:



The Riders ("Riders") attached hereto and executed of even date herewith are incorporated herein and the covenants and agreements of the Riders shall amend and supplement the covenants and agreements of this Mortgage as if the Riders were a part hereof.

Property of Cook County Clerk

Filed for Record in the Recorder's Office of Cook County, Illinois, on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19 \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ m., and duly recorded in Book \_\_\_\_\_ page \_\_\_\_\_

*[Signature]*  
Notary Public  
A.D. 19 86  
25 day

Given under my hand and Notarial Seal this 7/11/88

I, *[Signature]*, a Notary Public, in and for the county and State of Illinois, do hereby certify that *[Signature]* is the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

State of Illinois  
County of Cook

*[Signature]* JERRY W. THOMA, A BACHELOR  
*[Signature]*  
[SEAL] [SEAL]

Witness the hand and seal of the Notary, the day and year first written.

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All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss Mortgagee will give immediate notice by mail to the Mortgagor, who may make proof of loss if not made promptly by Mortgagee, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and the Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

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 indebtedness upon this Mortgage, and the Note secured hereby remaining unpaid, are hereby assigned by the Mortgagor to the Mortgagee and shall be paid forthwith to the Mortgagee to be applied by it on account of the indebtedness secured hereby, whether due or not.

The Mortgagor further agrees that should this mortgage and the note secured hereby not be eligible for insurance under the National Housing Act within sixty days from the date hereof) written statement of any officer of the Department of Housing and Urban Development or authorized agent of the Secretary of Housing and Urban Development dated subsequent to the sixty days' time from the date of this mortgage, declining to insure said note and this mortgage, being deemed conclusive proof of such ineligibility, the Mortgagee or the holder 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 hereby 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 accrued interest thereon, shall, at the election of the Mortgagee, without notice, become immediately due and payable.

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 of the person or persons liable for the payment of the indebtedness secured hereby, at the time of such applications for appointment of a receiver, or for an order to place Mortgagee in possession of the premises, 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 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 Mortgagee, 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.

SUBJECT

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MORTGAGE RIDER 1 2 1 3 0 2

This Rider, dated the 25th day of March, 19 86, amends the Mortgage of even date by and between Jerry W. Thoma, a bachelor, the Mortgagor, and GenTrust Mortgage Corporation, a California Corporation the Mortgagee, as follows:

1. Subsection (a) of Paragraph 2 is deleted.
2. Subsection (c) (I) of Paragraph 2 is deleted.
3. In the third sentence of Paragraph 3, the words "all payments made under the provisions of (a) of Paragraph 2 hereof which the Mortgagee has not become obligated to pay to the Secretary of Housing and Urban Development and" are deleted.
4. The fourth sentence of Paragraph 3 is amended by insertion of a period after ". . . then remaining unpaid under said Note" and deletion of the remainder of the sentence.
5. Paragraph 15 is amended by the addition of the following:  
"This option may not be exercised 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."

IN WITNESS WHEREOF, Mortgagor has set his hand and seal the day and year first above said.



Jerry W. Thoma (SEAL)  
\_\_\_\_\_  
(SEAL)

State of IL  
County of Cook

SS:

Before me personally appeared Jerry W. Thoma, to me well known and known to me to be the individual described in and who executed the foregoing instrument, and acknowledged before me that he/she/they executed the same for the purposes therein expressed.

Witness my hand and official seal this 25 day of March, 1986.

Maurice E. Tobey  
Notary Public

My commission expires: 1/11/88

DEPT-01 RECORDING \$14.25  
TRAN 0391 03/31/86 15:27:00  
#5767 \* D # 06-121302

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Property of Cook County Clerk's Office

REGISTRATION

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