ANY, INC. AVENUE NOFFICIALS COPYGA23112

2 RIDERS BOX 333-TH P

Q 7030415DF2W

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

27TH

day of MARCH

, 1986 between

BELL MORTGAGE COMPANY, INC. BELL MORTGAGE COMPANY, INC.

a corporation organized and existing under the laws of THE STATE OF ILLINOIS Mortengee.

NOW, THEREFORE, the sold Mortgagor, for the better securing of the payment of the said principal sum of money and interest and the jet ormance of the covenants and agreements herein contained, does by these presents MORTGAGE and WARPAGE 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:

THE SOUTH 12.5 FEFT OF LOT 21, LOT 22 AND LOT 23 (EXCEPT THE SOUTH 22.5 FEET THEREST) IN BLOCK 5, ALL IN CALUMET SUBDIVISION; BEING A SUBDIVISION OF THE NORTH WEST 4 OF THE NORTH WEST 4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS:

316 CORNELL

CALUMET CITY, ILLINOIS 60409

PERMANENT TAX NUMBER: 29-12-108-127-000 TP ALL

1400

TOGETHER with all and singular the tenements, hereditaments and apprecionances thereunto belonging, and the cents, issues, and profits thereof; and all apparatus and fixtures of every and 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, little, and interest of the said Mortgagor in and to said premises.

TO HAVE AND TO HOLD the above-described premises, with the appurtenances and lightness, unto the said Martgagee, its successors and assigns, forever, for the purposes and uses herein set lorth, free from all rights and benefits under and by virtue of the Homestend Exemption Laws of the State of Illinois, which said rights and benefits the said Martgagor 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 here-imiter 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 torms 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 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 may moneys so paid or expended shall become so much additional indebtedness, secured by this murigage, to be paid out of proceeds of the sale of the murigaged 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 lax, assessment, or tax lien upon or against the premises described berein or any part thereof or the improvements situated thereon, so long as the Mortgagor shall, in good faith, contest the same or the validity themselves 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 follecture of the said premises or any part thereof to satisfy the same.

នសំពុងស្រាប់ ១៦៤៥៩៦៦

IN MILE SERVING OF default in making any manchly payment provided for herein and in the other covernment of the working the provided for herein and in the wither covernment of the working participal sense of a breach of the wither covernment of the working participal sense of a breach of the wither covernment of the working participal sense in the wither covernment of the working sense of the working payment in the with and the sense of the sense of the working sense

Thirty More the more and the more and the more and the more and the more accurred hereby not be entabled to the more and the more and the more accurred hereby not be entabled to the date allowed and the more and this more and the more and this more and conclusive prior in the date of this more and the more

Accepted forecide west of the foreign of the foreign of the mortguged property another defined foreign descriptions of the mortguged property insurance policies the foreign of the mortguged property insurance policies then smitchied for any partial pass for the specific foreign of the control of the foreign of the forei

and the many first of the control o ាក្យាជាប្រជាពលរប់លេខ ក្រុម ស្រប ស្រុះសេសប្រជាពលរបស់ និងប្រជាជនជា និងសម្រាប់ ស្រប់ និងប្រជាពលរបស់ សម្រាប់ និងប្រ ក្រុមស្រប់ និងសម្រាប់ និងប្រជាពលរបស់ និងសម្រាប់ និងសម្រាប់ និងសម្រាប់ និងសម្រាប់ និងសម្រាប់ និងសម្រាប់ និងសម្រ សមានសម្រាប់ និងសម្រាប់ និងសម្រាប់ និងសម្រាប់ និងសម្រាប់ និងសម្រាប់ និងសម្រាប់ និងសម្រាប់ និងសម្រាប់ និងសម្រាប់

The Mileting and an in mule perchange browns on boymen of which has not been mule beech bearing County of the first of the first out for such periods as may be required by the Morke, or and will pay promite County of the first of from time for time he work as may be required by the Morke, or and will pay promite Ashter ting the time to the content of the content

e Morthe and the fourth of the payment of the indebtedness at a result the Morthe good does hereby and the pay of the pay

-ուվ որը ընդարը արդերության հայարերություն և արդերական արդերություն արդերական արդերական արձագուրա այդու իրա հա rolling Triping Bright sucressord and rapon balatumosan ebnut and missurance as noted your book transposition being the brook and some and service and the proceeding pilitigness and service with the Mind of the service of the service and service and services are services are services and services are services and services are services are services are services and services are services are services are services and services are service edgenty ments to be made by the horty year, or refunded to the Mortgagor. It, however, the monthly payments and its sunderstand and another the sunders and its sunders and it innsparatification and the parenter of the loan as current, at the option of the Mortgugor shull be credited on ្រុក តែការប្រទេស ស្វាន់មាននាន់នាម ប្រធានក្នុងស្រែក ប្រធានក្នុងស្វាន់ ក្រុមស្រែក ស្វាន់ស្វាន់ក្រុមស្វាន់ស្វានស្វាន់ស្វាន

Mossicial Military of the production of the state of the more and the

and radian date of issuanti, but ladigated and of any and live and the but and the same and the

ារកកកក្តី ស្រាស់ នៅក្រុម ន

swolld sa sound half halfor covenints and agrees as follows:

grows a form town of grant of the Child of San I went will

36124142

UNOFFICIAL GOPY 2

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 benefit of the Mortgagee with power to collect the reats, issues, and profits of the said premises during the pendency of such foreclosure suit and, in case of sale and a deliciency, during the full statutory period of redemption, and such cents, 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 Mortgage 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 IF CASE OF FORECLOSURE of this mortgage by said Mortgagee in any court of law or equity, a reasonable see, shall be allowed for the solicitor's fees, and stenographers' fees of the complainant in such proceeding, no also for all outlays for documentary evidence and the cost of a complete abstract of title for the purpose of suc) foreclosure; and in case of any other suit, or legal proceeding, wherein the Mortgagee shall be made a party size to be reasonable fees and charges of the attorneys as sciences of the Mortgagee, so made parties, for services in such suit or proceedings, shall be a further tien and charge upon the said premises under this mortgage, and all such expenses shall become so much additional indelectors secured hereby and be allowed in any decree foreclosing this mortgage.

AND THERE SHALL PE 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' loes, outlays for documentary evidence and cost of said abstractive 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 accused 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 Martgagor.

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 berein, then this conveyance shall be null and void and Mortgagor will, within thirty (30) days after written demend therefor by Mortgagor, execute a release or satisfaction of this mortgage, and Mortgagor bereby waives the conflits of all statutes or laws which require the earlier execution or delivery of such release or satisfaction by Mortgagoe.

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 actigns 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 sent of the Mortgagor, the day and year First written.

JAMES W. MCKINNEY [SEAL]	[SEAL]
LAMES IL MOUTHNESS	
SAMES W. MCKINNET / [SEAL]	[SEAL]
STATE OF ILLINOIS	
COUNTY OF	
COUNTY OF	
1. Collection of the con	nty and State
aforesaid. Do Hereby Certify That James W. Mc Kenney, and his wife, personally known to me to	a backel
and, his wife, personally known to me to	be the same
person whose name subscribed to the foregoing instrument, appeared before mapperson and acknowledged that Ale signed, sealed, and delivered the said instrument as	e this day in
person and acknowledged that A-C signed, sealed, and delivered the said instrument as	ne
free and voluntary net for the uses and purposes therein set forth, including the release and waive	u of the right
of homestend.	
GIVEN under my hand and Notarial Seal this 27th day March. A. 18/8/89 Chesa M. Kobell	9. 1986
10/8/89 (in 20 Whobeld	
Noti	my Poblic
DOC. NO. , Filed for Record in the Recorder's Office of	U

County, Illinois, on the day of

A.D. 19

at o'clock

m., and duly recorded in Book

of

Page

UNOFFICIAL COPY

plifts out one toll to apprehent out at a first one of the color of the control of the West Market of the color of the col repaired with the real extraorery bear, with revery a first state of contract of real

and the control of the control of the first that the control of th and the second of the second o

The second of th and his given to encouraging tests

transcending of distances in the constituent of the garage established and the second sec rain an wat with the best to be Hope the first test and historian work Acres of the State of the same of the

can be first and the problem of the contraction of

Franklitet, latere enne engligt einer betre en betre en man er muster mit den die die die de Latere en latere en alle en en en en grentere en de relieue he met ende en al diesemble mit La

表現 (1) A Comparation two literal values of the Comparation (1) A section of the angle of the property of the section of the sec auting that who has get use as so, eat to the test on branching and 1274 III

1493		 Same Same	上 人工工具 粉磨	and the second section of the second	*	a kanaki 🚧 🗀 🖟
					markovi (d. 1	RIBBAG.
.1A32	1	ر المراجعية المراجع المرجعية المراجعية ا	Laure (taure	Lancian A. Van State		المراجعة ال
1						

\$1 AG 37 A F

TOOLWAY

is no topic dimensionals not found by Aldrew source of the 3 and the state of the control of the state of sign and it. The there're cleatily I bear nd grift from the control Branchyan throughout the property of the Control of the The first and appearations began with the control of the control o Migra and the estate of group for eater mathest and advectors of a company have been true to the great global base how of Beautester.

รอด์มี หลังให้

A SHEET STEEL AND SECTION OF WILLIAM SECTION	san teoli inicetali ina baga apa m
	1111
	d side of proceedings of the control of

ON DOM:

granded by a more that the co

ica grandara ke aman

JAOFFICIALIA OPY 2

MORTGAGE HUD-92116M (5-80)

This rider attached to and made part of the Mortgage between JAMES W. MCKINNEY , Mortgagor, and BELL MORTGAGE CO. Mortgagee, dated MARCH 27, 1986 revises said Mortgage as follows:

1. Page 2, the second covenant of the Mortgagor is amended to read:

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 (all as estimated by the Mor gage) 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 dortgagee 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, it any, taxes, special assessments, fire, and other hazard apparance premiums;
 - (II) interest on the note regured hereby; and
 - (III) amortization of 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 true fifteen (15) days in arrears, to cover the extra expense involved in handing 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, or 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 acquires 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.

PROPERTY ADDRESS:

316 CORNELL

CALUMET CITY, ILLINOIS 60642

, PERMANENT TAX NUMBER: 29-12-108-127-000

erion and could be justiff

2. Page 2, the penultimate paragraph is amended to add the following sentence:

This option may not be exercised by the Mortgagee when the incligibility 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

land to Development's thousand attained attained and the of the attained and the very little rempgrant gods , velocent because the seasons of the common of another property Dated as of the date of the mortgage referred to herein. Taken and well before any control of the date of the mortgage referred to herein. sampe grilwul bod berfa

महात्र अस्ति भागवेत केंद्रेज संस्कृति स्वार्कित के अन्य कार्या अन्य कार्या अन्य कर्मा कर कार्या कर कार्या कार्य toward waster that with the next of the entropy than out was entropy filly with the contract of the version of the property of the contract of the contra Mortgagor James W. MCKINNEY THOU

prevalent, forther non account of a become delinquent, and specific la belong by the contract of the contract apieclas acelerances (Lance

there are in a series of the s Tobaltica and the proposition of the court similar to the case of the party for an appropriate court for a special court for a special court of the forest of the case of the

> . . asal . . minemasco -Sunga senso san Sistem meresa kaa

As a supreme that the compact this was to be we is a actional of the forest of the complete of the co , Mada da seyaq ja Edinah da sijerayan dan s A factor of transport of the transport of the state of th

and the fair audite medic, authors a very restrict will be a few and also add attention to the respect of the test of the contract of the cont preceding parameters and general restriction by policy or have been the seer produce op i var gragater trott sees in the ex-The loss of the troping aroll and the other states Section (a) of the pure the period and reft traces and areas and areas are the section to the section of the se cations onemap and out that it is not not Change gaze of 2002 Aprilia Colonyan as in casta co na de la company de la comp Represente de la company de la compa Dawn, supplied to the control of the supplied ron graphic theresh is not their aroda at a place the apollo one and he well west ending the they are not also as to be a stance of facilities in Morrigages sign) trapply, at the time t the continuement of such proceedings of an the space the trapperty to the release of the Circlestines the transfer the trapperty to the restrict the Colors of the continuents. add tollings ribers a so discountry golds as in eds to for not present about the lumbratas

> Caratagray and a - : REHISSY, TERMINA talovilar ... elő mezedlei

> > AND STREET OF THE PROPERTY OF STREET OF STREET TO STREET THE PROPERTY OF STREET OF STR