

This Indenture, Made this 14th day of May 1986, between CRAIG A. LOGAN AND ANNE C. LOGAN, HIS WIFE, Mortgagor, and

Indiana Tower Service, Inc., a corporation organized and existing under the laws of The State of Indiana, 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 SEVENTY FOUR THOUSAND FOUR HUNDRED AND NO/100ths

(\$ 74,400.00) Dollars payable with interest at the rate of NINE AND ONE HALF per centum (9.5%) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in SOUTH BEND, INDIANA 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 SEVEN HUNDRED SEVENTY SIX AND 90/100ths Dollars (\$ 776.90) on the first day of JULY 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 JUNE

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 16 in Block 177 in Hoffman Estates XVII, being a Subdivision of the Southwest 1/4 of the Northeast 1/4 of Section 16, Township 41 North, Range 10, East of the Third Principal Meridian, According to the Plat thereof recorded May 9, 1963 as Document number 18792242, in the Office of the Recorder of Deeds, in Cook County, Illinois.

TAX ID NO: 07-16-216-016

ADDRESS: 665 WEST BERKLEY LANE
HOFFMAN ESTATES, IL 60194

PREPARED BY: MAIL TO:
INDIANA TOWER SERVICE, INC.
1111 PLAZA DRIVE SUITE 101
SCHAUMBURG, ILLINOIS 60195
ATTN: DIANE M. CARLSTON



Together with all and singular the tenements, hereditaments and appurtenances thereto 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, nor to suffer any hen 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.

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.

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U.S. GOVERNMENT PRINTING OFFICE: 1935-617-327/4068

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Property of Cook County Clerk's Office

Doc. No. Filed for Record in the Recorder's Office of
County, Illinois, on the day of A.D. 19
of o'clock, and duly recorded in Book page

Given under my hand and Notarial Seal this
day of , A.D. 1986.

afforeaid, Do hereby certify That G.R.A. & Logan
and Anne C. Logan, his wife, 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 had read, understood, and delivered the said instrument to him
free and voluntarily for the uses and purposes
herein set forth, including the receipt and waiver of the right of homestead.

Notary Public
Anne C. Logan
County of Cook
State of Illinois
(SEAL)

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

CRAG A. LOGAN
Anne C. Logan
(SEAL)

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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 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.

And the said Mortgagor further covenants and agrees as follows:

That privilege is reserved to pay the debt in whole, or in part, on any installment due date.

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) An amount sufficient to provide the holder hereof with funds to pay the next mortgage insurance premium if this instrument and the note secured hereby are insured, or a monthly charge (in lieu of a mortgage insurance premium) if they are held by the Secretary of Housing and Urban Development, as follows:

(I) If and so long as said note of even date and this instrument are insured or are reinsured under the provisions of the National Housing Act, an amount sufficient to accumulate in the hands of the holder one (1) month prior to its due date the annual mortgage insurance premium, in order to provide such holder with funds to pay such premium to the Secretary of Housing and Urban Development pursuant to the National Housing Act, as amended, and applicable Regulations thereunder; or

(II) If and so long as said note of even date and this instrument are held by the Secretary of Housing and Urban Development, a monthly charge (in lieu of a mortgage insurance premium) which shall be in an amount equal to one-twelfth (1/12) of one-half (1/2) per centum of the average outstanding balance due on the note computed without taking into account delinquencies or prepayments;

(b) 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

(c) 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 apied by the Mortgagee to the following items in the order set forth:

(I) premium charges under the contract of insurance with the Secretary of Housing and Urban Development, or monthly charge (in lieu of mortgage insurance premium), as the case may be;

(II) ground rents, if any, taxes, special assessments, fire, and other hazard insurance premiums;

(III) interest on the note secured hereby;

(IV) amortization of the principal of the said note; and

(V) late charges.

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 (b) 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 (b) 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 all payments made under the provisions of subsection (b) of the preceding paragraph which the Mortgagee has not become obligated to pay to the Secretary of Housing and Urban Development, and any balance remaining in the funds accumulated under the provisions of subsection (b) 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 (b) of the preceding paragraph as a credit against the amount of principal then remaining unpaid under said note and shall properly adjust any payment which shall have been made under subsection (a) of the preceding paragraph.

And as additional security for the payment of the indebtedness aforesaid the Mortgagor 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 provision for payment of which has not been made hereinbefore.

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and the benefits shall be concluded shall bind, and the benefits
and advantages shall inure, to the respective heirs, executors, ad-
ministrators, successors, and assigns of the parties hereto.
Wherever used, the singular number shall include the plural, the
period of redemption, and such items as may be held by
the mortgagee and 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 good faith, pay such current or back taxes and
assessments as may be due on the said premises; pay for and
joinly, and each insurance company concerned is hereby
authorized and directed to make payment for such loss directly to
the mortgagee, and the form acceptable to the mortgagee. In event of
loss of and in form acceptable to the mortgagee, in its discretion, may
allow the mortgagee will give immediate notice by mail to the party
losses, 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 and the form acceptable to the mortgagee. In event of
loss of and have attached thereto loss payable clauses in
the mortgagee and companies that of the mortgagee shall be held by
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
above described premises under an order of a court in which
the above described premises shall be placed in possession of
Whichever the said mortgagee shall be held by the property.

any mortgagee, the original liability of the Mortgagor.
cessor in interest of the Mortgagor shall operate to release, in
of the debt hereby secured given by the Mortgagor to any suc-
it is expressly agreed that no extension of the time for payment
The coverages herein concluded shall bind, and the benefits

or delivery of such release or satisfaction by Mortgagee,
benefits of all statutes of laws which require the earlier execution
satisfaction of this mortgage, and Mortgagor hereby waives the
written demand thereafter by Mortgagee, except, to the extent that
the coverments and abide by, comprising, in which his conveyance shall
all proceeds and shall abide by, at the time and in the manner
it is Mortgagor shall pay said note at the time and in the manner

shall be paid to the Mortgagor.
mailing unpaid. The overplus, if the proceeds of sale, if any,
debtors hereby secured: (4) all the said principal money re-
made: (3) all the accrued interest remaining unpaid on the in-
in the note recited hereby, from the time such advances are
the mortgage with interest on such advances at the rate set forth
advanced by the Mortgagee, if any, for the purpose authorized in
costs of collection and examination of title; (2) all the monies
and attorney's fees, outlays for documentation and
advertising, sale, and conveyance, including attorney's, solicitors',
service of any such decree: (1) All the costs of such suit or suits,
days, and be paid out of the proceeds of any sale made in pur-
And there shall be deducted in any decree foreclosing this mort-

in any decree foreclosing this mortgage.
so much additional indebtedness secured hereby and be allowed
promises under this mortgage, and all such expenses shall become
decideds, shall be a further lien and charge upon the said
Mortgagee, so made parties, for services in such suit or pro-
reason of this mortgage, its costs and expenses, and the
reasonable fees and charges of the attorneys of the
by reason of this mortgage, and also for all outlays for documents
and proceedings, fees, and strongholders, fees of the completion
in any court of law or equity, a reasonable sum shall be allowed
And in case of foreclosure of this mortgage by said Mortgagee

out the provisions of this paragraph.
expended itself such amounts as are reasonably necessary to carry
promises hereinabove described; and employ other persons and
collect and receive the rents, issues, and profits for the use of the
beyond any period of redemption, as are approved by the court;
gagor or others upon such terms and conditions, either within or
and to the full amount of redemption for such acquisition, to
the property damaged, in event of foreclosure of this mortgage
National Housing Act within ninety days from the date
hereof) written statement of any officer of the Department of
Housing and Urban Development dated subsquent
Secretary of Housing and Urban Development dated subsquent
deciding to issue said note and this mortgage, being the date of this
of any other creditor or assignee, or in case of a breach
thirty (30) days after the due date secured hereby for a period of
paid for herein and in the note secured hereby for a period of
this mortgage shall have the right immediately to foreclose
due, the Mortgagee shall be of said debt is declared to be

All insurance shall be carried in companies approved by the
mortgagee and the policies and renewals thereof shall be held by

collected may be applied toward the payment of the indebtedness,
period of redemption, and such items, issues, and profits when
and, in case of sale and a deficiency, during the full statutory
the said premises during the pendency of such foreclosure suit
time of the premises, or apponit a receiver for the benefit of the
as a homestead, etc: an order placing the mortgage in posses-
shall then be occupied by the owner of said premises or whether the same
without regard to the value of said premises or the equity of redemption,
an order to place Mortgagee in possession of the premises, and
time of such applications for appointment of a receiver, or for
liable for the payment of the solvency or insolvency of the person or persons
regard to any party claiming under said Mortgagee, and without
either before or after sale, and without notice to the said Mortgagor,
the court in which such bill is filed may at any bill for that purpose,
this mortgage, and upon the filing of any bill for the purpose,
due, the Mortgagee shall have the right immediately to foreclose
and in the event that the whole of said debt is declared to be

without notice, become immediately due and payable.
creed interest therein, shall, at the election of the Mortgagee,
whole of said principal sum remaining unpaid stipulated, when the
of any other creditor or assignee, or in case of a breach
thirty (30) days after the due date secured hereby for a period of
the events of default in making any monthly payment pro-

hereby immediately due and payable.
holder of the note day, at its option, declare all sums secured
counselive proof of such negligibility, the Mortgagee
deciding to issue said note and this mortgage, being the date of this
to the ninety days from the date of this mortgage,
Secretary of Housing and Urban Development dated subsquent
hereof) written statement of any officer of the Department of
National Housing Act within ninety days from the date
the note secured hereby not be eligible for insurance under the
The Mortgagee further agrees that should this mort-
indebtedness secured hereby, whether due or not,
forewith to the Mortgagee to the full amount of the
assumed by the Note secured hereby remaining unpaid, are hereby
gagor, and the full amount of indebtedness upon this Mort-
the extent of the full amount of indebtedness upon this Mort-
damages, proceeds, and the amount for such acquisition, to
any power of eminent domain, or acquired for a public use, the
that if the premises, or a part thereof, be condemned under

force shall pass to the mortgagee or grantee.
terms of the indebtedness secured in and to any insurance policies then in
means of the indebtedness secured hereby, all rights, title and in-
or other trustee of title to the mortgagee remaining unpaid, are hereby
the property damaged, in event of foreclosure of this mortgage
the indebtedness hereby secured or to the reduction of repart of
applied by the Mortgagee as its option either to the reduction of
jointly, and each insurance company concerned to its proportion of
the Mortgagee interested in the form acceptable to the mortgagee
authorized and directed to make payment for such loss directly to
the Mortgagee and each insurance company concerned to its proportion of
losses of and in form acceptable to the Mortgagee and the Mortgagee
losses, 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 and companies that of the Mortgagee shall be held by

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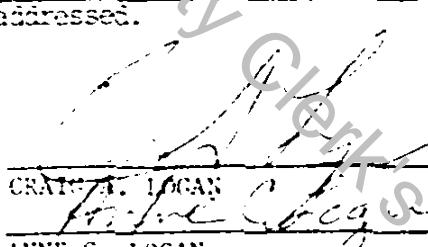
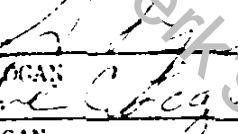
MORTGAGE RIDEER

This Rider, dated the 14th day of November, 19⁸⁶, amends the Mortgage of even date by and between Craig A. Logan and Anne C. Logan, the Mortgagors, and Federal Home Finance Corporation, the Mortgagee, as follows:

1. Subsection (a) of Paragraph 2, Page 1 is deleted.
2. Subsection (c)(1) of Paragraph 2, Page 1 is deleted.
3. In the third sentence of Paragraph 3, Page 2, the words "all payments made under the provisions of (a) of paragraph 2, Page 2 hereof which the Mortgagor has not become obligated to pay to the Secretary of Housing and Urban Development and" are deleted.
4. The fourth sentence of Paragraph 3, Page 2 is amended by insertion of a period after "... then remaining unpaid under said note" and deletion of the remainder of the sentence.
5. Paragraph 5, Page 3 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 Mortgagor's failure to remit the mortgage insurance premium to the Department of Housing and Urban Development."

IN WITNESS WHEREOF, Craig A. Logan and Anne C. Logan has set his hand and seal the day and year addressed.


CRAG A. LOGAN  SEAL
ANNE C. LOGAN

STATE OF ILLINOIS

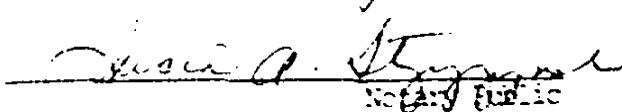
COUNTY OF Cook

ss:

I, the undersigned, a Notary Public, in and for the county and State addressed, do hereby certify that Craig A. Logan and Anne C. Logan, his wife, 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 they signed, sealed, and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

8619746

GIVEN under my hand and Notarial Seal this 14th day of May, A.D. 19⁸⁶


DAVID A. STEIGMAN
Notary Public