State of Illinois

Mortgage gore of the companies and the contraction of the co

FHA Case No.:

This Indenture, Made this

day of herman day JUNE who was a series , 19 86 , between

to make the state being the control of the con-

PERCY LOXGINS, A SINGLE MAN ANNA HERNETA JONES, A SINGLE WOMAN

a corporation of a medical catally was the graph corporation Mortgagee. The STATE OF COLORADO The state of the west and the state of the state o

學家的自由的國際的開展中華國 医斯基德氏性原因 经实际存储 地名美国

. 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 ONE THOUSAND FOUR HUNDRED AND 00/100 MARCHARD REPORTED AND 100/100 

(\$ 51, 400,00 ) The factor and the factor of payable with interest at the rate of NINE AND CNE per centum ( 9.50 %) per annum on the unpaid balance until paid, and made

payable to the order of the Mortgagee at its office in 7900 FAST UNION AVENUE, SUITE 500, DENVER, CO 80237 or at such other place as the holder may designate in writing, and delivered; the said principal and interest being payable in monthly inthe mission and second and the market Dollars (\$ 432.20 and the a ) stallments of 15 FOUR HUNDRED TIPPETY TWO AND 20/100 1815

on the first day of ACUST, 19 86, 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 puncipal and interest, if not sooner paid, shall be due and payable on the first day of

JULY (2) 16

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, do s by these presents Mortgage and Warrant into the Mortgagee, its successors or assigns, the following described Real Estate situate, lying, and being in the county of and was the same and the same a क्रमणा प्रमाणक क्रिकेट क्षेत्र का कार्या है। क्षेत्र क्षेत्र क्षेत्र क्षेत्र क्षेत्र क्षेत्र क्षेत्र क्षेत्र क विकास क्षेत्र and the State of Illinois, to wit: https://documents.com/

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SEE CONDOMINIUM DESCRIPTION RIDER ATTACHED HERETC AND MADE A PART HEREOF:

1212 QUINCY COURT, WHEFLING, IL 60090 THE RESIDENT

FERMANENT TAX NUMBER: 03-04-204-072-1043

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प्रोक्षितिको अनुविक्षेत्र हिन्दि । ता है । ता है है दिस्ता है के अध्यक्त प्रमुख के अपने का अपने हैं । विक्र

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Minimise and Associated Copy County Recorder

the first traditional firm of a little particularity of the

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, and the sents, issues, and profits thereof; and all apparatus and fixtures of every kind for the purpose of supplying or distributing heat, light, water, or nower, 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 state, right, title, on, aga segono, ne agai ngapawaya, tawanakapakananakan daga abata bis, skediphia 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 tepair, 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

ing the first scale to the state of the stat of this instrument; not to suffer any lien of mechanics men or le 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. The respect to the state of the control o

the Choice to be shaped by the Artificien to the following bears in

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.

> HUD-92116M(10-86 Edition) 24 CFR 203.17(a)

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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 Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, 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 Mortgagec 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.

Profesional Commence

That if the premises, or any part thereof, be condemned under any power of eminent dome in or acquired for a public use, the damages, proceeds, and the consideration for such acquisition, to the extent of the full amount of ir an tedness 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 mo igage and the note secured hereby not be eligible for insurance under the National Housing Act within . 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 late. 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, All B

Profesor Adams

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 filling of any bill for that purpose, the court in which such bill is filed may at any time thereafter, 40% either before or after saie, 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 forcelosure 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," ranga katamahta dalah bangangan basa di Jawah Birah dalah bir sa Jawah

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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 Morts gagor 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 pursummer 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 Mongagee, 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; (\* all the said principal money remaining unpaid. The overplut of the proceeds of sale, if any, without notice, become immediately due and payable. The shall then be paid to the Mortgory. an ar organization and the first term

If Mortgagor shall pay said note at the time and in the manner aforesaid and shall abide by, comply with, and duly perform all and 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 Mulease or with the 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.

A state of being

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 second secon 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

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(I) premium charges under the contract of insurance with the charge (in lieu of Mousing and Urban Development, or monthly charges 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) amontization of the principal of the princip

(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 not to exceed four cents (4') for each dollar (51) for each payment more than filteen (15) days in arrears, to cover the extra ment more than filteen (15) days in arrears, to cover the extra cxpense involved in handling delinquent payments.

ult the total of the payments made by the Mortgagor under subsection (b) of the preceding paragraph shall exceed the subsection (b) of the payments actually made by the Mortgagor for may be, 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. II, 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 date when payment of such ground rents, taxes, assessments, or date when payment of such ground rents, taxes, assessments, or the mortgagee, in accordance with the provisions shill tender to the Mortgagee, in accordance with the provisions

to the mointed thereby, full payment of the entire include the control of the chile incompating the moint of such independency, credit to the account of puting the moint of such independency, credit to the account of the Mortragor all payments made under the provisions of subsection (a) of the prevening paragraph which the Mortgagee has not become obligate the man to the Secretary of Housing and Urban become obligate the man of the Secretary of Housing and Urban

Development, and cary 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 at a public sale of the premises covered default, the Mortgagee and a public sale of the property or otherwise after ment of such proceedings or at the time of the property is otherwise acquired, the balance then remaining in the funds accumulated anders under subsection (b) of the preceding is at a property is otherwise against the amount of principal then remaining under said against the amount of principal then tensining under said nates and shall properly adjust any payments which shall have note and shall properly defiust any payments which shall have been made under subsection (a) of the preceding paragraph.

And as additional security for the payment of the indebtedness a aforesaid the Mortgagor does hereby assign to the Mortgagee all the rents, issues, and profits now due or which near itsereafter if the rents, issues, and profits now due or which near described 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 basards, 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

is case, of the return or neglect of the Mortgagor to make such payments, or to satisfy any prior lien or incumbrance other than that for taxes or saccentents on said premises, or to keep said premises, or to keep said premises, or to keep said premises, and the property herein mortgaged as in its discretion it may deem accessary for the proper preservation thereof, and it may deem accessary for the proper preservation thereof, and it may deem accessary for the proper preservation thereof, and thinst independences, secured by this mortgage, to be paid out of though independences, secured by this mortgage, to be paid out of thinst independences, secured by this mortgage, to be paid out of them?

It is expressly provided, however (all other provisions of this mortgage to the contrary notwithstanding), that the Mortgage shall in bave the right to pay, discharge, shall not be remove any tax, assessment, or tax lien upon or against the premises described herein or any part thereof or the improvement situated therein, so long as the Mortgagor shall, in good faith, contest the true of the validity thereof by appropriate legal proceedings from girl in a court of competent jurisdiction, which shall operate to prevent the collection of the tax, assessment, or lien so contest and the sale or forfeiture of the said premises or any part ther of the sale or forfeiture of the said premises or any part ther of the sale or forfeiture of the said

And the said Morigagor further covenants and agrees as fullows:

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

That, together with, and in addition to, the monthly payments to principal and interest payable under the terms to the Mortg ge., on the secured hereby, the Mortgagor will pay to the Mortg ge., on the first day of each month until the said note is fully pale, or first clay of each month until the said note is fully pale, or first clay of each month until the said note is fully pale.

(a) An amount sufficient to provide the holder hereof with funds to pay the next mortgage insurance premium if this instruction of a monthly ment and the note secured hereby are insured, or a monthly charge (in tieu of a mortgage insurance premium) if they are held of the secretary of Rousing and Urban Development, as follows:

ment are insured or are reincured under the provisions of the Martional Housing Act, an amount sufficient to accumulate in the hands of the holder one (1) month prior to its due date the annual mortage 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 Mational Housing Act, as amended, and applicable Regulations thereunder; or Act, as amended, and applicable Regulations thereunder; or (11) If and so long as said rest of even date and this instrument are need by the Secretary of Housing and Urban Develop-

ment 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 (1/12) of one-half (1/2) per centum of the average outstanding 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 lire and other hazard inaurance covering the mortgaged property, plus taxes and assessments next due on the mortgaged property (all as estimated by the Mortgages) less all sums already paid therefor divided by the number of months to elapse before one therefor divided by the number of months to elapse before one

erry (an as estimated by the mumber of months to elapse before one thorstor divided by the number of months (o elapse before one month prior to the date when such ground rents, premiums, taxes and assessments will become definement, such sums to be held by Mortgagee in trust to pay said ground rents, premiums, taxes and spocial assessments; and

(c) All payments mentioned in the two preceding subsections shift payments and sint to be made under the note

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### LEGAL DESCRIPTION

PARCEL 1: Unit C Building 11 as delineated on survey of the Lots 1 to 11 both inclusive in Unit C Building 11 as delineated on survey of the Northeast 1/4 of Section 4. Cedar Run Subdivision being a Subdivision of part of the Northeast 1/4 of Section 4. Township 41 North, Range 11. East of the Third Principal Meridian (herein referred to Township 41 North, Range 11. East of the Third Principal Meridian (herein referred to Township 41 North, Range 11. East of the Third Principal Meridian (herein referred to Township 41 North, Range 11. East of the Third Principal Meridian (herein referred to Township 41 North, Range 11. East of the Third Principal Meridian (herein referred to Township 41 North, Range 11. East of the Third Principal Meridian (herein referred to Township 41 North, Range 11. East of the Third Principal Meridian (herein referred to Township 41 North, Range 11. East of the Third Principal Meridian (herein referred to Township 41 North, Range 11. East of the Third Principal Meridian (herein referred to Township 41 North, Range 11. East of the Third Principal Meridian (herein referred to Township 41 North, Range 11. East of the Third Principal Meridian (herein referred to Township 41 North, Range 11. East of the Third Principal Meridian (herein referred to Township 41 North, Range 11. East of the Third Principal Meridian (herein referred to Township 41 North, Range 11. East of the Third Principal Meridian (herein referred to Township 41 North, Range 11. East of the Third Principal Meridian (herein referred to Township 41 North, Range 11. East of the Third Principal Meridian (herein referred to Township 41 North, Range 11. East of the Third Principal Meridian (herein referred to Township 41 North, Range 11. East of the Third Principal Meridian (herein referred to Township 41 North, Range 11. East of the Third Principal Meridian (herein referred to Township 41 North, Range 11. East of the Third Principal Meridian (herein referred to Township 41 North, Range 11. East of the Third Principal Meridian (herei

PARCEL 2:

Easement appurtenant to and for the benefit of Parcel 1 as set forth in Grant of Easement dated September 1, 1972 and recorded Sepember 29, 1972 as Document 22069275 Easement dated September 1, 1972 and recorded September 30, to Kenneth B. Graser dated September and as created by Deed from Tekton Corporation, to Kenneth B. Graser dated September 20, 1972 and recorded November 30, 1972 as Document 22142790, for ingress and egress, 20, 1972 and recorded November 30, 1972 as Document 22142790, for ingress and egress, over Lots 115 and 133, both inclusive, in Cedar Run Subdivision aforesaid, all in Cook County, Illinois.

PERMANENT INDEX NUMBER: 03-04-204-572-1043

Commonly known as: 1212 Quincy Court, Theeling, Illinois

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FHA SECTION 234 (c)

"The mortgagor further covenants that he will pay his share of the common expenses or assessments and charges by the Association of Owners as provided in the instruments establishing the condominium."

"The Regulatory Agreement executed by the Association of Owners and attached to the Plan of Apartment Ownership (Master Deed or Enabling Declartion) recorded on July 3, 1973 in the Land Records of the County of Cook . State of Illinois, is incorporated in and made of this mortgage (deed of trust) Upon default under the Regulatory Agreement by the Association of Owners or by the mortgagor (grantor) and upon request by the Federal Housing Commissioner the mortgagee, as its option may declare this mortgage (deed of trust) in default and may declare the whole of the indebtedness secured hereby to be due and payable."

"As used herein, the term 'assessments', except where it refers to assessments and charges by the Association of Owners, shall mean 'special assessments' by state or local governmental agencies, districts or other public taxing or assessing bodies."

STATE OF ILLINOIS)

cc.

COUNTY OF COOK

I, the undersigned , a notary public in and for the county and State foresaid, Do hereby Certify that PERCY LOGGINS and ANNA BERNETA JONES , XXXXXXX, personally known to be the same person(s) whose name they 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 June 27 A.D. 1986

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