### State of Illinois

Mortgage

FHA Card No	
86274869	-203
4000	

This Indenture, Made this

27th

June

986, between

Michael A. Welgamott and Cheryl L. Welgamott, husband and wife Donald Webber Mortgage Company, Inc.

, Mortgagor, and

a corporation organized and existing under the laws of the State of INDIANA and authorized to do business in the State of ILLINOIS Mottgagee.

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 Eighty Six Thousand One Hundred Fifty Four And NO/100-----

(\$ 86, 154,00) payable with interest at the rate of per centum ( 10.0 %) per annum on the unpaid balance until paid, and made Ten payable to the order of the Mortgagee at its office in Highland, 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 Fifty Six And 06/100------Dollars (\$ 756.06 on the first day of August, 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 orincipal and interest, it not sooner paid, shall be due and payable on the first day of 720 16 July

Now, therefore, the said Morigagor, for the better feet ring of the payment of the said principal sum of money and interest and the performance of the covenants and agreements herein contained, obey by these presents Mortgage and Warrant unto the Mortgagee, its successors or assigns, the following described Real Estate situate, lyin,, and being in the county of Cook and the State of Illinois, to wit:

Lot 8 in block 1 in Flossmoor Park second addition being a subdivision of the South 660 feet of the East 1/2 of Lot 1 in the North East 1/4 of Section 1, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois. PAS

Tax Number: 31-01-216-008

Together with all and singular the tenements, hereditaments and appartenances thereunto belonging, and the terms, issues, and profits thereof; and all apparatus and fixtures of every kind for the purpose of supplying or distributing hear, light, water, or cover, 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, tight, 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 Morigagor 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 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 sumsufficient 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 tald 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 sald indebtedness, insured for the benefit of the Mortgagee in such forms of Insurance, and in such amounts, as may be requited by the Mortpagee.

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 Promium payments.

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AP 61 ,(I,A, 1, May 61 ,(A,D), 19 48b.  10 03 page  10	Arial Seai Mit.  Piled for Record in the Recorderly Off  County, Illingh, on the  m., and duly recorded in Book	Cityen under my hand and Mot
notary public, in and for the county and State wife, personally known to me to be the same before methils day in person and acknowledged tee and voluntary act for the uses and purposes	the contraction to the foregoing instrument appeared	_ ^ .
(Sever) (Sever) (Sever) (Sever)	Mortgagor, the day and year first written,  [SEAL]  [SEAL]	office the head off seed of the

of this paragraph and all payments to be made under the note (c) All payments mentioned in the two preceding subsections

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Mortgages in trust to pay said ground tents, premiums, taxes and and assessments will become delinquent, such sums to be held by month prior to the date when such ground rents, premiums, taxes therefor divided by the number of months to chase before one erty (all as estimated by the Mottgagee) less all sums already paid eriy, plus taxes and assessments next due on the mortgaged propdorg bagagirom adi galiavoa sanamani brasad radio ban adi lo the premiums that will next become due and payable on policies (b) A sum equal to the ground tents, if any, next due, plus

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bulinee due on the note computed without luking into incount (1/12) of one-half (1/2) per centum of the average outstanding premium) which shall be in an amount equal to one-twelfth

ment, a monthly charge (in Heu of a mortgage insurance ment are held by the Secretary of Housing and Uthan Develop-(II) If and so long as said note of even date and this instin-

Act, as amended, and applicable Regulations thereunder; or and Urbun Developingent pursuant to the National Housing polder with funds to pay such premium to the Secretary of Housmual morigage insurance premium, in order to provide such hands of the holder one (1) month prior to its due date the autional Housing Act, an amount sufficient to accumulate in the ment are insured or me reinsured under the provisions of the Mu-(1) If and so long as said note of even date and this instru-

by the Secretary of Housing and Urban Development, as follows: charge (in licu of a mortgage insurance premium) if they are held ment and the note secured hereby are insured, or a monthly inds to pay the next mortgage insurance premium it this instri-

(a) An umount sufficient to provide the holder hereof with

tollowing sums: tirst day of each month until the said note is fully paid. The secured hereby, the Mortgagor will pay to the Mortsey, on the of principal and interest payable under the terms of the note That, together with, and lu addition to, the pronting payments

on any installment due date.

That privilege is reserved to pay the ache in whole, or in part,

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an keeth Mortgagor furthe coverants and agrees ar

country of any part they of co satisfy the annement, or flen so course ed and the sale or forfelime of the subd which shall operate to prevent the collection of the tax, assesslegal proceedings of orght in a court of competent furladiction, faith, contest the same or the validity thereof by appropriate ments situated thereon, so long as the Mortgagor shall, in good premises described herein or any part thereof or the improveor remove any tax, assessment, or tax lien upon or against the shall not be required nor shall it have the right to pay, discharge, mortgage to the contrary notwithstanding), that the Mortgagee It is expressly provided, however (all other provisions of this

paid by the Mortgagor.

proceeds of the sale of the mortgaged premises, if not otherwise tional indebtedness, secured by this mortgage, to be paid out of any moneys so paid or expended shall become so much adultit may deem necessary for the proper preservation thereof, and such repulse to the property herein mortgaged as all of education ussessments, and insurance premiums, when due, and may make said premises in good tepalt, the Mortgagee may pay such taxes, than that for taxes or assessments on said premises, or to keep such payments, or to satisfy any prior fien or incumbiance office in case of the relusal or neglect of the Mortgagor to make

sion for payment of which has not been made hereinbefore. pay prompily, when due, any premiums on such insurance provifor such periods as may be required by the Mortgagee and will other hazards, casualties and contingendes in such amounts and from time to time by the Mortgagee against loss by fire and erected on the mortgaged property, insured as may be required That he will keep the improvements now existing or hereafter

become due for the use of the premises hereinabove described. the tents, issues, and profits now due or which may beceafter the Mortgagor does hereby assign to the Mortgagee all And as additional security for the payment of the indebtedness

peen made under subsection (a) of the preceding paragraph. note and shall properly adjust any payments which shall have against the amount of principal then remaining unbaid under said under subsection (b) of the preceding taragonh as a credit acquired, the balance then temaining in the funds accumulated ment of such proceedings or at the time the property is otherwise delault, the Mortgagee shall apply, of the time of the commenceheraby, or if the Mortgages had vires the property otherwise after between seatinistic continuation of the premises covered paragraph, if there shall be a default under any of the provisions commissed under the projections of subsection (b) of the preceding Development, and easy balance temaining in the funds ac-

become obligated to the Secretary of Housing and Ordan tion (a) of the preceding paragraph which the Mortgagee has not the Mortgagor all payments made under the provisions of subsecputling he amount of such indebtedness, credit to the account of deblockies represented thereby, the Mortgagee shall, in comor he note secured hereby, full payment of the entire in-

shall tender to the Mortgagee, in accordance with the provisions insurance premiums shall be due. If at any time the Mortgagor date when payment of such ground rents, taxes, assessments, or amount necessary to make up the deficiency, on or before the and payable, then the Mortgagor shall pay to the Mortgagee any. premiums, as the case may be, when the same shall become due

to pay ground rente, taxes, and assessments, or insurance indication (b) of the preceding paragraph thall not be sufficient however, the monthly payments made by the Mortgagor under mide by the Mortgagor, or refunded to the Mortgagor. If, of the Mortgagor, shall be credited on subsequent payments to be the case may be, such excess, if the four is current, at the option. Bround sents, taxes, and assessments, or insurance premiums, as amonut of the payments actually made by the Mortgages for

oth becase fluds dquiganaq guibeced the (d) noiteestus tabout of the payments small by the Mottagagor under

samomyng moupulob guilbunt ni bozlovni oznogzo ment more than lifteen (15) days in arrears, to cover the extra not to exceed four cents (4.) for each dollar (\$1) for each payunder this mortgage. The Mortgagee may collect a "late charge" due date of the next such payment, constitute an event of default payment shall, unless made good by the Mortgagor prior to the Vuy deficiency in the amount of any such aggregate monthly

(V) Inte charges.

(VI) amortivation of the principal of the said note; and

(III) interest on the note secured hereby; other hazard insurance premiums;

(II) ground rents, if any, taxes, special assessments, the, and

charge (hi Ren of mortguge insarance premium), as the case may Secretary of Housing and Orban Development, or monthly

off alw sometiment to toutines out tolane equals minusing. (1)

the order set forth: payment to be applied by the Mortgagee to the following items in alguia a ni dinom noas rogagiroM adi yd bing ad flada luareiti secured hereby shall be added together and the aggregate amount

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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 Mortgagar will give immediate notice by mail to the Mortgugee, 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 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 jurchaser or grantee.

That if the premises, o. 27, 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 line diadections upon this Mortgage, and the Note secured hereby remaining unpaid, are hereby assigned by the Mortgager to the Mortgages and shall be paid forthwith to the Mortgages to be applied by it on account of the indebtaginess 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 Same 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, vither 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 pince 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, cc 48, 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 Mortgager or others upon such terms and conditions, either within or beyond any period of tedemption, 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 expenser, 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 mortguer 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, tole, and conveyance, including attorneys', solicitors', and stenog aphers' fees, outlays for documentary evidence and cost of said distract and examination of title; (2) all the moneys advanced by the 'Aortyages, 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 clark and in the manner aforesaid and shall abide by, comply with, said duly perform all the covenants and agreements herein, then this conveyance shall be null and void and Mortgagee will, within this 12 [30] days after written demand therefor by Mortgagor, execute a release or satisfaction of this mortgage, and Mortgagor hereby waives the benefits of all statutes or laws which require the earlier execution or delivery of such release or satisfaction by Mortgagee.

It is expressly agreed that no extension of the time for payment of the debt hereby secured given by the Mortgagee to any successor in interest of the Mortgagor shall operate to release, in any manner, the original liability of the Mortgagor.

The covenants herein contained shall bind, and the benefits and advantages shall inure, to the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Wherever used, the singular number shall include the plural, the plural the singular, and the masculine gender shall include the feminine.

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Michael and Cher	A, Wolgamott yll, Wolgamot LD WEBBER MO	ted the 27th day AGE of t, husband and wife RTGAGE COMPANY, INC RAGRAPHS ARE ON PAC	the MORTO	SAGOR MORTGAGOR
1.	Subsection	(a) of Paragraph	2 is del	eted.
2.	Subsection	(c)(I) of Paragra	ph <u>2</u> is	deleted.
3.	payments m paragraph pecome obl Brban Deve	rd sentence of Parade under the prov 2 hereof which igated to pay to t lopment and are de	isions of (a the MORTGAC he Secretary eleted.	) of SEE has not of Housing and
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5.	Tollowing	opt on may not be		
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aforesaid! Do, I and Charles whose reperson whose reperson and ackritee and volunt of homestead.	ा saft begbelwor	aubscribed to the foregones signed, sealed, and sand purposes therein set fo	oing instrument, sp delivered the said rth, including the r	known to me to be the same peared before ne his day in instrument as
GIVEN und	er my hand and Not	arial Seal this	day Acco	Notary Public
DOC: NO.	Fil	ed for Record in the Recorder	's Office of	
		County, Illinois, on the	day of	A.D. 19
<b>a</b> t	o'clock	m., and duly recorded in B	ook af	Page