

VA FORM 24-4310 (Home Loan)
Rev. August 1981. Use Optional.
Section 1210, Title 38, U.S.C.
Acceptable to
Federal National Mortgage Association

LH 555710
MORTGAGE

86899424

THIS INDENTURE, made this 20th day of JUNE 1986, between
STANLEY EVANS, DIVORCED AND NOT SINCE REMARRIED

Mortgagor, and

HERITAGE MORTGAGE COMPANY
a corporation organized and existing under the laws of THE STATE OF ILLINOIS
Mortgagee.

WITNESSETH That whereas the Mortgagor is justly indebted to the Mortgagee, as is evidenced by a certain promissory note executed and delivered by the Mortgagor, in favor of the Mortgagee, and bearing even date herewith, in the principal sum of TWENTY EIGHT THOUSAND TWO HUNDRED FIFTY AND NO/100-- Dollars (\$28,250.00--) 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 CHICAGO, ILLINOIS, or at such other place as the holder may designate in writing, and delivered or mailed to the Mortgagor: the said principal and interest being payable in monthly installments of TWO HUNDRED THIRTY SEVEN AND 54/100 Dollars (\$ 237.54--) beginning on the first day of AUGUST 1, 1986, and continuing on the first day of each 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 JULY 1, 2016

NOW, THEREFORE, the said Mortgagor, for the better securing of the payment of 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 39 IN BLOCK 12 IN THE ORIGINAL TOWN OF PULLMAN, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE LYING EAST OF THE EASTERLY LINE OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD, IN COOK COUNTY, ILLINOIS.

THIS INSTRUMENT PREPARED BY & RETURN:

HERITAGE MORTGAGE COMPANY
1000 E. 111th Street
Chicago, IL 60628

Property Address:
11329 S. St. Lawrence
Chicago, IL 60628
PTIN: 25-22-220-023 Vol. 290

KS

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, and the rents, issues, and profits thereof; and all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are, and shall be deemed to be, fixtures and a part of the realty, and are a portion of the security for the indebtedness

herein mentioned;

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County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS

Mortgage

Doc. No.

TO

Filed for Record at the Recorder's Office of

County, Illinois

day of

D. 19

and duly recorded in Book

page

86289424

My Commission Expires 11/23/14

Notary Public
[Signature]
day of 1982

This instrument was prepared by:

GIVEN under my hand and Notarial Seal this 19th day of 1982

and purposes therein set forth, including the release and waiver of the right of homestead, that the instrument was signed, sealed, and delivered to the foregoing instrument appeared before me this day in person and acknowledged the same to me to be the same person whose name is subscribed to the foregoing instrument.

I, a notary public, in and for the County and State aforesaid, do hereby certify that the foregoing instrument was signed, sealed, and delivered to me by the person whose name is subscribed to the foregoing instrument, and that the same is the same person whose name is subscribed to the foregoing instrument.

STATE OF ILLINOIS
COUNTY OF COOK

STANLEY EVANS
[Signature]

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

payee of the indebtedness here secured or any transferee thereof, whether by operation of law or otherwise.

THE COVENANTS HEREIN CONTAINED shall bind, and the benefits and advantages at all inure, to the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Wherever used, the word "mortgage" shall include any other instrument which is intended to secure the indebtedness here secured.

If the indebtedness secured hereby is guaranteed or insured under Title 36, United States Code, such guarantee or insurance shall be a part of the indebtedness here secured and shall be subject to the same provisions of this instrument as the indebtedness here secured.

The lien of this instrument shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness or any part thereof hereby secured; and no extension of the time of payment of the debt hereby secured given by the Mortgagee to any successor in interest of the Mortgagee shall operate to release, in any manner, the original liability of the Mortgagee.

If the Mortgagee shall pay said note at the time and in the manner aforesaid and shall abide by, comply with and duly perform all the covenants and agreements herein, then this conveyance shall be null and void and the Mortgagee will, within thirty days after written demand therefor by the Mortgagee, execute a release or satisfaction of this mortgage, and the Mortgagee hereby waives the benefits of all statutes or laws which require the earlier execution or delivery of such release or satisfaction by Mortgagee.

There SHALL BE INCLUDED in any decree foreclosing this mortgage and be paid out of the proceeds of any sale made in pursuance of any such decree: (1) All the costs of such suit or suits, advertising, sale, and conveyance, including reasonable attorneys' fees, outlays, and stenographers' fees, and other documentary evidence and cost of said abstract and examination of title; (2) All the moneys advanced by the Mortgagee, if any, for any purpose authorized in the mortgage, with interest on such advances at the rate provided for in the principal indebtedness, from the time such advances are made; (3) All the accrued interest remaining unpaid on the indebtedness hereby secured; (4) All the said principal moneys remaining unpaid; (5) All sums paid by the Veterans Administration on account of the guaranty or insurance of the indebtedness secured hereby. The surplus of the proceeds of sale, if any, shall then be paid to the Mortgagee.

It is the intent of the parties hereto that the proceeds of the sale of the premises secured hereby shall be applied to the payment of the debt hereby secured, and the Mortgagee shall have the right to apply the proceeds of the sale of the premises secured hereby to the payment of the debt hereby secured, and the Mortgagee shall have the right to apply the proceeds of the sale of the premises secured hereby to the payment of the debt hereby secured.

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TO HAVE AND TO HOLD the above-described premises, with the appurtenances and fixtures, unto the said Mortgagee, its successors and assigns, forever, for the purposes and uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the said Mortgagor does hereby expressly release and waive.

AND SAID MORTGAGOR covenants and agrees:

To keep said premises in good repair, and not to do, or permit to be done, upon said premises, anything that may impair the value thereof, or of the security intended to be effected by virtue of this instrument; not to suffer any lien of mechanics men or material men to attach to said premises; to pay to the Mortgagee, as hereinafter provided, until said note is fully paid, (1) a sum sufficient to pay all taxes and assessments on said premises, or any tax or assessment that may be levied by authority of the State of Illinois, or of the county, town, village, or city in which the said land is situated, upon the Mortgagor on account of the ownership thereof; (2) a sum sufficient to keep all buildings that may at any time be on said premises, during the continuance of said indebtedness, insured for the benefit of the Mortgagee in such type or types of hazard 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 may reasonably be deemed necessary for the proper preservation thereof, and any moneys so paid or expended shall become so much additional indebtedness, secured by this mortgage, shall bear interest at the rate provided for in the principal indebtedness, shall be payable thirty (30) days after demand and shall be paid out of proceeds of the sale of the mortgaged premises, if not otherwise paid by the Mortgagor.

Upon the request of the Mortgagee the Mortgagor shall execute and deliver a supplemental note or notes for the sum or sums advanced by the Mortgagee for the alteration, modernization, improvement, maintenance, or repair of said premises, for taxes or assessments against the same and for any other purpose authorized hereunder. Said note or notes shall be secured hereby on a parity with and as fully as if the advance evidenced thereby were included in the note first described above. Said supplemental note or notes shall bear interest at the rate provided for in the principal indebtedness and shall be payable in approximately equal monthly payments for such period as may be agreed upon by the creditor and debtor. Failing to agree on the maturity, the whole of the sum or sums so advanced shall be due and payable thirty (30) days after demand by the creditor. In no event shall the maturity extend beyond the ultimate maturity of the note first described above.

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:

Privilege is reserved to prepay at any time, without premium or fee, the entire indebtedness or any part thereof not less than the amount of one installment, or one hundred dollars (\$100.00), whichever is less. Prepayment in full shall be credited on the date received. Partial prepayment, other than on an installment due date, need not be credited until the next following installment due date or thirty days after such prepayment, whichever is earlier.

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 as Trustee under the terms of this trust as hereinafter stated, 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, plus taxes and assessments next due on the mortgaged property (all as estimated by the Mortgagee, and of which the Mortgagor is notified) 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 assessments.

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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 of the complainant and for 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 proceeding.

IN THE EVENT that the whole or 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 Mortgagee, or any party claiming under said Mortgagee, and without regard to the solvent or insolventcy at the time of such application, for a receiver, of the person or persons liable for the payment of the indebtedness secured hereby, and with/ut regard to the value of said premises or whether the same shall then be occupied by the owner or the equity of redemption, as a homestead, appoint a receiver for the benefit of the Mortgagee, with power to collect the rents, issues, and profits of the said premises during the pendency of such foreclosure suit and, in case of sale and a deficiency, during the full statutory period of redemption, and such rents, issues, and profits when collected may be applied toward the payment of the indebtedness, costs, taxes, insurance, and other items necessary for the protection and preservation of the property.

IN THE EVENT of default in making any monthly payment provided for herein, or in case of a breach of any other covenant or agreement herein stipulated, then the whole or said principal sum remaining unpaid together with accrued interest thereon, shall, at the election of the Mortgagee, hereby, or in case of a breach of any other covenant or agreement herein stipulated, then the whole or said principal sum remaining unpaid together with accrued interest thereon, shall, at the election of the Mortgagee, become immediately due and payable.

MORTGAGEE WILL CONTINUOUSLY MAINTAIN hazard insurance, of such type or types and amounts as Mortgagee may from time to time require, on the improvements now or hereafter on said premises, and except where payment for all such premiums has theretofore been made, the Mortgagee will promptly when due any premium therefor. 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 favor of the Mortgagee. In event of loss Mortgagee will give immediate notice by mail to the Mortgagee, which may make proof of loss if not made promptly by Mortgagee, and will insure the premises and any improvements thereon as authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagee. 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 Mortgagee in and to any insurance policies then in force shall pass to the purchaser or grantee.

AS ADDITIONAL SECURITY for the payment of the indebtedness aforesaid the Mortgagee does hereby assign to the principal then remaining unpaid under said note:

to credit of Mortgagee under said paragraph (a) as a credit on the interest accrued and unpaid and the mesne interest of such proceeds; or at the time the property is otherwise acquired, the amount then remaining acquired the property otherwise after default, the Mortgagee as Trustee shall apply, at the time of the foreclosures of this mortgage, resulting in a public sale of the premises covered hereby, or if the Mortgagee the provisions of paragraph (a) of the preceding paragraph. If there shall be a default under any of the amount of such indebtedness, credit to the account of the Mortgagee or any credit balance remaining under full payment of the entire indebtedness represented thereby, the Mortgagee as Trustee shall, in comparing the Mortgagee's ledger to the Mortgagee, in accordance with the provisions of the note secured hereby, from the Mortgagee's ledger the amount of the deficiency, which notice may be given by mail. If at any time same shall become due and payable, the Mortgagee shall pay to the Mortgagee as Trustee any amount necessary to make up the deficiency. Such payments shall be made within thirty (30) days after written notice to the Mortgagee. If, however, such monthly payments shall not be sufficient to pay such items when the assessments, or insurance premiums, or other items for such items or, at the Mortgagee's option as Trustee, shall be refunded to be made by the Mortgagee for such items or, as the case may be, such excess shall be credited on subsequent payments to be made by the Mortgagee under paragraph (a) of the preceding paragraph.

III. Amortization of the principal of the said note.

II. Interest on the note secured hereby; and

I. Ground rents, if any, taxes, assessments, fire, and other hazard insurance premiums;

(b) The aggregate of the amounts payable pursuant to subparagraph (a) and those payable on the note secured hereby, shall be paid in a single payment each month, to be applied to the following items in the order stated:

Any deficiency in the amount of any such aggregate monthly payment shall, unless made good prior to the due date of the next payment, constitute an event of default under this mortgage. At Mortgagee's option, Mortgagee will pay a "late charge" not exceeding four per centum (4%) of any installment when paid more than fifteen (15) days after the due date thereof to cover the extra expense involved in handling delinquent payments, but such "late charge" shall not be payable out of the proceeds of any sale made to satisfy the indebtedness secured hereby, unless such proceeds are sufficient to discharge the entire indebtedness and all proper costs and expenses secured hereby.

If the total of the payments made by the Mortgagee under subparagraph (a) of the preceding paragraph shall exceed the amount of payments actually made by the Mortgagee as Trustee for ground rents, taxes, and assessments, or insurance premiums, as the case may be, such excess shall be credited on subsequent payments to be made by the Mortgagee for such items or, at the Mortgagee's option as Trustee, shall be refunded to the Mortgagee. If, however, such monthly payments shall not be sufficient to pay such items when the assessments, or insurance premiums, or other items for such items or, as the case may be, such excess shall be credited on subsequent payments to be made by the Mortgagee under paragraph (a) of the preceding paragraph.