

UNOFFICIAL COPY

ASSIGNMENT OF REAL ESTATE MORTGAGE

OLD LOAN NO. 86-1215
NEW LOAN NO.

86328494

KNOW ALL MEN BY THESE PRESENTS, THAT EVERGREEN HOME FUNDING CORPORATION, a Corporation organized and existing under and by virtue of the laws of the State of Illinois, and having its office and principal place of business in the Village of Crestwood and State of Illinois, party of the first part, for value received, has granted, bargained, sold, assigned, transferred and set over, and by these presents does grant, bargain, sell assign, transfer and set over unto:

THE PROVIDENT INSTITUTION FOR SAVINGS IN THE TOWN OF BOSTON
30 WINTER STREET, BOSTON, MA 02105

party of the second part, its successors and assigns, a certain indenture of mortgage dated the 30TH day of JULY, 19 86

by: JOSEPH W. KORKOSZ, JR. AND DEBORAH A. KORKOSZ, HIS WIFE

TO: EVERGREEN HOME FUNDING CORPORATION

it securing the payment of one promissory note therein described for the sum of SIXTY ONE THOUSAND NINE HUNDRED SIXTEEN AND NO/100----- DOLLARS

11 00

and all its right, title and interest in and to the premises situated in the county of COOK and State of Illinois, and described in said mortgage as follows, to-wit:

70-45-715-A

LOT 122 IN PASQUINELLI'S 14TH ADDITION, BEING A SUBDIVISION OF THE SOUTH 1/2 OF LOT 1 IN BLOCK 19 IN FREDERICK H. BARTLETT'S CENTRAL WOOD, BEING A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 AND THE EAST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RAILROAD RIGHT OF WAY) IN COOK COUNTY, ILLINOIS.

PROPERTY: 9812 SOUTH MANSFIELD AVENUE
OAK LAWN, IL 60453

RECORDED IN ILLINOIS
1986 AUG -1 AM 10: 16

86328494

PERM. TAX #24-08-219-024-0000 M.C.

which said mortgage is recorded in the office of Recorder of Deeds of COOK County, in the State of Illinois, as Document No. 86328493, together with the said note therein described, and the money due or to grow due there with interest;

TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns, forever; subject only to the provisions in the said indenture of mortgage contained.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed in its name by ROBERT B. ALLISON, its President attested by, CAROL V. RINCHIUSO, its Assistant Secretary and its corporate seal to be hereunto affixed, this 30TH day of JULY, A.D., 19 86.

ATTEST: Carol V. Rinchiuso
ASSISTANT SECRETARY

BY: Robert B. Allison
PRESIDENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

86328494

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that ROBERT B. ALLISON and CAROL V. RINCHIUSO President and Assistant Secretary respectively of EVERGREEN HOME FUNDING CORPORATION personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such officers, appeared before me this day in person and acknowledge that they signed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth; and the same Assistant Secretary, did also then and there acknowledge that he, as custodian of the seal of said corporation, did affix the said corporate seal to said instrument, as his own free and voluntary act and as the free and voluntary of said corporation, for the uses and purposes therein set forth.

MAIL TO:
This instrument was prepared by:
DONNA J. PARKER
EVERGREEN HOME FUNDING CORPORATION
4967 WEST 135TH STREET
CRESTWOOD, IL 60445

GIVEN under my hand and Notarial Seal this
30TH day of JULY, A.D.,
19 86

Donna J. Parker
Notary Public

BOX 333-CA

My Commission Expires My Commission Expires Sept. 11, 1989

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Property of Cook County Clerk's Office

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THIS INSTRUMENT WAS PREPARED BY:
DONNA J. PARKER
EVERGREEN HOME FUNDING CORPORATION
4967 WEST 135TH STREET
CRESTWOOD, IL 60445

FHA Case # 13134415960-203

RIDER TO STATE OF ILLINOIS
MORTGAGE HUD-92116M (5-80)

This rider attached to and made part of the Mortgage between JOSEPH W. KORKOSZ, JR. AND DEBORAH A. KORKOSZ, HIS WIFE, Mortgagor, and EVERGREEN HOME FUNDING CORPORATION, Mortgagee, dated JULY 30, 1986, revises said Mortgage as follows:

1. Page 2, the second covenant of the Mortgage 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, plus taxes and assessments next due on the mortgaged property (all as estimated by the Mortgagee) less all sums already paid therefore 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
- (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:
 - (1) ground rents, if any, taxes, special assessments, fire, and other hazard insurance premiums;
 - (11) interest on the note secured hereby, and
 - (111) 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 (4c) for each dollar (\$1.00) 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 (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, 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 become 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 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.

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

This option may not be exercised by the Mortgagee when the ineligibility 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 Development.

Dated as of the date of the mortgage referred to herein.


Mortgagor JOSEPH W. KORKOSZ, JR.


Mortgagor DEBORAH A. KORKOSZ, HIS WIFE

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