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68863488  
13-4582806-703B

MORTGAGE

This form is used in connection with mortgages insured under the one to four-family provisions of the National Housing Act.

THIS INDENTURE, Made this 30th day of July, 1986, between DANIEL C YANG, AND DEBORAH C YANG, HIS WIFE

86337076

Margaretten & Company, Inc., a corporation organized and existing under the laws of the state of New Jersey and authorized to do business in the state of Illinois, 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

Ninety Thousand, Three Hundred Six and 00/100 Dollars (\$91,306.00) payable with interest at the rate of

Ten Per Centum (10%) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in Perth Amboy, NJ 08862, 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 Ninety-Two and 89/100 Dollars (\$792.89) on the first day of September 1, 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 August, 2016

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 33 IN BLOCK 1 IN ASHWOOD ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN 10-20-415-007 RS

"REFERENCES HEREIN TO A MONTHLY MORTGAGE INSURANCE PREMIUM ARE AMENDED OR DELETED BY THE ATTACHED RIDER TO THIS MORTGAGE."

PREPAYMENT RIDER ATTACHED HERETO AND MADE A PART HEREOF.

COOK COUNTY RECORDER  
1101 S. WASHINGTON ST.  
CHICAGO, ILL. 60607  
172227 MAIL ROOM 06/04/86  
\$15.25 DEPT-01 RECORDING

86337076

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto 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.

15<sup>00</sup> MAIL

86-337076

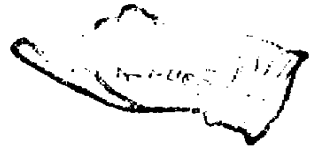
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MARGARETTEN & COMPANY, INC.  
887 WILMETTE ROAD, SUITE F  
PALATINE, IL 60067

MAIL TO:



Property of Cook County Clerk's Office

DOC. NO. \_\_\_\_\_  
Filed for Record in the Recorder's Office of \_\_\_\_\_  
County, Illinois, on the \_\_\_\_\_ day of \_\_\_\_\_, 1988.  
at \_\_\_\_\_ o'clock \_\_\_\_\_ m., and duly recorded in Book \_\_\_\_\_ of \_\_\_\_\_ Page \_\_\_\_\_

887 E WILMETTE ROAD  
PALATINE IL 60067

This instrument was prepared by: Margaretten & Company, Inc.

Notary Public

*[Signature]*  
day *July*, 1988

GIVEN under my hand and Notarial Seal on \_\_\_\_\_

personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that (he, she, they) signed, sealed, and delivered the said instrument as (his, hers, their) free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

DANIEL C YANG, AND DEBORAH C YANG, HIS WIFE

the undersigned, a notary public, in and for the county and State aforesaid, Do Hereby Certify That

STATE OF ILLINOIS  
COUNTY OF *Cook*

-----  
-Borrower

-----  
-Borrower

-----  
-Borrower

*Deborah C Yang*  
DEBORAH C YANG, HIS WIFE

-----  
-Borrower

*Daniel C Yang*  
DANIEL C YANG

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

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.





8 6 3 3 7 0 7 6

SETTLEMENT AGENT

*[Handwritten Signature]*

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

FIRST AFORESAID.

HAS SET HIS HAND AND SEAL THE DAY AND YEAR

IN WITNESS WHEREOF, DANIEL C. YANG AND DEBORAH C. YANG, HIS WIFE

"PRIVILEGE IS RESERVED TO PAY THE DEBT, IN WHOLE OR  
IN PART, ON ANY INSTALLMENT DUE DATE."

2. THE FIFTH UNNUMBERED PARAGRAPH OF PAGE TWO, IS AMENDED  
BY THE ADDITION OF THE FOLLOWING:

1. IN THE FIFTH UNNUMBERED PARAGRAPH OF PAGE TWO, THE  
SENTENCE WHICH READS AS FOLLOWS IS DELETED:  
"PRIVILEGE IS RESERVED TO PAY THE DEBT IN WHOLE,  
OR AN AMOUNT EQUAL TO ONE OR MORE MONTHLY PAYMENTS  
ON THE PRINCIPAL THAT ARE NEXT DUE ON THE NOTE, ON  
THE FIRST DAY OF ANY MONTH PRIOR TO MATURITY;  
PROVIDED HOWEVER, THAT WRITTEN NOTICE OF AN INTENTION  
TO EXERCISE SUCH PRIVILEGE IS GIVEN AT LEAST THIRTY  
(30) DAYS PRIOR TO PREPAYMENT."

THE MORTGAGOR, AS FOLLOWS:

THE MORTGAGEE, AND DANIEL C. YANG AND DEBORAH C. YANG, HIS WIFE  
AMENDS THE MORTGAGE OF EVEN DATE BY AND BETWEEN MARGARETTEN AND COMPANY, INC.,

THIS RIDER, DATED THE 30TH DAY OF JULY, 19 86,

FHA MORTGAGE PREPAYMENT RIDER

FHA# 131-4582806-703B  
LOAN# 60866480

0702076

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MORTGAGE RIDER DANIEL C. YANG AND DEBORAH C. YANG

Paragraph 5 of PG. 3 is added as follows: "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".

If the total of the payments made by the Mortgagee 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, as the case may be, such excess, if the loan is current, at the option of the Mortgagee, shall be credited on subsequent payments to be made by the Mortgagee, or refunded to the Mortgagee. If, however, the monthly payments made by the Mortgagee 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 Mortgagee 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. It at any time the Mortgagee shall tender to the Mortgagee, in accordance with the provisions of the note secured hereby, full payment of the entire indebtedness represented under the provisions of subsection (a) of the preceding paragraph, any balance accumulated to the account of the Mortgagee, any balance remaining in the funds accumulated under the provisions of subsection (a) 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 acquired 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.

Any deficiency in the amount of such aggregate monthly payment shall, unless made good by the Mortgagee 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.

III. amortization of the principal of the said note.

II. interest on the note secured hereby, and

I. ground rents, taxes, special assessments, fire and other hazard (insurance) premiums.

Mortgagee to the following items in the order set forth:

(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 Mortgagee each month in a single payment to be applied by the Mortgagee to the following items in the order set forth:

(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 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

That, together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, the Mortgagee will pay to the Mortgagee, on the first day of each month until the said note is fully paid, the following sums:

amend and supplement the Mortgage of same date as follows:

This rider to the Mortgage between DANIEL C. YANG AND DEBORAH C. YANG, HIS WIFE and MARGARETTEN & COMPANY, Inc. dated JULY 30, 1986, is deemed to

"FHA MORTGAGE RIDER"

STATE: ILLINOIS

FHA# FILE#

131-452806-7038 60866480

86337076

DEBORAH C. YANG DANIEL C. YANG

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