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VA FORM 26-6370 (Home Loan)
Rev. August 1981. Use Optional.
Section 1810, Title 38, U.S.C.
Acceptable to
Federal National Mortgage Association

MORTGAGE

PT 6-06-145

THIS INDENTURE, made this 8TH day of AUGUST

1986 between

THOMAS ROCHA AND RINA ROCHA, HUSBAND AND WIFE

13⁰⁰

COMBINED MORTGAGE SERVICES, INC.

, Mortgagor, and

a corporation organized and existing under the laws of THE STATE OF ILLINOIS
Mortgages.

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 FIFTY SIX THOUSAND AND NO/100 Dollars (\$ 56,000.00) 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 OAK PARK, ILLINOIS 60203, 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 FOUR HUNDRED SEVENTY AND 8/100 Dollars (\$ 470.88) beginning on the first day of OCTOBER, 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 SEPTEMBER, 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 26 IN BLOCK 7 IN WILLIAM F. HIGGIN'S PARK ADDITION, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF THE RIGHT OF WAY OF THE BALITMORE, OHIO AND CHICAGO TERMINAL RAILROAD IN COOK COUNTY, ILLINOIS.

PT# 16-17-407-014 VOLUME 566

RECORD AND RETURN TO: COMBINED MORTGAGE SERVICES, INC. 15020 S. CICERO AVENUE, SUITE A OAK FOREST, IL 60452
PREPARED BY: PATRICIA A. DAHMS OAK FOREST, IL 60452

COMMONLY KNOWN AS: 1043 S. MAYFIELD AVENUE, CHICAGO, ILLINOIS 60644

MAILED
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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;

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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THE MORTGAGOR(S) FURTHER AGREE THAT SHOULD 49.11 PERCENT OF THE SUMS SECURED HEREBY NOT BE GUARANTEED UNDER THE SERVICE MEN'S READJUSTMENT ACT OF 1944 AS AMENDED, THE MORTGAGEE, MAY AT HIS OPTION, DECLARE ALL SUMS SECURED HEREBY IMMEDIATELY DUE AND PAYABLE. A WRITTEN STATEMENT ISSUED BY ANY OFFICER OR AGENT OF THE VETERANS ADMINISTRATION, SUBSEQUENT TO THE DATE HEREBY DECLINING TO ISSUE A CERTIFICATE OF GUARANTY FOR THE ABOVE MENTIONED PORTION OF SUMS SECURED HEREBY SHALL BE DEEMED PROOF OF SUCH LACK OF GUARANTY.

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 ATTORNEY'S FEE OF THE COMPLAINT AND FOR ATTORNEY'S 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 THEREBY BY REASON OF THIS MORTGAGE, ITS COSTS AND EXPENSES, AND THE REASONABLE FEES AND CHARGES OF THE ATTORNEY OR SOLICITOR OF THE MORTGAGEE, SO MADE PARTIES, FOR SERVICES IN SUCH SUIT OR PROCEEDING.

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, EITHER BEFORE OR AFTER SALE, AND WITHOUT NOTICE TO THE SAID MORTGAGEE, OR ANY PARTY CLAIMING UNDER SAID MORTGAGE, AND WITHOUT REGARD TO THE SOLVENCY OR INSOLVENCY AT THE TIME OF SUCH APPLICATION FOR A RECEIVER, OF THE PERSON OR PERSONS LIABLE FOR THE PAYMENT OF THE INDEBTEDNESS SECURED HEREBY, AND WITHOUT REGARD TO THE VALUE OF SAID PREMISES OR WHETHER THE SAME SHALL THEN BE OCCUPIED BY THE OWNER OR THE DUTY OF REDEMPTION, AS A HOMESELD, APPOINT A RECEIVER FOR THE BENEFIT OF THE MORTGAGEE, WITH POWER TO COLLECT THE RENTS, ISSUES, AND PROFITS OF THE SAID PREMISES DURING THE PENDING 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 AND IN THE NOTE SECURED HEREBY, 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 OPTION OF THE MORTGAGEE, WITHOUT NOTICE, 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, OR A PORTION THEREOF, AND EXCEPT WHEN PAYMENT FOR ALL SUCH PREMIUMS HAS THEREFORE BEEN MADE, A FEE WILL BE PROMPTLY WHEN DUE ANY PREMIUMS THEREON. ALL INSURANCES 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 MORTGAGEE WILL GIVE LIMITS A NOTICE BY MAIL TO THE MORTGAGEE, WHO MAY MAKE PROOF OF LOSS IF NOT MADE PROMPTLY BY MORTGAGEE, AND EACH LOSS PAYABLE 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 AS 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.

AS APPOINTED AGENT FOR THE PURPOSE OF THE INDEBTEDNESS SECURED BY THIS MORTGAGEE DOES HEREBY ASSIGN HEREBY TO THE MORTGAGEE ALL THE RENTS, ISSUES, AND PROFITS NOW DUE OR WHICH MAY HEREAFTER BECOME DUE FOR THE USE OF THE PREMISES HEREBY DESCRIBED. THE MORTGAGEE SHALL BE ENTITLED TO COLLECT AND RETAIN ALL OF SAID RENTS, ISSUES AND PROFITS UNTIL DEFAULT HEREAFTER, EXCEPT FOR BONUSES AND ROYALTIES RESULTING FROM OIL, GAS OR OTHER MINERAL LEASES OR CONVEYANCES THERETO NOW OR HEREAFTER IN EFFECT. THE LEASES, ASSIGNMENTS OR SUBLEASES OF SUCH OIL, GAS OR MINERAL LEASES IS DIRECTED TO PAY ANY PROFITS, BONUSES, RENTS, REVENUES OR ROYALTIES TO THE OWNER OF THE INDEBTEDNESS SECURED HEREBY.

IN THE EVENT OF SUCH PROCEEDING AS PROVIDED IN PARAGRAPH (A) OF THIS MORTGAGE, THE AMOUNT THEN REMAINING TO CREDIT OF MORTGAGEE UNDER SAID PARAGRAPH (A) AS A CREDIT ON THE INTEREST ACCRUED AND UNPAID AND THE AMOUNT OF SUCH PROCEEDS AS PROVIDED IN PARAGRAPH (A) OF THIS MORTGAGE, SHALL BE APPLIED TO THE PAYMENT OF THE AMOUNT OF SUCH INDEBTEDNESS REPRESENTED THEREBY, THE MORTGAGEE AS TRUSTEE SHALL, IN COMPUTING THE AMOUNT OF SUCH INDEBTEDNESS, IN ACCORDANCE WITH THE PROVISIONS OF THE NOTE SECURED HEREBY, FROM THE MORTGAGEE DURING THE AMOUNT OF THE DEFICIENCY, WHICH NOTICE MAY BE GIVEN BY MAIL. IF AT ANY TIME FROM THE MORTGAGEE FOR SUCH ITEMS OR, AS THE MORTGAGEE'S OPTION AS TRUSTEE, SHALL BE REFUNDED TO THE MORTGAGOR. IF, HOWEVER, SUCH MONTHLY PAYMENTS SHALL NOT BE SUFFICIENT TO PAY SUCH ITEMS WHEN THE 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 FROM THE MORTGAGEE. IF THE AMOUNT OF SUCH 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, AS THE MORTGAGEE'S OPTION AS TRUSTEE, SHALL BE REFUNDED TO THE MORTGAGOR. IF, HOWEVER, SUCH MONTHLY PAYMENTS SHALL NOT BE SUFFICIENT TO PAY SUCH ITEMS WHEN THE 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 FROM THE MORTGAGEE. IF THE AMOUNT OF SUCH 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, AS THE MORTGAGEE'S OPTION AS TRUSTEE, SHALL BE REFUNDED TO THE MORTGAGOR.

IF THE TOTAL OF THE PAYMENTS MADE BY THE MORTGAGEE UNDER SUBPARAGRAPH (A) OF THE PRECEDING PARAGRAPH IS SUFFICIENT TO DISCHARGE THE ENTIRE INDEBTEDNESS AND ALL PROPER COSTS AND EXPENSES SECURED HEREBY, THE PROCEEDS OF ANY SALE MADE TO SATISFY THE INDEBTEDNESS SECURED HEREBY, UNLESS SUCH PROCEEDS ARE THE PROCEEDS OF A SALE INVOLVED IN HANDLING DELINQUENT PAYMENTS, BUT SUCH "LATE CHARGE" SHALL NOT BE PAYABLE OUT OF THE INSTALLMENT WHEN PAID MORE THAN FIFTEEN (15) DAYS AFTER THE DUE DATE THEREOF TO COVER THE EXCESS "LATE CHARGE" NOT EXCEEDING FOUR PER CENTUM (4%) OF ANY "LATE CHARGE" NOT EXCEEDING FOUR PER CENTUM (4%) OF ANY "LATE CHARGE". AT MORTGAGEE'S OPTION, MORTGAGEE WILL PAY A "LATE CHARGE" NOT EXCEEDING FOUR PER CENTUM (4%) OF ANY "LATE CHARGE" TO THE DUE DATE OF THE NEXT PAYMENT, CONSISTING 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 "LATE CHARGE" TO THE DUE DATE OF THE NEXT PAYMENT, CONSISTING AN EVENT OF DEFAULT UNDER THIS MORTGAGE.

- 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.**
- I. Interest on the note secured hereby; and**
- II. Interest on the note secured hereby; and**
- III. Amortization of the principal of the said note.**
- 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:**

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