Dollars

UNOFFICIA

State of Illinois

FHA Case No.:

131:4381771-703

This Indenture, Made this 27TH

day of

AUGUST

, 19 86, between

the Bang Grant participation of a control control of the following of the Control MATTLDE MORALES, A WIDOW, NOT SINCE REMARRIED

Mortgagor, and

INDIANA TOWER SERVICE, INC. -----

a corporation organized and existing under the laws of THE STATE OF INDIANA----Mortgagee.

51093030

applying a big dather hought accurate much a look of the Angle 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 FORIY THREE THOUSAND AND 00/100

(\$ 43,000.00.) Nine and

payable with interest at the rate of one-Half per centum (9.50 %) per annum on the unpaid balance until paid, and made

payable to the order of the Mortgagee at its office in SOUTH BEND, INDIANA-----

or at such other place as the colder may designate in writing, and delivered; the said principal and interest being payable in monthly in-

stallments of FOUR HUNDRED FORTY NINE AND 01/100 Dollars (\$ 449.01)

on the first day of OCTOBER, 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 possipal and interest, if not sooner paid, shall be due and payable on the first day of

SEPTEMBER '

Now, therefore, the said Mortgagor, for the better seet in 3 of the payment of the said principal sum of money and interest and the performance of the covenants and agreements herein contained, uses 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 21 IN BLOCK 7 IN HENRY WISNER'S SUBDIVISION OF LOTS 11 AND 12 IN BRAND'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN:

1326-216-056

Address: 2942 North Wisner Avenue

Chicago, Illinois 60618

PREPARED BY:

INDIANA TOWER SERVICE, INC. 1111 PLAZA DRIVE, SUITE 101 SCHAUMBURG, ILLINOIS 60173

ATIN: KAREN B. PRESTON

See Toping to the Section with the first of the

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, and the reals, 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. Control of the State of the Sta

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 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 said indebtedness, insured for the benefit of the Mortgagee in such forms of insurance, and in such amounts, as may be required by the Mortgagee.

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 Premium payments.

	ales alemanas.	de legi despet Authorisadoris Albart						Alternative Property
in said				Time	11	of Application (Section)	પ્રાથમિક ભુક અંક્ષેત્રન ફેર્મ્યુઝ છે. તમારા કરાયા કે અંક્ષેત્રન ફેર્મ્યુઝ કેર્	Herleggewannelle de 2 de Embergerie (a.d.) 4 kees teepe wal wister
		V. 14. 19.		The state of	00 0	કોઇજેક્ટ્સ અનો પ	ondi tamane dil	में रिक्ष प्रश्नुक प्रवेशीय विस्त
1		11486 水南菜	Community the con-	· ·	1.0	b) [18] 《特别文字》中44。		THE EAST OF STREET
1			and the School of Calland Village and a second		1 1-1 G-24 M	ing a filter of the day	e and the filler than the section of	politikas saikilijas valatuksend. Parti sasan kastinasionijas,
	ค.ยองและ(ค.ศ.) ดีสาราชานารา	The representative to	Wasanyhora Ara		a Promet	ভারতের ব্যক্তির জনার তিন্তুর জনার বিভাগ	ાં કારણ કારણ કરવાના છે. આ પ્રાથમિક કરવાના કરવાના કરા	andre Party, astronomic M
	State and the second	a managed designed and a	The management of the control of					Contractor Seas and of the second

and the second s

ner of weather word. There was decembered parties of the limit of the section of the contraction of constraint out the majorithm of others in protection the protection of the rang by read the intervence of the market was any play that a transform and a electricate material relativa profesionally delections general admirediational ing property description is a selected for the description of the manufacture of the selected for the select

a de carder a con escor por estama de la sala de la carde de l La carde de la A SA PAGE PROMISE CALL AND SERVING BY SELECTION

er all a bright the feet his person in the feet and the feet in the feet of th

der Lag Hilar Ville explicit in held et vorden find van ्रात क्षेत्रकृतिक विकास को जिस्त को भी को की निर्माण करें। इस के किन्तु के पूर्व कार्य अन्त की दिल्ला के स्वतिक अने के स्वतिक के स्वतिक के लिए के किन्तु के स्वतिक की स्वतिक की स्वतिक की स्वतिक की स Muser art thinger found the profession of the con- The state of the

्रात्त्वम् । इति विद्यार्थे अञ्चल विश्वकानुम् अति व्यवसीति विद्यार प्रेत्यात्र विद्यार विद्यार विद्यार विश्वीति विद्यार as to he was in our of Williams of Mangaginetic to be all inferior

COOK COOK - VECOURER OTENSE 78 4 TENSE 00: LE: 61 -78/68/80 (0000 PO 4) (1796-11

era di di di kara karangan ka

于一种的情况,它们也可以用的情况。

The Angel Commission of the Second States of the Second States of the Second Sec

ting and the Someone there aming there is but on the bore of the Someone Someo

क्षाप्रदेशके हैं। प्रेर्व क्षार्वकों कर के लिखे को के स्वार्वकों के अपने कर कर क

86 384910

्राच्या पर्वे कार्युः स्वतासामित्रः क्षित्रे केर्त्या विश्वविद्यास्त्री केर्युक्ति क्षेत्रकारिका स्वतास्त्री क Site of the and think a between that the constitution of strong the second decide the second of the s **ed** el comitation all england quickly areginable realizer that Filed for Record in the Recorder's Office of a supplied for Record in the Recorder's Office of a supplied for Record in the Recorder's Office of a supplied for the supplied for 61 .Q.A Filed for Record in the Recorder's Office of a state of the second of th grad ets or about the \$5 distribution in the liberary is their said the \$5. ्युन्त्रकार अर्धा सम्बद्धाः स्वातः हैन र साधार्थः विभिन्नेत्राकारिको literago y n savo, nele 150,000 in india 201 de connel lambor y ne 1564 la construct con subject Civen under my hend and Notarial Sea this ्रेका संवापन है विश्वत अवसम्बद्धिक हैं। त्रिक्ष स्वतः संवीत स्वसा १० etherein set forth; including the release of waiver of the right of homestead. that the and voluntary act for the said instrument as person, whose name is the street of the foregoing instrument, appeared before me this day in person and acknowledged his wife, personally known to me to be the same atorcesid, Do, Hereby C. du , That summers with the box state and the white being the list of the a notary public, in and for the county and State n sákordaði <mark>be</mark>iði y han tana saka saharan arayah andah the considerational and a few problems in the or the cost to an energy of the formation of the formatio ne deligibilità de besent, elles de er of pinest courses. The proposition successes the environment of the contract of the contract of the proposition of the contract of the cont alian south adult to the interest of the authority of the [SEVI] ETIMON BOILTAN

of Minesasthe hand and seal of the Mortgagor, the day and year first written, easy transport the band and seal of the Mortgagor, the day and year first written, easy transport the band and seal of the Mortgagor, the day and year first written, easy the band and seal of the band and

St. Charles (1921). A St. (1922). A St. (192

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 in its discretion it may deem necessary for the proper preservation thereof, and any moneys so paid or expended shall become so much additional indebtedness, secured by this mortgage, to be paid out of proceeds of the sale of the mortgaged premises, if not otherwise paid by the Mortgagor.

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 cathe validity thereof by appropriate legal proceedings brought not court of competent jurisdiction, which shall operate to preven the collection of the tax, assessment, or lien so contested and the sile or forfeiture of the said premises or any part thereof to satisfy the same.

And the said Mortgagor further covenants and agrees as follows:

That privilege is reserved to pay the debt in whole, or in part, on any installment due date!

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) An amount sufficient to provide the holder hereof with funds to pay the next mortgage insurance premium if this instrument and the note secured hereby are insured, or a monthly charge (in lieu of a mortgage insurance premium) if they are held by the Secretary of Housing and Urban Development, as follows:
- (1) If and so long as said note of even date and this instrument are insured or are reinsured under the provisions of the National Housing Act, an amount sufficient to accumulate in the hands of the holder one (1) month prior to its due date the annual mortgage insurance premium, in order to provide such holder with funds to pay such premium to the Secretary of Housing and Urban Development pursuant to the National Housing Act, as amended, and applicable Regulations thereunder; or
- (11) If and so long as said note of even date and this instrument are held by the Secretary of Housing and Urban Development, a monthly charge (in lieu of a mortgage insurance premium) which shall be in an amount equal to one-twelfth (1/12) of one-half (1/2) per centum of the average outstanding balance due on the note computed without taking into account delinquencies or prepayments;
- (b) 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
- (e) 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 aplied by the Mortgagee to the following items in the order set forth:

- (1) premium charges under the contract of insurance with the Secretary of Housing and Urban Development, or monthly charge (in lieu of mortgage hisurance premium), as the case may be;
- (II) ground rents, if any, taxes, special assessments, fire, and other hazard insurance premiums;
 - (III) interest on the note secured hereby;
 - (IV) amortization of the principal of the said note; and
 - (V) late charges.

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 (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.

If the total of the payments made by the Mortgagor under subsection (b) of the preceding paragraph shall exceed the amount of the payments actually made by the Mortgagee forground 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 (b) 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 arrount necessary to make up the deficiency, on or before the da e when payment of such ground rents, taxes, assessments, or insurance premiums shall be due. If at any time the Mortgagor shall teader to the Mortgagee, in accordance with the provisions of the note secured hereby, full payment of the entire indebtedness repr. sen ed thereby, the Mortgagee shall, in computing the amount of such indebtedness, credit to the account of the Mortgagor all presents made under the provisions of subsection (a) of the preceding paragraph which the Mortgagee has not become obligated to pay in the Secretary of Housing and Urban Development, and any balance remaining in the funds accumulated under the provision of subsection (b) of the preceding paragraph. If there shall be a default inder any of the provisions of this mortgage resulting in a public spell of the premises covered hereby, or if the Mortgagee acquires the property otherwise after default, the Mortgagee shall apply, at the once of the commencement of such proceedings or at the time the property is otherwise acquired, the balance then remaining in the rands accumulated under subsection (b) of the preceding paragraph as a credit against the amount of principal then remaining unpaid under said note and shall properly adjust any payments which shall have been made under subsection (a) of the preceding paragraph.

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

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

West 1910

splurabithe singular, and the masculine gender shall include the Wherever used, the singular number/shall include the plural, the ministrators, successors, and assigns of the parties hereto. and advantages shall inure, to the respective heirs, executors, ad-1 The covenants herein contained shall bind, and the benefits

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

tax decision and bis of a least three paint given by the or delivery of such release or satisfaction by Mortgagee, benefits of all statutes or laws which require the earlier execution satisfaction of this mortgage, and Mortgago, bareby waives the written demand therefor by Mortgagor, execute a release or be null and void and Mortgagee will, within hirty (30) days after the covenants and agreements herein, a.a. his conveyance shall aforesaid and shall abide by, compry with and duly perform all If Mortgagor shall pay said note a the time and in the manner

्रेमें अधिकार जान प्राचीह रेंद्रियम का ताब है कि होत प्रताप Milioutinotice: become immediately due and payable: to the formal span the paid to the Morite in Soil they be become immediately due to the span and an included the parties of the partie maining unpaid. The overplus of the proceeds of sale, if any had made; (3) all the accived interestitemaining unpaid on the inin the note secured hereby, from the time such advances are the mortgage with interestion such advances at the rate set, forth advanced of in Morigagee, if any, for the purpose authorized in cost of s ad abstract and examination of title; (2) all the moneys and see or graphers! fees, outlays for documentary evidence and adv. rtising, sale, and conveyance, including attorneys, solicitors, suar ce of any such decree: (1) All the costs of such suit or suits, grand be paid out of the proceeds of any sale made in pur--inom eint gnieoloorol seroob yng ni hebuloni ed linds ereit but

in any decree foreclosing this mortgage. so much additional indebtedness secured hereby and be allowed premises under this mortgage, and all such expenses shall become ceedings, shall be a further lien and charge upon the said Mortgagee, so made parties, for services in such suit or proreasonable fees and charges of the attorneys or solicitors of the by reason of this mortgage, its costs and expenses, and the proceeding, wherein the Mortgagee shall be made a party thereto pose of such l'ordelogure; and in ease of any other suit, or legal exiquite sind the cost of a complete abstract of title for the purant in such proceeding, and also for all outlays for documentary for the solicitor's fees, and stenographers, fees of the complainin any court of line or equity; a reasonable sum shall be allowed . Let And in case of 101eclosure of this mongage by said Morigases.

> out the provisions of this paragraph (2)[[14], 155 [17] expend itself such amounts as are reasonably necessary to carry premises hereinabove described; and employ other persons and collect, and receive the rents, issues, and profits for the use of the beyond any period of redemption, as are approved by the court; gagor or others upon such terms and conditions; either within or quired by the Mortgagee; lease the said premises to the Mortmaintain such insurance in such amounts as shall have been reassessments as may be due on the said premises; pay for and said premises in good repair; pay such current or back taxes and mortgage, the said Mortgagee, in its discretion, may; keep the an action is pending to foreclose this mortgage or a subsequent the above described premises under an order of a court-in which Whenever the said Mortgagee shall be placed in possession of

tion and pieservation of the property. costs; taxes, insurance, and other items necessary for the protec-

collected may be applied toward the payment of the indebtedness, period of redemption, and such rents, issues, and profits when and, in case of sale and a deficiency, during the full statutory the said premises dufing the pendency of such foreclosure suit Mortgagee with power to collect the tents, issues, and profits of sion of the premises, or appoint a receiver for the benefit of the as'a homestead, enter an order placing the Mortgagee in possesaprilitien be accupied by the owner of the equity of redemption. without regard to the value of said premises or whether the same am order to place Mortgagee in possession of the premises, and time of such applications for appointment of a receiver, or for hable for the payment of the indebtedness secured hereby, at the regard to the solvency or insolvency of the person or persons gagor, or any party claiming under said Mortgagor, and without cither before or after sale; and without notice to the said Mortthe court in which such bill is filed may at any time thereafter, this mortgage, and upon the filing of any bill for that purpose, due, the Mortgagee shall have the right immediately to foreclose And in the event that the whole of said debt is declared to be

cruedainterest thereon); shall; at the election of the Mortgagee, whole of said principal sum remaining unpaid together with ne- debtedness hereby seet red. (4) all the said principal money reof any other covenant of agreement herein stipulated, then the thirty (30) days after the due date thereof, for in case of a breach vided for herein and in the note secured hereby for a period of in the event of default in making any monthly payment pro-

> hereby immediately due and payable. holder of the note may, at its option, declare all sums secured conclusive proof of such incligibility), the Mortgagee or the declining to insure said note and this mortgage, being deemed to the Man nety days time from the date of this mortgage Secretary of Housing and Urban Development dated subsequent Housing and Urban Development or authorized agent of the Canality hereof, written statement, of, any officer, of the Department of Mational Housing Act within II nety days on the date the note secured hereby not be eligible for insurance under the The Mortgagor further agrees that should this stortgage and

indebtedness secured hereby, whether due or not. forthwith to the Mortgagee to be applied by it on account of the assigned by the Mortgagor to the Mo it agee and shall be paid the extent of the full amour. The debtedness upon this Mortdamages, proceeds, and the consideration for such acquisition, to any power of eminent 20.0 in, or acquired for a public use, the That if the premiser or any part thereof, be condemned under

force shall pass to the purchaser or grantee. terest of the Mortgagor in and to any insurance policies then in ment of the indebtedness secured hereby, all right, title and inor other transfer of thie to the mortgaged property in extinguishthe property damaged. In event of foreclosure of this mortgage Tipe indebtedness hereby secured or to the restoration or repair of the Morigagee instead of to the Morigagor and the Morigagee.

Jointly, and the insurance proceeds, or any part thereof, may be applied by the reduction of authorized and directed to make payment for such loss directly to Mortgagor, and each insurance company concerned is hereby gagee; who may make proof of loss if not made promptly-by. loss Mortgagor will give immediate notice by mail to the Mortfavor of and in form acceptable to the Mortgagee. In event of the Mortgagee and have attached thereto loss payable clauses in 🚉 Mortgagee and the policies and renewals thereof shall be held by, All insurance shall be carried in companies approved by the

UNOFFICIAL COPY

This Rider, dated the 27TH day of AUGUST amends the Mortgage of even date by and between MATILDE MORALES , the Mortgagor, Indiana Tower Service Corporation, the Mortgagee, as follows: Subsection (a) of Paragraph 3, Page 2 is deleted. Subsection (c)(I) of Paragraph 3, Page 2 is deleted. 3. In the third sentence of Paragraph 4, Page 2, the words "all payments made under the provisions of (a) of paragraph 2, Page 2, hereof which the Mortgagee has not become obligated to pay the Secretary of Housing and Urban Development and" are deleted. The fourth sentence of Paragraph 4, Page 2, is amended by insertion of a period after ". . . then remaining unpaid under said note " and deletion of the remainder of the sentence. 5. Paragrain 2. Page 3, is amended by the addition of the following: " This option may not be exercised when the ineligibility for insurance under the National Housing Act is due to the Mortgagee's failthe to remit the mortgage insurance premium to the Department of Housing and Urban Development." IN WITNESS WHEREOF, MATILDE MORALES set his hand and seal the day are year addressed. MATILDE MOTATES SEAL STATE OF ILLINOIS ss: COUNTY OF Clock Martin, a notary public, in and for the county and State addressed, Do Hereby Certify That Matikale Morales and ______, his wife, personally known to me to be the same person whose name ______ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that Ohi signed, sealed, and delivered the said instrument as free and voluntary act for the uses and purposes therein 11 8 de set forth. GIVEN under hand and Notarial Seal this of day degues

A.D.19 \$6

Decree O. Marte.

Notary Public

UNOFFICIAL COPY

the state of the s
eren greiner blicher in die einer der der der der der der der der der d
in Military (1906) and a literate of the control of
Professional and the terminal Color is the profession of the color o
Topological Littlett serveles serveles (1) experience de la companyación de la companyación de la companyación La companyación de la companyación La companyación de la companyación La companyación de la companyación
ုတ်ရှိခြောင်းပြုနှာ ကြို့သည်တို့ ရောင်းလိုက်သည်တို့ ရေးသည် သည် သည် သည် သည် သည် သည် သည် သည် သည်
A Company Charles and a second and the contract of the contrac
Angele de la company de la Company de la company de l Company de la company de la comp
Tabyra (1997) - Magyar (1997) - Magyar (1997) - Magyar (1997) - Magyar (1997) - Magyar (1997)
i de kannaur adur kali dan di labelida pengarah dan kalendarah dan kalendarah dan bilan di bilan di bilan di b Berandarah di kalendarah di bilan di b Berandarah di bilan
(inserved all videbuttanagus) India de apalasanagus (bun) unagus at apalasana Las de amaranagus de anagus (benegata) de anagus (bun)
nienali paspuoduli bas sassa non usi dan van da
Ale Carlo Marian in the Ale State of the Ale and the Ale and the control of the control of the Ale and Ale and the

State Bull Bridge Co

26384010 11