86389379

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

25TH day of AUGUST

, 1986 between

ELEANOR L. OLLIGES AN UNMARRIED PERSON AND GREGORY W. SCRIPEL AND

SHERRY SCRIPEL HUSBAND AND WIFE
OLD STONE MORTGAGE CORPORATION, 1417 FOURTH AVENUE, SEATTLE, WASHINGTON 98101
a corporation organized and existing under the laws of WASHINGTON, Mortgagor, and

Mortgagee.

0990015

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 SIXTY-TWO THOUSAND TWO HUNDRED EIGHTY AND NO/100

Dollars (\$

62,280.00

545

payable with interest at the rate of / / per centum (10.000 per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in xx at POST OFFICE BOX 1517, WALLA WALLA, MACHINGTON 99362at such other place as the holder may designate in writing, and delivered; the said principal and interest being payable in monthly installments of

of October, 19 86 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 September, payable on the first day of 2016

NOW, THEREFORE, the said flortgagor, 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 prosents. MORTGAGE and WARRANT unto the Mortgagee, its successors or assigns, the following described Real Estate situate, lying, and being in the routy of

Ulinois, to wit:

LOT 7 IN BLOCK 29 IN HOFFMAN ESTATES 2, BEING A SUBDIVISION OF THAT PART LYING SOUTH OF HIGGINS ROAD (AS THAT ROAD EXISTED ON AUGUST 30, 1926) OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14 AND OF 1922 NORTHEAST 1/4 SECTION 15, AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1956 AS DOCUMENT NO. 16515708, IN COOK COUNTY, ILLINOIS. 16515708, IN COOK COUNTY, ILLINOIS.

TAX#07-15-406-014

This Deed of Trust (Mortgage) is subject to the attached Riders, which substantially modify the terms of this loan. Do not sign it unless you read and understand it.

PROPERTY ADDRESS 220 EAST BERKLEY LANE, HOFFMAN ESTATES, ILLINOIS 60194 TOGETHER with all and singular the tenements, hereditaments and appur enances thereunto belonging, and the rents, issues, and profits thereof; and all apparatus and fixtures of every king 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, tree 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 wnive.

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 here-inafter 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.

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 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 tho right to pay, discharge, or remove any tax, assessment, or tax lien upon or against the premises described he light or any part thereof or the improvements situated thereon, so long as the Mortgagor shall, in good faith, confest 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.

STATE OF ILLINOIS HUD-92116M (5-80)

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AND 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 Mortgagor, or any party claiming under said Mortgagor, and without regard to the solvency or insolvency of the time of such applications for appointment of a receiver, or for an order to place Mortgagee in possession of the premises 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 of the equity of redemption, as a homestead, enter an order placing the Mortgagee in possession of the premises, or 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.

Whenever the said Mostgagee shall be placed in possession of the above described premises under an order of a court in which an action is pending to foreclose this mortgage or a subsequent mortgage, the said Mortgagee, in its discretion, may: keep the said premises in good repair; pay such current o; back taxes and assessments as may be due on the said premises; pay for and maintain such insurance in such amounts as shall have been required by the Mortgagee; lease the said premises to the Mortgagor or others upon such terms and conditions, either within or beyond any period of redemption, as are approved by the court; collect and receive the rents, issues, and profits for the use of the premises hereinabove described; and employ other persons and expend itself such amounts as are reasonably necessary to carry out the provisions of this paragraph.

AND IN CASE OF FORECLOSURE of this mortgage by said Mortgagee in any court of law or equity, a reasonable sum shril be allowed for the solicitor's fees, and stenographers' fees of the complainant in such proceeding, and ais or all outlays for documentary evidence and the cost of a complete abstract of title for the purpose of such for closure; and in case of any other suit, or legal proceeding, wherein the Mortgagee shall be made a party thereto or reason of this mortgage, its costs and expenses, and the reasonable fees and charges of the attorneys or solicites of the Mortgagee, so made parties, for services in such suit or proceedings, shall be a further lien and charge upon the said premises under this mortgage, and all such expenses shall become so much additional indebted less secured hereby and be allowed in any decree foreclosing this mortgage.

AND 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 Morneys', salicitors', and stenographers' fees, outlays for documentary evidence and cost of said abstract and elemination of title; (2) all the moneys advanced by the Mortgage, if any, for the purpose authorized in the mortgage, with interest on such advances at the rate set forth in the note secured hereby, from the time such advances are made; (3) all the accrued interest remaining unpaid on the indebtedness hereby secured; (4) all the sail principal money remaining unpaid. The overplus of the proceeds of sale, if any, shall then be paid to the hortgagor.

If Mortgagor 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 agreement, herein, then this conveyance shall be null and void and Mortgage will, within thirty (30) days after written dome, id therefor by Mortgagor, execute a release or satisfaction of this mortgage, and Mortgagor hereby waives the benefits of all statutes or laws which require the earlier execution or delivery of such release or satisfaction by Mortgage e.

IT IS EXPRESSLY AGREED that no extension of the time for payment of the debt hereby secured given by the Mortgager to any successor in interest of the Mortgagor shall operate to release, in any manner, the original liability of the Mortgagor.

THE COVENANTS HEREIN CONTAINED shall bind, and the penefits 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.

the feminine.	tine Religet anart include
WITNESS the hand and seal of the Mortgagor, the day and year first vitten.	/
ELEANOR L. OLLIGES (SEAL) SEAL) GREGORY W. SCRIPE	aspe [SEAL]
SEAL SEAL SEAL SEAL	SEAL
SHERRY SCRIPEL	
STATE OF ILLINOIS	
COUNTY OF COOK ALUMATIEL	Olyour
1. The understayed a notary public, in and it	for the county and State
aforesaid, Do Hereby Certify That Eleaner L. Olligle of Oregory W	Scupe!
and Sherry Survival subscribed to the foregoing instrument, appeared	i before me this day in
person and acknowledged that Them signed, sealed, and delivered the said instru free and voluntary act for the uses and purposes therein set forth, including the release	ment as File.
of homestead.	_
GIVEN under my hand and Noterial Seel this 25 day august	, A. D. 1986
- Bart Suna	Chein ?
C8 7/10	Notary Public
DCC. NO. Filed for Record in the Recorder's Office of	· · · · · · · · · · · · · · · · · · ·
County, Illinois, on the day of	A.D. 19
and the standard of the standa	Page
TOWN DIN STONE	
of Commerce	
20035 loud	HUD-92116M (5-80)
Cross roads of Commerce Rolling Meadows, IT.	
10011119 111chada 11 6000 8	

AND the said Mortgagor further covenants and agrees as follows:

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

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Instrument sufficient for provide the state the secured fereby are instructed and the monteage insurance premium. Instrument sufficient for provide the secured fereby are instructed and the note secured fereby are instructor and the interval and the note secured fereby are instructor and the interval and the note of secured fereby are instructor are insured or are summed to the secured fereby of flowing and them are insured or are trained under the provisions of the desired of the secure of the

Month in a sine's payment to be applied by the Montgages to the following items in the order set forth:

month in a sine's payment to be applied by the Montgages to the following items in the order set forth:

(1) seems of angest under the destination of destroying and the becomes of the boasing and the become of destroying and the become of the contract premises of the contract premises of the contract of the contract is any the contract premises of the contract of the contract premises of the contra

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 detault under this mortgage. The Mortgagee may collect a "lare charge" not to the fifteen (15) days in streams, to cover the exits expense in bandling delinquent payments.

mortgage resulting in a public sale of the premises covered hereat, or if the Mortgagee acquires the property of the commencement of such proceedings or at the time of the property is otherwise acquired, the balance then remain no in the funds accumulated under such the proceeding paragraph as a credit against the amount of principal then remaining unpaid under said note and shall property adjust ensyments which shall have been me to under subsection (so the precised shall property adjust ensyments which shall have been me to under subsection (so the precise and shall property adjust ensyments which shall have been me to under subsection (so the precise and shall property adjust ensyments which shall have been me to under subsection (so the precise and shall property as a credit against the continuous subsection (so the precise and shall property as a credit against the continuous subsection). of subsection (%) of the preceding paragraph. If there shall be default under any of the provisions of this If the total of the payments actually made out he Mortgagee for ground indexection (b) of the preceding paragraph shall be exceed the actually made out he Mortgagee for ground indexection of the Mortgager, 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. It however, the monthly payments made by the Mortgagor 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 Kortgagee any amount necessary to make up the deficiency, on or before the date when payment of such ground rents exest assessments, or insurance premiums shall be due, or before the date when payment of such ground rents exest assessments, or insurance premiums shall be due, and payable, then the Mortgagor shall lender to the Mortgagee, in accordance with the provisions of the note secured the any time the Mortgagor shall lender to the Mortgagee, in accordance with the provisions of the mount of such midebtedness, credit to the Mortgagee, in accordance with the provisions of any indeptedness, credit to the Mortgagee, in accordance with the provisions of such indebtedness, credit to the Mortgagee, in accordance with the provisions of such indebtedness, credit to the Mortgagee, in accordance with the provisions of the Mortgagor shall lead to the decertary amount of such indeptedness, credit to the Mortgagee in account of the Mortgagor shall be accommended under the provisions of the Mortgagor and the following accommendated under the provisions of the Mortgagor and the following account of such accommendated under the provisions are the many of the Mortgagor and the following accommendated under the provisions are the many of such accommendated under the provisions of the Mortgagor and the following account of such the following account of the following account of the following account of the following account of t If the total of the payments made (N) is Mortgagor under subsection (b) of the preceding paragraph shall exceed

AND AS ADDITIONAL SECURITY for the payment of the indebtedness and estier become due for the use estign to the Mortgages all the rents, issues, and profits now due or which may increater 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 tire and of the hazards, casualties and contingencies in such amounts and for such periods as may be required by the Mortgagree and will pay prompting contingencies in such amounts and for such insurance provision for payment of which has not been made hereinbefore.

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indebtedgess 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. jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indeptedness hereby secured or to the restoration or repair of the property damaged. In event of this mortgage or other transfer of title to the mortgaged property in extinguishment of the event of the mortgaged property in extinguishment of the proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby rathe itself and directly to the Mortgagee instead to the Mortgagee and the Mortgagee. to the Mottgagee. In event of loss Mottgagor will give immediate notice by mail to the Mottgagees who may make

a public use, the damages, proceeds, and the consideration for such acquisition, to the extent of the full amount of indebtedness upon this Mortgage, and shall be paid forthwith to the Mortgagee to be applied by it on account of the indebtedness secured hereby indepted by it on account of the indebtedness secured hereby, whether due or not. THAT if the premises, or any part thereof, be condemned under any power of eminent domain, or acquired for

payable: *This option may not be exercised by the mortgagee when the ineligibility for insurance under Housing and Urban Development dated subsequent to the ODDAYS time from the date of this mortgage, declining to insure said note and this mortgage, being deemed conclusive proof of such ineligibility), the Mortgagee or the holder of the note may, at its option, declare all sums secured hereby immediately due and gible for insurance under the National Housing Act within Development or authorized agent of the Secretary of many officer of the Department of Housing and Utban Development to the Secretary of the Secretary of the Development dated subsequent to the SAA OF SAA THE MORTCACOR FURTHER ACREES that should this mortgage and the note secured hereby not be elifor insurance under the National Housing Act within 90 0AYS from the date hereof (written state-

IN THE EVENT of default in making any monthly provided for herein and in the note secured hereby for a period of thirty (30) days after the due date thereof, or in case of a breach of any other covenant or
est thereon, shall, at the election of the Mortgages without notice become immediately due and payable.

**The National Housing Act is done to the montgages is in lunch to minimate the militage of the montgages is in lunch to minimate the militage of the montgages is in lunch to minimate the militage of the montgages is in lunch to minimate the militage of the montgages of the montgages of the militage of the montgages of the militage of the montgages of the militage of the montgages of the montgages of the militage of the montgages of the militage of the militage of the montgages of the militage of the militage of the montgages of the militage of the militage of the montgages of the militage of the militage of the montgages of the militage of the milit

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FHA CASE NO.: 131:4605291-703

MORTGAGE RIDER

This Rider, dated the 25TH day of amends the MORTGAGE of even date by and between	AUGUST	_, 19 <u>86</u> ,
ELEANOR L. OLLIGES and GREGORY W. SCRIPEL	, the Mortg	agor, and
SHERRY SCRIPEL	, the Mortg	jagor, and
OLD STONE MORTGAGE CORPORATION	, the Mort	gagee, as
follows:		
1. The original subsection (a) is deleted and I	has been renumb	ered.
2. The original subsection (c) has been rend (b) and the subsection b(l) has been delete		ection
in the paragraph beginning "If the total of in the third sentence, the words "all payr provisions of subsection (a) of the precedente Mortgagee has not become obligated to of Housing and Uroan Development, and" as	ments made unde ding paragraph pay to the Secr	er the which
The fourth sentence of this paragraph is of a period after " ben remaining un and deletion of the remainder of the sentence.	pald under sald ce.	Note"
4. The paragraph beginning "THE MORAGREES" is amended by the addition "This option may not be exercised by the ineligibility for insurance under the National to the Mortgagee's failure to remit the premium to the Department of Housing and	on of the follo Mortgagee whe al Housing Act is mortgage insu	wing: n the s due rance
t	'Q,	
IN WITNESS WHEREOF, he undersigned has set his/her hand and seal the day and year first	aforesald.	
Y. Manu	LOUI	[Seal]
ELEANOR L.	OLLIGES	Seal]
GREGORY W.	SCRIPEL Sories	[Seal]
SHERRY (SCF	₹IPEL ^Ø	

Signed, sealed and delivered in the presence of

RP-22 [Rev. 3/21/86] - ILLINOIS

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[Seal]

Property of County Clark's Office

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FHA CASE NO.: 131:4605291-703

"")

MORTGAGE RIDER

Ti	his Rider, dated the 25TH day of AUGUST , 19 86
	the MORTGAGE of even date by and between
	NOR L. OLLIGES and GREGORY W. SCRIPEL , the Mortgagor, an
SHER	RY SCRIPEL , the Mortgagor, an STONE MORTGAGE CORPORATION , the Mortgagee, a
follows	STONE MORTGAGE CURPURATION , the Mortgagee, a
10110113	•
1,	In the first unnumbered paragraph, page 2, the sentence which reads as follows is deleted:
	"That privilege is reserved to pay the debt in whole, or in an amount equal 15 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.
2.	The first unnumbered paragraph, page 2, is amended by the addition of the following:
	"Privilege is reserved to pay the Jebt, in whole or in part, on any installment due date."
	Alia wadawatanad
IN	WITNESS WHEREOF, the undersigned
has set	his/her hand and seal the day and year first aforesaid
	(Allona) & Chines (Seal)
	ELEANOR L. OLLIGES
	Colone (Seal)
	Shira Sariai [Seal]
	SHERRY SCRIPEL

Signed, sealed and delivered in the presence of

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DP2: A04

[Seal]

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