State of Illinois

JNOF7465682A

Mortgage

Loan # 00055148-1

FHA Case No.:

131: 516 3346 703B

This Indenture, Made this

20th

August

g Detween . 19:

HORACE L. KIRKWOOD and CARLA L. KIRKWOOD, His Wife

MIDWEST FUNDING CORPORATION a corporation organized and existing under the laws of Mortgagee.

the State of Illinois

Mortgagor, and

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-five thousand three hundred fifty and NO/100 - - - -- - - - Dollars (\$

payable with interest at the rate of

Ten -

per centum (10.00000 % per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its DOWNERS GROVE office in

ILLINOIS

at such other place as the holder may designate in writing, and delivered; the said principal and interest being payable in monthly installments of

_ _ _ _ _ Dollars (\$ 573.50

October 01 19 87, and a like aun 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 20 17

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, an I being in the county of and the State of Illinois, to wit:

LOT 4 IN BLOCK 2 IN HARBERT AND RICKARDS ADDITION TO SOUTH EVANSTON OF THE EAST ONE-THIRD OF THE NORTH HALF OF THE SOUTH WEST CUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MELTIDIAN. IN COCK COUNTY, ILLINOIS.

THE RIDER TO STATE OF ILLINOIS FHA MORIGAGE ACCELERATION CAUSE ATTACHED HERETO AND EXECUTED OF EVEN DATE HEREWITH IS INCORPORATED HEREIN AND THE COVENANTS AND AGREEMENTS OF THE RIDER SHALL AMEND AND SUPPLEMENT THE COVENANTS AND AGREEMENTS OF THIS MORTGAGE AS IF THE RIDER WERE A PART HEREOF.

f DO In Item # 10-24-303-017

Together with all and singular the rentments, hereditaments and appurtenances thereunto belonging, and the rent Sues, 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.

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.

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CASE# 131: 516 3346 703B

FHA MORTGAGE ACCELERATION CLAUSE

All FHA Mortgages - Effective 12/01/86

The mortgage shall, with the prior approval of the Federal Housing Commissioner, or his designee, declare all sums secured by this mortgage to be immediately due and payable if all or a part of the property is sold or otherwise transferred (other than by devise, descent or operation of law) by the mortgagor, pursuant to a contract of sale executed not later than 24 months after the date of execution of this mortgage or not later than 24 months after the date of a prior transfer of the property subject to this mortgage, to a purchaser whose credit has not oven approved in accordance with the requirement of the Commissioner.

Otomas on Bushand	August 20, 1987
Borrower HORACE I. KIRKWOOD	Date
(ala S. Kirkurood)	August 20, 1987
Borrower CARLA L. KIRKWOCC	Date
Dawawar	Date
Borrower	
Borrower	Date

State of Ollings	O_{X_i}
	s.
County of COOK S	
that HORACE L. KIRKWOOD and CARLA L. KIRKWOO	
personnally known to me to be the same personSwhose i	
appeared before me this day in person, and acknowledged	
said instrument as THEIR free and voluntary	act, for the uses and purposes the ein set forth.
Given under my hand and official seal, this day of	(moust 198)
• · · · · · · · · · · · · · · · · · · ·	Prosthin & To
سبب	Notary Public
	= liclark
· .	2/12/08
	Commission Expires

This instrument was prepared by Midwest Funding Corporation 1020 31st Street, Suite 401, Downers Grove, Illinois 60515

of this paragraph and all payments to be made under the note

special assessments; and

Mortgagee in trust to pay said ground rents, premiums, taxes and and assessments will become delinquent, such sums to be held by month prior to the date when such ground rents, premiums, taxes therefor divided by the number of months to clapse before one erty (all as estimated by the Mortgages) less all sums already paid erry, plus taxes and assessments next due on the mortgaged propof five and other hazard insurance covering the mortgaged propthe premiums that will next become due and payable on policies Stark sum equal to the ground rents, if any, next due, plus

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following sums:

that day of each month until the said note is fully paid, the secured hereby, the Mortgagor will pay to the Mortgagee, or the s.o. odi lo emisi odi isbnu olakad izeroni bon lagionisq. lo ...

That, together with and in addition to, the month, psyments on any installment due date;

That privilege is reserved to pay the debt trayhole, or in part,

:swollol

And the said Mortgagor further cover ants and agrees as

premises of grant thereof to satisfy the same: hes sal to contested a la la sale or forteiture of the said which shall operate to monsollection of the tax, assesslegal proceedings brough in a centr of competent jurisdiction, faith, contest the same of the validity thereof by appropriate ments situated thereon, so long as the Morigagor shall, in good premises described herein or any part thereof or the improveor remove any tax, assessment, or tax lien upon or against the shall not be required nor shall it have the right to pay, discharge, mortgage to the contrary notwithstanding), that the Mortgagee It is expressly provided, however (all other provisions of this

paid by the Mortgagor. proceeds of the sale of the mortgaged premises, if not otherwise tional indebiedness, secured by this mortgage, to he paid out of

any moneys so paid or expended shall become so much addiit may deem necessary for the proper preservation thereof, and such repairs to the property herein mortgaged as in its discretion assessments, and insurance premiums, when due, and may make said premises in good repair, the Mortgagee may pay such taxes, pan that for taxes or assessments on said premises, or to keep such payments, or to satisfy any prior lien or incumbrance other

In case of the return of neglect of the Mortgagor to make

Regged in the two breceding subsections

sion for payment of which has not been made bearingedene. pay promptly, when due, any pictulums on such insurance provifor such periods as may be required by the Mortgagee and will other hazards, easualties and confingencies in such amounts and from time to time by the Mortgildee against loss by fire and erected on the mortgaged properly, insured as may be required That he will keep the improvenients now existing or hereafter

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

bigg robnu blagnu gniniamer refit indienting to innome edit ispiaga under subsection (Blad the preceding paragraph as a credit acquired, the balance then remaining in the ... ads accumulated ment of such proceedings or at the time the property is otherwise default, the Mortgagee shall apply, at the time of the commencehereby, or if the Mortgagee acquir's or property otherwise after of this mortgage resulting in a pulle of the premises covered paragraphy I there shall be a default under any of the provisions

tion (a) of the presenting paragraph washing because and to (a) not the Mortgagor an payments made under the provisions of subsecputing the amon to a such indebted less, credit to the account of

insurince premiums shall be due illat any time the Mortgagor mount necessary to make up the deliciency, on or before the and payable, then the Mortgagor shall nay to the Mortgagge any promiums, as the case may be, when the same shall become due to pay ground rents, taxes, and assertments, or insurance subsection (6930) the preceding paragraph shall not be sufficient

however, the monthly payments made by the Mortgagor under made by the Mortgagor, or refunded to the Mortgagor. II, of the Morigagor, shall be credited oil subsequent payments to-be the case may be, such excess, if the loan is current, at the option ground rents, taxes, and assessments, or insurance premiums, as amount of the payments notually made by the Mortgagee for

subsection (OXXX the preceding paragraph shall exceed the if the total of the payments made by the Mortgagor under

expense involved in handling delinquent payments: ment more than illieen (15) days in arreats, to cover the extranot to exceed four cents (4') for each dollar (51) for each payunder this mortagas. The Mortagasee may collect a "late charge" due date of the next such payment, ecutatitute an event of default payment shall, unless made good by the Morigagor prior to the Any deficiency in the amount of any such aggregate monthly

IANKXaic charges.

Tity x amortization of the principal of the said note; and Inimxxnterest on the note secured hereby;

cinci hazard insurance premiums;

I (IIXXBround rents, if any, taxes, special assessments, fire, and XXX

the order set forth: payment to be apiled by the Mortgagee to the following items in thereof shall be paid by the Mortgagor tach month in a single

secured hereby shall be added together had the aggregate agreeast

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All insurance 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 Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance 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 at 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 Mortge or in and to any insurance policies then in force shall pass to the purchaser or grantee.

That if the premises, or not open thereof, be condemned under any power of eminent domain, or acquired for 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 the Note secured hereby tempining unpaid, are hereby assigned by the Mortgagor to the Mortgage and shall be paid forthwith to the Mortgage to be applied to it on account of the indebtedness secured hereby, whether due or not.

The Morigagor further agrees that should this mo tgage and the note secured hereby not be eligible for insurance under the National Housing Act within sixty days from the date hereof) written statement of any officer of the Department of Housing and Urban Development or authorized agent of the Secretary of Housing and Urban Development dated subsequent to the sixty days' 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 payable.

In the event of default in making any monthly payment 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 agreement herein stipulated, then the whole of said principal sum remaining unpaid together with accrued interest thereon, shall, at the election of the Mortgagee, without notice, become immediately due and payable.

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 person or persons liable for the payment of the indebtedness secured hereby, at the time of such applications for appointment of a receiver, or for an order to place Mortgagee in possession of the premises, 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 Mortgagee 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 or 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 Mortgager 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 shall be allowed for the solicitor's fees, and stenographers' 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 thereto by reason of this mortgage, its costs and expenses, and the reasonable fees and charges of the attorneys or solicitors 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 indebtedness secured hereby and be allowed in any decree foreclosing this mortgage.

And there shall be included in any decree foreclosing this mortgree 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 attorneys', solicitors', and steno suphers' fees, outlays for documentary evidence and cost of said abstract and examination of title; (2) all the moneys advanced by the Mortgagee, if any, for the purpose authorized in the mortgage with increast on such advances at the rate set forth in the note secured hereby from the time such advances are made; (3) all the accrued merest remaining unpaid on the indebtedness hereby secured; (4) all the said principal money remaining unpaid. The overplus of the proceeds of sale, it any, shall then be paid to the Mortgagor.

If Mortgagor shall pay said note at the time and in the manner aforesaid and shall abide by, comply wite, and duly perform all the covenants and agreements herein, then this conveyance shall be null and void and Mortgagee will, within thirty (30) days after written demand 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 Mortgagee.

It is expressly agreed that no extension of the time for payment of the debt hereby secured given by the Mortgagee 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 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.

Page 3 of 4

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