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OFFICIAL BUSINESS
CITY OF CHICAGO
NO CHARGE

Form H I'D No. 6238.111
(Sec. 312 Loan)
(Revised Aug 1970)(Revised July 1984)
(Revised Feb. 1985)
(Revised Jan. 1987)

\$1.60

MORTGAGE

This Mortgage made as of the 20th day of October, 1987, between Thomas V. Kavanaugh and his wife Cheryl Nelson (hereinafter called, and if more than one party jointly and severally hereinafter called "mortgagor"), residing at 3352 N. Seminary county, Illinois and the United States of America (hereinafter called "Mortgagee"), acting by and through the Department of Housing and Urban Development having a Regional Office at 200 South Wacker Drive, Chicago Cook County, and State of Illinois.

WITNESSETH, that to secure the payment of an indebtedness in the principal amount of Eighty One Thousand Five Hundred Fifty ----- Dollars (\$ 81,550.00), with interest thereon, which shall be payable in accordance with a certain note bearing even date herewith a true and correct copy of which, exclusive of the signature of the Mortgagor, marked "Schedule A" is annexed hereto and made a part hereof, and all other indebtedness which the Mortgagor is obligated to pay to the Mortgagee pursuant to the provisions of the Note and this Mortgage, the Mortgagor hereby grants, conveys and Mortgages to the Mortgagee:

The following described property situate in Cook County, Illinois.

LOT 17 IN BLOCK 3 IN A.F. FAWSETT'S SUBDIVISION OF THE WEST 10 ACRES OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH WEST 1/4 AND THE WEST 5 ACRES OF THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Perm Tax No.: 20-04-309-028-0000 *L.C.O. dm*
Street Address: 4422 S. Emerald

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1987 NOV -4 AM 3: 16

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TOGETHER, with all appurtenances thereto and all the estate and rights of the Mortgagor in and to such property or in anywise appertaining thereto; all buildings and other structures now or hereafter thereon erected or installed, and all fixtures and articles of personal property now or hereafter attached to, or used in or in the operations of, any such land, buildings or structures which are necessary to the complete use and occupancy of such buildings or structures for the purpose for which they were or are to be erected or installed, including, but not limited to all heating, plumbing, bathroom, lighting, cooking, laundry, ventliating, refrigerating, incinerating, and air-conditioning equipment and fixtures and all replacements thereof and additions thereto, whether or not the same are or shall be attached to such land, buildings or structures in any manner;

TOGETHER, with any and all awards now or hereafter made for the taking of the property mortgaged hereby, or any part thereof (including any Casement) by the exercise of the power of eminent domain, including any award for

71-27-407 1004215 New De

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change of grade of any street or other roadway, which awards are hereby assigned to the Mortgagee and are deemed a part of the property receipts and acquittances therefore, and to apply the same toward the payment of the indebtedness secured by this Mortgage, notwithstanding the fact that the amount owing thereon may not than be due and payable; and the Mortgagor hereby agrees, upon request, to make, execute and deliver any and all assignments and other instruments sufficient for the purpose of assigning each such award to the Mortgagee, free, clear and discharged of any kind or nature whatsoever; and

TOGETHER, with all right, title and interest of the Mortgagor in and to the land lying in the streets and roads in front of and adjoining the above described land, buildings, other structures, fixtures, articles of personal property, awards and other rights and interests being hereinafter collectively called the "Mortgaged Property").

TO HAVE AND TO HOLD the mortgaged property and every part thereof unto the Mortgagee, its successors and assigns forever for the purposes and uses herein set forth.

AND the Mortgagor further covenants and agrees with the Mortgagee, as follows:

1. The mortgagor will promptly pay the principal of and interest on the indebtedness evidenced by the Note, and all other charges and indebtedness provided therein and in this mortgage, at the times and in the manner provided in the Note and in this Mortgage.

2. The Mortgagor will pay when due, as hereinafter provided, all ground rents, if any, and all taxes assessments, water rates and other governmental charges, fines and impositions, of every kind and nature whatsoever, now or hereafter imposed on the mortgaged property, or any part thereof, and will pay when due every amount of indebtedness secured by any lien to which the lien of this Mortgage is expressly subject.

3. This Mortgage and the Note were executed and delivered to secure moneys advanced, or to to be advanced, by the Mortgagee as or on account of a loan evidenced by the Note, for the purpose of making the improvements described or referred to in the Contract Agreement dated 10-20, 1987, to or on the mortgaged property, and for such other purpose, if any, described or referred to therein, which improvements are hereafter collectively called "Improvements shall not be carried out with reasonable diligence, or shall be discontinued at any time for any reason, other than strikes, lockouts acts of God, fires, floods or other similar catastrophes, riots, war or insurrection, the Mortgagee after due notice to the Mortgagor is hereby authorized (a) to enter upon the mortgaged property and employ any watchmen to protect the Improvements from depredation or injury and to preserve and protect such property, (b) to carry out any or all then existing contracts between the Mortgagor and other parties for the purpose of making any of the Improvements, (c) to Make and enter into additional contracts and incur obligations for the purpose of completing the Improvement pursuant to the obligations of the Mortgagor hereunder, either in the name of the Mortgagee of the Mortgagor, and (d) to pay discharge all debts, obligations and liabilities incurred by reason of any action taken by the Mortgagee, as provided in this Paragraph, all of which amounts so paid by the mortgagee, with interest thereon from the date of each such payment, at the same rate of interest set forth in the note referred to above, shall be payable by the Mortgagor to the Mortgagee on demand and shall be secured by this mortgage.

4. No building or other structure or improvement, fixture or personal property mortgaged hereby shall be removed or demolished without the prior written consent of the Mortgagee. The mortgagor will not make permit or suffer any alteration of or addition to any building or other structure or improvement now or which may hereafter be erected or installed upon the mortgaged property, or the part thereof, except the improvements required to be made pursuant to Paragraph 3 hereof, nor will the Mortgagor use, or permit or suffer the use of any of the mortgaged property for any purpose other than the purpose or purposes for which the same is now intended to be used, without the prior written consent of the Mortgagee. The Mortgagor will maintain the mortgaged property in good condition and state of repair and will not suffer or permit any waste to any part thereof, and will promptly comply with all the requirements of Federal, state and local governments or of any departments, divisions or bureaus thereof, pertaining to such property or any part thereof.

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With regard to the above described property, the Clerk of Cook County has received a copy of the deed of conveyance from the Cook County Recorder of Deeds, dated and recorded as follows: [illegible text]

5. The Mortgagor will not voluntarily create or permit or suffer to be created or to exist on or against the mortgaged property, or any part thereof, any lien superior to the lien of this Mortgage, exclusive of the liens, if any, to which this Mortgage is expressly subject as set forth in the granting clause above, and will keep and maintain the same free from the claims of all parties supplying labor or materials which will enter into the construction or installation of the Improvements.

6. (a) The Mortgagor will keep all buildings, other structures and improvements, including equipment, now existing or which may hereafter be erected or installed on the land mortgaged hereby, insured against loss by fire and other hazards, casualties and contingencies, in such amounts and manner, and for such periods, all as may be required from time to time by the Mortgagee. Unless otherwise required by the Mortgagee, all such insurance shall be effected by Standard Fire and Extended Coverage Insurance policies in amount not less than necessary to comply with the coinsurance clause percentage of the value applicable to the location and character of the property to be covered. All such insurance shall be carried in companies approved by the Mortgagee and any other parties as shall be satisfactory to the Mortgagee. All such policies and attachments thereto shall, be delivered promptly to the Mortgagee, unless they are required to be delivered to be delivered to the holder of a lien of a mortgage or similar instrument to which this Mortgage is expressly subject, in which latter event certificates thereof, satisfactory to the Mortgagee, shall be delivered promptly to the Mortgagee. The Mortgagor will pay promptly when due, as hereinafter provided, and any and all premiums on such insurance, and in every case in which payment thereof is not made from the deposits therefor required by this Mortgage, promptly submit to the Mortgagee for examination receipts or other evidence of such payment as shall be satisfactory to the Mortgagee. The Mortgagee may obtain and pay the premium on (but shall be under no obligation to do so) every kind of insurance required hereby if the amount of such premium has not been deposited as required by this Mortgage, in which event the Mortgagor will pay to the Mortgagee every premium so paid by the Mortgagee.

(b) In the event of loss damage to the mortgaged property the Mortgagor will give to the Mortgagee immediate notice thereof by mail, and the Mortgagee may make and file proof of loss if not made otherwise promptly by or on behalf of the Mortgagor. Each insurance company issuing any such policy is hereby authorized and directed to make payment hereunder for such loss directly to the Mortgagee, instead of to the Mortgagor and the Mortgagee jointly, unless the amount of loss is payable first to the holders of a lien under a mortgage or similar instrument to which this Mortgage is expressly subject; and the insurance proceeds or any part thereof is received by the Mortgagee may be applied by the Mortgagee, at its option, either in reduction of the indebtedness hereby secured, or to the restoration or repair of the mortgaged property damaged. In the event of foreclosure of this Mortgage, or of any transfer of title to the mortgaged property in extinguishment of such indebtedness, all right title and interest of the Mortgagor in and to every such insurance policy then in force, subject to the rights and interest of the holder of any such prior lien, shall pass to the grantee acquiring title to the mortgaged property, together with such policy and appropriate assignment of such right, title and interest which shall be made by the Mortgagor.

7. (a) In order more fully to protect the security of this Mortgage, the Mortgagor shall deposit with the Mortgagee together with, and in addition to, the payment of principal and interest monthly on account of the Note secured hereby, until the Note is paid in full, an amount of money equal to the total amount of (i) ground rents, if any, next becoming due. (ii) the premiums next becoming due on the policies of fire and all other hazard insurance required by this Mortgage with respect to the mortgaged property. (iii) taxes, assessments, water rates and other governmental charges next becoming due on the mortgaged property (all the foregoing amounts as estimated by the Mortgagee and set forth in a written notice of such estimate by the Mortgagee to the Mortgagor from time to time), less all amounts that may already have been paid therefor, divided by the number of calendar months to elapse before one calendar month prior to the date when such ground rents, premiums, taxes, assessments, water rates and other governmental charges. No interest shall be payable by the Mortgagee on any sum so deposited.

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and no other information is to be disclosed to the public.

(b) All amounts required to be deposited within the Mortgagee monthly in accordance with Paragraph 7(a) hereof, and the amount of principal and interest to be paid each month on account of the Note, shall be added together, and the aggregate amount thereof shall be paid by the Mortgagor to the Mortgagee in a single payment to be applied by the Mortgagee on account of the indebtedness of the Mortgagor pursuant to the Note and this Mortgage (to the extent that monies are available from the amount so deposited), in the order, any provision of the Note to the contrary notwithstanding, as follows:

FIRST, to the late charges, if any, referred to in the Note;

SECOND, to the amount of such ground rents, if any, fire and other hazard insurance premiums, taxes, assessments, water rates and other governmental charges required to be paid under the provisions of this Mortgage, in whatever sequence the Mortgagee may exclusively determine;

THIRD, to interest due on the Note; and

FORTH, the remainder, in the principal due on the Note.

Any deficiency in the amount of any such aggregate monthly payment shall, unless paid by the Mortgagor prior to the due date of the next such deposit payable, constitute an event of default under this Mortgage.

(c) Any excess funds that may be accumulated by reason of the deposits required unless Paragraph 7(a) hereof, remaining after payment of the amounts described in clauses (i), (ii), and (iii) thereof, shall be credited to subsequent respective monthly amounts of the same nature required to be paid thereunder. If any such amount shall exceed the estimate therefor, the Mortgagor shall forthwith pay to the Mortgagee the amount of such deficiency upon written notice by the Mortgagee of the amount thereof. Failure to do so before the due date of such amount shall be an event of default under this Mortgage. If the mortgaged property is sold under foreclosure or is otherwise acquired by the Mortgagee, after default by the Mortgagor, any remaining balance of the accumulations under Paragraph 7(a) hereof, shall be credited to the principal amount owing on the Note as of the date of commencement of foreclosure proceedings for the mortgaged property, or as of the date the mortgaged property is otherwise so acquired.

8. The Improvements and all plans and specifications therefor shall comply with all applicable municipal ordinances, regulations, and rules made or promulgated by lawful authority, and upon their completion shall comply therewith.

9. Upon any failure by the Mortgagor to comply with or perform any of the terms, covenants or conditions of this Mortgage requiring the payment of any amount of money by the Mortgagor, other than the principal amount of the loan evidenced by the Note, interest and other charges, as provided in the Note, the Mortgagee may at its option make such payment. Every payment so made by the Mortgagee (including reasonable attorney's fees incurred thereby), with interest thereon from the date of such payment at the rate of six percent (6%) per annum, except any payment for which a different rate of interest is specified herein, shall be payable by the Mortgagor to the Mortgagee on demand and shall be secured by this mortgage. This Mortgage with respect to any such amount and the interest thereon, shall constitute a lien on the mortgaged property prior to any other lien attaching or accruing subsequent to the lien of this Mortgage.

10. The Mortgagee, by any of its agents or representatives, shall have the right to inspect the mortgaged property from time to time at any reasonable hour of the day. Should the mortgaged property, or any part thereof, at any reasonable hour of the day, should the mortgaged property, or any part thereof, at any time require inspection, repair, care or attention of any kind or nature not provided by this Mortgage as determined by the Mortgagee in its sole discretion, the mortgagee may, after notice to the Mortgagor enter or cause entry to be made upon the mortgaged property, and inspect, repair, protect, care for or maintain such property, as the Mortgagee may in its sole discretion deem necessary, and may pay all amounts of money therefor, as the Mortgagee may in its sole discretion deem necessary.

11. The principal amount owing on the Note together with interest thereon and all other charges as therein provided and all other amounts of money owing by the Mortgagor to the Mortgagee pursuant to and secured or intended to be secured by this mortgage, shall immediately become due and payable without notice or demand upon the appointment of a receiver or liquidator, whether voluntary or involuntary for the Mortgagor or any of the property of the Mortgagor or upon the filing of a petition by or against the Mortgagor under the provisions of any State insolvency law or under the provisions of the Bankruptcy Act of 1898 as amended or upon the making by the Mortgagor of an assign-

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ment for the benefit of the Mortgagor's creditors. The Mortgagee is authorized to declare at its option all or any part of such indebtedness immediately due and payable upon the happening of any of the following events:

(a) Failure to pay the amount of any installment of principal and interest or other charges payable on the Note, which shall have become due prior to the due date of the next such installment:

(b) Nonperformance by the Mortgagor of any covenant, agreement, term, or of the Note (except as otherwise provided in subdivision (a) hereof) or of any other agreement heretofore, herewith or hereafter made by the Mortgagor with the Mortgagee in connection with such indebtedness:

(c) Failure of the Mortgagor to perform any covenant, agreement, term or condition in any instrument creating a lien upon the mortgaged property, or any part thereof which shall have priority over the lien of this Mortgage:

(d) The Mortgagee's discovery of the Mortgagor's failure in any application of the Mortgagor to the Mortgagee to disclose any fact deemed by the Mortgagee to be material or of the making therein or in any of the agreements entered into by the Mortgagor with the Mortgagee (including, but not limited to the Note and this Mortgage) of any misrepresentation by or on behalf of or for the benefit of the Mortgagor:

(e) The sale, lease or other transfer of any kind or nature of the mortgaged property or any part thereof, without the prior written consent of the Mortgagee:

(f) The enactment after the date of this Mortgage of any law of the State of Illinois deducting from the value of the mortgaged property (or any part thereof) for the purpose of taxation any lien thereon, or changing in any way its laws for the taxation of mortgages or debts secured by mortgage for state or local purposes or the manner of collection of any such tax, so as to affect this Mortgage and if after such enactment or change the holder of the Note and this Mortgage gives written notice to the Mortgagor declaring the Note and all other indebtedness secured by this Mortgage to be due and payable because of any such enactment or charge, immediately upon the expiration of thirty (30) days after such notice

The Mortgagee's failure to exercise any of its rights hereunder shall not constitute a waiver thereof. All the events in this Paragraph enumerated upon the Note shall become or may be declared to be immediately due and payable are in this Mortgage called "events of default"

12. The Mortgage may from time to time cure each default under any covenant or agreement in any instrument creating a lien upon the mortgaged property, or any part thereof, which shall have priority over the lien of this Mortgage to such extent as the Mortgagee may exclusively determine and each amount paid (if any) by the Mortgagee to cure any such default shall be paid by the Mortgagor to the Mortgagee; and the Mortgagee shall also become subrogated to whatever rights the holder of the prior lien might have under such instrument.

13. (a) After the happening of any default hereunder, the Mortgagor shall upon demand of the Mortgagee surrender possession of the mortgaged property to the Mortgagee and the Mortgagee may enter such property, and let the same and collect all the rents therefrom which are due or to become due and apply the same after payment of all charges and expenses, on account of the indebtedness hereby secured, and all such rents and all leases existing at the time of such default are hereby assigned to the Mortgagee as further security for the payment of the indebtedness secured hereby; and the Mortgagee may also dispossess, by the usual summary proceedings any tenant defaulting in the payment of any rent to the Mortgagee.

(b) In the event that the Mortgagor occupies the mortgaged property or any part thereof the Mortgagor agrees to surrender possession of such property to the Mortgagee immediately after any such default hereunder and if the Mortgagor remains in possession after such default such possession shall be as a tenant or the Mortgagee and Mortgagor shall pay in advance, upon demand by the Mortgagee as a reasonable monthly rental for the premises occupied by the Mortgagor an amount at least equivalent to one twelfth of the aggregate of the twelve monthly installments payable in the current calendar year plus the actual amount of the annual ground rent if any, taxes, assessments, water rates other governmental charges and insurance premiums payable in connection with the mortgaged property during such year and upon the failure of the Mortgagor to pay such monthly rental the Mortgagor may also be dispossessed by the usual summary proceedings applicable to tenants. This covenant shall become effective immediately upon the happening of any such default as determined in the sole discretion of the Mortgagee, who shall give notice of such determination to the Mortgagor; and in the case of foreclosure and the appointment of a receiver of the rents the within covenant shall inure to the benefit of such receiver.

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14. The Mortgagee in any action to foreclose this Mortgage shall be entitled to the appointment of a receiver without notice as a matter of right and without regard to the value of the mortgaged property or the solvency or insolvency of the Mortgagor or other party liable for the payment of the Note and other indebtedness secured by this Mortgage.

15. The Mortgagor within ten (10) days upon request in person or within twenty (20) days upon request by mail will furnish promptly a written statement in form satisfactory to the Mortgagee signed by the Mortgagor and duly acknowledged, of the amount then owing on the Note and other indebtedness secured by this Mortgage and whether any offsets or defenses exist against such indebtedness or any part thereof.

16. The Mortgagor will give immediate notice by registered or certified by mail to the Mortgagee of any fire damage or other casualty affecting the mortgaged property or of any conveyance transfer or change in ownership of such property or any part thereof.

17. Notice and demand or request may be made in writing and may be served in person or by mail.

18. In case of a foreclosure sale of the mortgaged property it may be sold in one parcel.

19. The Mortgagor will not assign the rents if any in whole or in part from the mortgaged property or any part thereof without the prior written consent of the Mortgagee.

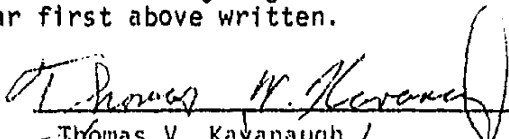
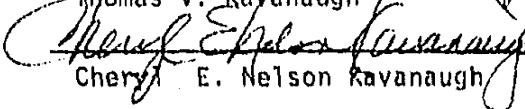
20. The Mortgagor is lawfully seized of the mortgaged property and has good right, full power and lawful authority to sell and convey the same in manner above provided and will warrant and defend the same to the Mortgagee forever against the lawful claims and demands of any and all parties whatsoever.

21. This Mortgage and all the covenants, agreements, terms and conditions herein contained shall be binding upon and inure to the benefit of the Mortgagor and the heirs, legal representatives and assigns of the Mortgagor and to the extent permitted by law, every subsequent owner of the mortgaged property; and shall be binding upon and inure to the benefit of the Mortgagee and its assigns. If the Mortgagor, as defined herein consists of two or more parties, this Mortgage shall constitute a grant and mortgage by all of them jointly and severally, and they shall be obligated jointly and severally under all the provisions hereof and under Note. The word "Mortgagee" shall include any person, corporation or other party who may from time to time be the holder of this Mortgage. Wherever used herein the singular number shall include the plural the plural number shall include the singular, and the use of any gender shall be applicable to all genders wherever the sense requires.

22. The Mortgagor hereby waives the benefit of all homestead exemptions as to the debt secured by this Mortgage and as to any expenditures for insurance, taxes, levies, assessments, dues or charges incurred by the Mortgagee pursuant to any provision of this Mortgage.

23. A Rick Premium Rider marked "Schedule B" is annexed hereto and made a part hereof.

IN WITNESS WHEREOF this Mortgage has been duly signed and sealed by the Mortgagor on or as of the day and year first above written.


Thomas V. Kavanaugh (I.S.)

Cheryl E. Nelson Kavanaugh (I.S.)

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STATE OF ILLINOIS,

Country of

Cook

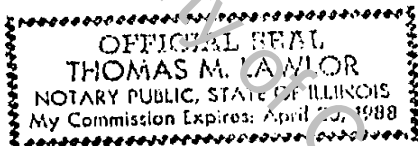
} SS.

I, THOMAS M. LAWLOR, a Notary Public in and for said Country, in the State aforesaid DO HEREBY CERTIFY that Thomas V.

Kavanaugh and his wife Cheryl E. Nelson Kavanaugh

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

Given under my hand and _____ notary seal this 20th day of October A.D. 19 87.



Thomas M. Lawlor
Notary Public

My commission expires:

BOX 353 - HV

Mail to: Department of Housing
318 S. Michigan
Chicago, IL 60604
Attn: M. Cunningham

STATE OF ILLINOIS

Loan No. 506005982

MORTGAGE

Thomas V. Kavanaugh and
his wife Cheryl E. Nelson Kavanaugh

To
United States of America
acting by and through the
Department of Housing and Urban Development

Doc. No.

Filed for Record in the Recorder's Office of

Country, Illinois, on

he day of _____, A.D. 19 _____,

at _____ o'clock _____, and duly

Recorded in Book _____ of _____, page _____

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COOK COUNTY CLERK'S OFFICE
100 N. LAUREL ST.
CHICAGO, ILL. 60602
TEL: (312) 603-1000

2011/07/27

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RISK PREMIUM RIDER

THIS RISK PREMIUM RIDER is made as of the 20th day of October 1987 and is incorporated into and shall be deemed to amend and supplement a Mortgage, Deed of Trust or Deed to Secure Debt (hereinafter referred to as the "Security Instrument") dated of even date herewith, given by the undersigned (hereinafter referred to as the "Borrower", whether one or more than one) to secure the Borrower's Note to the United States of America (hereinafter referred to as the "Lender"), acting by and through the Department of Housing and Urban Development, having an office at 547 W. Jackson in the City of Chicago, County of Cook and State of Illinois and covering the property described in the Security Instrument and located at 4422 S. Emerald, Chicago, IL

In addition to the covenants and agreements made in the Security Instrument, the Borrower further covenants and agrees with the Lender as follows:

A. Risk Premium. In addition to the monthly installments of principal and/or interest due under the Borrower's Note hereinabove described, the Borrower shall pay to the Lender a risk premium (hereinafter referred to as the "Risk Premium") in an amount equal to one percent (1%) per annum on the outstanding principal balance of the loan evidenced by the Borrower's Note; provided, however, that the Risk Premium shall not be charged to the Borrower prior to the date upon which payments of principal commence under the Borrower's Note. The Risk Premium shall be payable monthly by the Borrower commencing on the date on which principal payments begin and continuing on the same day of each and every month thereafter, to and until the principal balance shall be repaid in full, at the same time and in the same manner that principal and interest shall be due and payable under the Borrower's Note, and such risk premium amounts shall be deemed a part of the indebtedness secured by the Security Instrument.

B. Application of Payments. So long as any portion of the Risk Premium is due and payable by the Borrower, any payments received on account of the indebtedness secured by the Security Instrument shall be applied as follows:

First, to the amount of ground rents, if any, fire and other hazard insurance premiums, taxes, assessments, water rents and other governmental charges required to be paid under the provisions of the Security Instrument, in whatever sequence the Lender shall determine in its sole discretion;

Second, to the amount of the Risk Premium required to be paid pursuant to the terms hereof;

Third, to the amount of interest due under the Borrower's Note;

Fourth, to the amount of the principal due under the Borrower's Note; and

Fifth, the remainder to the amount of late charges, if any, due under the Borrower's Note.

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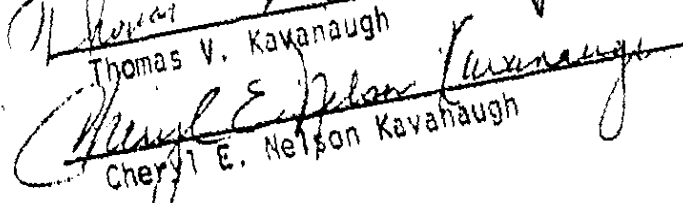
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Enclosure

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c. Remedies. A breach of any of the covenants and/or agreements herein contained shall be deemed a default under the Security Instrument and shall allow the Lender, at its option, to exercise any and all of the rights and/or remedies provided to the Lender therein.

IN WITNESS WHEREOF, the Borrower has executed and sealed this Risk Premium Rider as of the day and year first above written.


Thomas V. Kavanaugh

Cheryl E. Nelson Kavanaugh

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Schedule A 8 7 5 9 4 2 3 0

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT

Property Address: 4422 S. Emerald Street

Chicago, IL 60657

PROMISSORY NOTE

(Under Section 312 of the Housing Act of 1964)

Loan Number: 506005982

Place Executed: Chicago, Cook

Date Executed: 10-20-87

\$ 81,550.00 (Maximum)

FOR VALUE RECEIVED, the undersigned Borrower(s) jointly and severally promise(s) to pay to the order of the United States of America, acting by and through the Secretary of Housing and Urban Development, or his or her successors and assigns (herein called "Lender"), the maximum principal sum of Eighty One Thousand Five Hundred Fifty Dollars (\$ 81,550.00), or such lesser amount as may be endorsed on this Note on behalf of Lender. The loan shall bear interest on the outstanding principal balance, computed from the date of each advance by Lender to Borrower, at the rate of Eight and Three Quarter percent (8 3/4) per annum.

Payments of principal and interest shall be made at such place as Lender may designate in writing and according to the following schedule:

Interest only shall be paid monthly commencing on the first day of November, 19 87, and on the first day of each month thereafter, to and including January, 19 88. During this period Borrower authorizes Lender to charge such interest directly to the principal balance of the loan, provided that the maximum principal amount stated above is not exceeded.

Thereafter, interest and principal shall be paid on the first day of each month in installments in the amount of Seven Hundred Twenty and 68/100 Dollars (\$ 720.68) each, commencing on the first day of February, 19 88, with the final installment of Seven Hundred Twenty and 68/100 Dollars (\$ 720.68) due on January, 19 2008, unless a different amount or date is endorsed on this Note by Lender. All payments on this Note shall be applied first to the interest due on this Note, and then to the principal due on this Note, and any remaining amount shall be applied to late charges, if any. Except as provided below, all monthly installment payments on this Note shall be credited as of the due date thereof without adjustment of interest because paid either before or after such due date.

Borrower may prepay at any time all or any part of the principal amount due on this Note without the payment of penalties or premiums, provided that Borrower is not in default under this Note and the payment is identifiable as a prepayment of principal. In the event of a prepayment, Lender will notify Borrower of the new date and amount of the final payment due under this Note.

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COOK COUNTY CLERK'S OFFICE
110 N. LAUREL ST. CHICAGO, IL 60602

Case No. 123456789
In the County of Cook, State of Illinois
vs.
[Illegible Name]
[Illegible Name]
[Illegible Name]
[Illegible Name]
[Illegible Name]
[Illegible Name]

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IF THE BORROWER SHALL DEFAULT in the payment of any installment due under this Note, and such default is not made good prior to the due date of the next installment, the entire unpaid principal amount of this Note, together with accrued interest and late charges, shall become immediately due and payable, at the option of the Lender, without notice to Borrower. Failure of the Lender to exercise such option shall not constitute a waiver of such default. No default shall exist by reason of nonpayment of any required installment of principal and interest, so long as the amount of optional prepayments already made pursuant hereto equal or exceeds the amount of the required installments. If Lender exercises its option to declare the entire amount of Borrower's loan immediately due and payable as provided above, Borrower hereby agrees to pay Lender's costs and expenses of collection, including reasonable attorney's fees and court costs. If this Note is reduced to judgment, the judgment shall bear interest at the maximum rate permissible on such judgments in the State of Illinois, or there is no such maximum, at the rate of fifteen (15) percent per annum.

If any monthly installment of interest and principal, or any part of such installment, remains unpaid for a period of fifteen (15) days from its due date, the Borrower hereby agrees to pay to the Lender a late charge of four (4) percent of the unpaid amount of such installment.

THIS NOTE is secured by a Mortgage
duly filed for record in the County of Cook

All parties to this Note hereby waive presentment for payment, demand, protest, notice of protest, and notice of dishonor. The Borrower hereby waives, to the extent permitted by law, any and all homestead and other exemption rights which otherwise would apply to the debt evidenced by this Note.

IN WITNESS WHEREOF, this Note has been duly executed by the undersigned Borrower(s), as of the date shown above.

Thomas V. Kavanagh (SEAL)
Thomas V. Kavanagh
Cheryl E. Nelson Kavanagh (SEAL)
(BORROWERS)
Cheryl E. Nelson Kavanagh

After the Secretary's final advance under this Note, the principal amount due is hereby reduced to the sum of _____ Dollars (\$ _____), and the new final installment payment date is _____.
The monthly payment amount remains unchanged.

Authorized HUD Official

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