

UNOFFICIAL COPY

87597685

State of Illinois

Mortgage

FHA Case No.

131 525 4091-703

LOAN NUMBER 02-58-71523

This Indenture, made this ~~X~~ 2nd day of NOVEMBER, 19 87, between STEVEN N. LAVENDA AND RACHEL A. LAVENDA HIS WIFE

, Mortgagor, and

SEARS MORTGAGE CORPORATION

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

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 EIGHTY SEVEN THOUSAND EIGHT HUNDRED DOLLARS AND NO/100 Dollars (\$ 87,800.00)

payable with interest at the rate of ELEVEN per centum (11.00 %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in 300 KNIGHTSBRIDGE PARKWAY #500 LINCOLNSHIRE, ILLINOIS 60069 , or at such other place as the holder may designate in writing, and delivered; the said principal and interest being payable in monthly installments of

EIGHT HUNDRED THIRTY 3/4 DOLLARS AND 14/100 Dollars (\$ 836.14)

on JANUARY 1, 1988, 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 payable on the first day of DECEMBER 1, 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, and being in the county of COOK and the State of Illinois, to wit:

PARCEL 1:

THE EAST 22.06 FEET (MEASURED ALONG THE MOST SOUTHERLY LINE) OF THAT PART OF LOT 8 LYING WEST OF A LINE DRAWN PERPENDICULAR TO THE MOST SOUTHERLY LINE OF SAID LOT AND DRAWN THROUGH A POINT 70.29 FEET EAST OF THE MOST SOUTHERLY SOUTH WEST CORNER OF SAID LOT 8 (EXCEPT THE SOUTH 46 FEET THEREOF) IN BLOCK 1 IN COLLEGE GREEN SUBDIVISION OF PART OF THE WEST HALF OF THE NORTH WEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1A:

EASEMENT OVER THE SOUTH 46 FEET OF LOT 8 AFORESAID FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS DATED MARCH 28, 1962 AND RECORDED APRIL 23, 1962 AS DOCUMENT 18454951 AND SHOWN ON THE PLAT ATTACHED THERETO MADE BY THE EXCHANGE NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 1, 1959 AND KNOWN AS TRUST NO. 10540 AND AMENDMENTS TO SAID DECLARATION DATED SEPTEMBER 18, 1962 AND RECORDED SEPTEMBER 18, 1962 AS DOCUMENT 18594277 AND AS FURTHER AMENDED BY INSTRUMENT RECORDED JULY 31, 1964 AS DOCUMENT 19201621 AND AS CREATED BY DEED FROM WINSTON GARDENS, INC. TO HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO DATED APRIL 7, 1975 AND RECORDED MAY 7, 1975 AS DOCUMENT 23074704, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER.: 10-36-121-042
ADDRESS 3022 W. PRATT BLVD. CHICAGO, ILLINOIS 60645

DEPT-01 RECORDING \$15.25
T#2222 TRAN 1466 11/05/87 10:06:00
#1719 #B *-87-597685
COOK COUNTY RECORDER

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, and the rents, 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.

This form is used in connection with mortgages insured under the one- to four-family programs of the National Housing Act which require a One-Time Mortgage Insurance Premium payment (including sections 203(b) and (j)) in accordance with the regulations for those programs.

UNOFFICIAL COPY

MAIL TO: CATHY FRANK
SKANS MORTGAGE CORPORATION
1034 WALDEN OFFICE SUITE 200
SCHAMBERG, ILLINOIS 60173

Property of Cook County Clerk's Office

at o'clock

m., and duly recorded in Book

of

Page

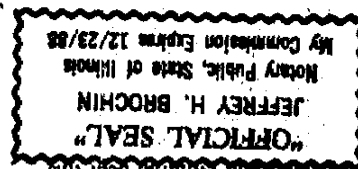
County, Illinois, on the

day of

A.D. 19

Doc. No.

Filed for Record in the Recorder's Office of



Given under my hand and Notary Seal this

free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

person and acknowledged that

person whose name

and

subscribed to the foregoing instrument, appeared before me this day in

his wife, personally known to me to be the same

1. He undersigned Steven M. Laverda and Rachel A. Laverda, in and for the county and State

State of Illinois
County of Cook

[SEAL]

[SEAL]

[SEAL]

[SEAL]

Witness the hand and seal of the Mortgagor, the day and year first written.

STEVEN M. LAVERDA

RACHEL A. LAVERDA

58976528

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 to 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.

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 improvement situated thereon, so long as the Mortgagor shall, in good faith, contest the same or the validity thereof by appropriate legal proceedings brought in a court of competent jurisdiction, which shall operate to prevent the collection of the tax, assessment, or lien so contested and the sale or forfeiture of the said premises or any part thereof to satisfy the same.

And the said Mortgagor further covenants and agrees as follows:

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) 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 assess-

ments will become delinquent, such sums to be held by Mortgagee in trust to pay said ground rents, premiums, taxes and special assessments; and

(b) All payments mentioned in the preceding subsection 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 applied by the Mortgagee to the following items in the order set forth:

- (i) ground rents, if any, taxes, special assessments, fire, and other hazard insurance premiums;
- (ii) interest on the note secured hereby;
- (iii) amortization of the principal of the said note; and
- (iv) 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 (a) of the preceding paragraph shall exceed the amount of the payments actually made by the Mortgagee for ground 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 (a) 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 amount necessary to make up the deficiency, on or before the date when payment of such ground rents, taxes, assessments, or insurance premiums shall be due. If at any time the Mortgagor shall tender to the Mortgagee, in accordance with the provisions of the note secured hereby, full payment of the entire indebtedness represented thereby, the Mortgagee shall, in computing the amount of such indebtedness, credit to the account of the Mortgagor any balance remaining in the funds accumulated under the provisions of subsection (a) of the preceding paragraph. If there shall be a default under any of the provisions of this mortgage resulting in a public sale of the premises covered hereby, or if the Mortgagee acquires the property otherwise after default, the Mortgagee shall apply, at the time of the commencement of such proceedings or at the time the property is otherwise acquired, the balance then remaining in the funds accumulated under subsection (a) of the preceding paragraph as a credit against the amount of principal then remaining unpaid under said note.

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. 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

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.

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.

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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 proceedings, including attorneys' fees, outlays for documentary evidence and cost of said abstract and examination of title; (2) the moneys advanced by the Mortgagee, 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; and (4) all the said principal moneys remaining unpaid. The surplus of the proceeds of the sale, if any, shall then be paid to the Mortgagor.

As in Case of Foreclosure of this mortgage by said Mortgagor, the Mortgagor shall be allowed 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 premises secured by this mortgage, and all such expenses shall become so much additional indebtedness secured hereby and be allowed in any decree foreclosing this mortgage.

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 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 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 Mortgagee, 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 application 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 be then 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

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.

The Mortgagee Further Agrees that should this mortgage and the note secured hereby not be eligible for insurance under the National Housing Act, with **SIXTY (60) 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 (60) days** 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 exercise by the Mortgagee when the ineligibility for insurance under the National Housing Act is due to the Mortgagee's failure to remit the mortgage insurance premium to the Department of Housing and Urban Development.

That if the premises, or any part 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 remaining unpaid, are hereby assigned by the Mortgagee to the Mortgagee and shall be paid forthwith to the Mortgagee to be applied by it on account of the indebtedness secured hereby, whether due or not.

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58926528

LOAN NUMBER 02-58-71523 **FHA Assumability Rider**

THIS FHA ASSUMABILITY RIDER is made this 2ND day of NOVEMBER, 19 87 and is incorporated into and shall be deemed to amend and supplement a Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date, given by the undersigned (the "Borrower") to secure the Borrower's note to

SEARS MORTGAGE CORPORATION AN OHIO CORPORATION

(the "Lender")

of the same date and covering the property described in the Security Instrument and located at:

3022 W. PRATT BLVD CHICAGO, ILLINOIS 60645

(Property Address)

"The Mortgagee 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 been approved in accordance with the requirements of the Commissioner."

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this FHA Assumability Rider.

Witnesses:

[Signature]
[Signature]

[Signature] (Seal)
STEVEN N. LAVENDA
Borrower

[Signature] (Seal)
RACHEL A. LAVENDA
Borrower

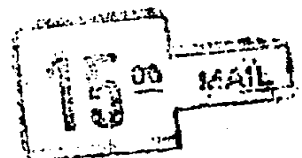
____ (Seal)
Borrower

____ (Seal)
Borrower

SMU 40
MULTISTATE
11/86



MAIL TO: CATHY PRASE
SEARS MORTGAGE CORP.
1834 WALDEN OFFICE SQ. SUITE 200
SCHAUMBURG, IL. 60173



87597685

87597685

PROPERTY OF COOK COUNTY CLERK'S OFFICE

1. The Commission has been informed that the Government of the Republic of the Philippines has been requested to provide information on the situation of human rights in the country, particularly in the areas of the Cordillera region and the Mindanao region, and to provide information on the situation of human rights in the country, particularly in the areas of the Cordillera region and the Mindanao region.

Top Secret

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE

These two methods are used by the following to determine the effect of the change in the number of units produced on the total cost of production. The first method is the "cost of production" method, which is used to determine the effect of the change in the number of units produced on the total cost of production. The second method is the "cost of sales" method, which is used to determine the effect of the change in the number of units produced on the total cost of sales.

[illegible]

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