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09-777993-1

State of Illinois

Mortgage

PMA Case No.

131-4808435-703

This Indenture, made this 31ST day of DECEMBER, 1986, between

WILLIAM H. EDWARDS AND EUNICE I. EDWARDS, HIS WIFE

, Mortgagor, and

FIREMAN'S FUND MORTGAGE CORPORATION

a corporation organized and existing under the laws of DELAWARE

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 ONE HUNDRED THIRTY TWO THOUSAND EIGHTY FIVE AND 00/100----- Dollars (\$132,085.00-----)

payable with interest at the rate of NINE

per centum (9.00-----%) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in

FARMINGTON HILLS, MICHIGAN

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

ONE THOUSAND SIXTY TWO AND 79/00-----

Dollars (\$ 1,062.79-----)

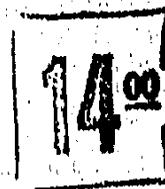
on FEBRUARY 1 , 1987 , and a like sum on the first day of each and every month thereafter until the note is fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of JANUARY

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:

LOT THIRTY TWO (32) IN LYNWOOD TERRACE UNIT NUMBER FIVE (5), BEING A SUBDIVISION OF THE NORTH WEST ONE QUARTER (1/4) OF SECTION SEVEN (7), TOWNSHIP THIRTY FIVE (35) NORTH, RANGE FIFTEEN (15) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

RE: 19719 TERRACE, LYNWOOD, IL 60411



COOK COUNTY, ILLINOIS
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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 (l)) in accordance with the regulations for those programs.

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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 situated, 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 required, 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

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The Correlations between Correlated and Unrelated Items and the Correlations between Unrelated Items and Unrelated Items are shown in Table 1. Correlations between Unrelated Items and Unrelated Items were significant at the .05 level or better in all cases except one. Correlations between Correlated Items and Unrelated Items were significant at the .05 level or better in all cases except one.

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In *any* *manuscript*, the *origin* *library* *of* *the* *Moritzius*.

If the MotorFactor's agent fails to pay such note at the time and in the manner aforesaid and shall decline by, comply with, and duly perform all the covenants and agreements herein, then this con-
tract shall be null and void and MotorFactor will, within thirty
days after written demand to recover, execute a
writ of execution or delivery of such title or satisfaction by
whichever of the remedies of all descriptions, or, which recoufe the
MotorFactor's agent for nonpayment of this note fails, and MotorFactor hereby
waives all the benefits of this note, and MotorFactor hereby
assumes all the responsibilities and obligations hereon.

A fine in case of forfeiture of this mortgage by said Mortgagor,
allowable in any court of law or equity, a reasonable sum shall be
awarded for the solicitor's fees, and attorneys' fees of the
plaintiff in such proceeding, and also for all outlays for
locumtenancy, eviction and the cost of a complete disbarment of
the forfeiture purposse of such foreclosure; and in any
further suit, or legal proceeding, wherein the Mortgagor shall be
made a party thereto by reason of this mortgage, the costs and
expenses, and the reasonable fees and charges of the attorneys
employed in such proceeding, so made parties, for services in
such suit or proceeding, shall be a further lien and charge upon
the sold property under this mortgage, and all such expenses
and the allowable in any court of law or equity for service of process.

Whencever the said Moratorium and preservation of the property,
the above described premises under in order of a court in which
an action is pending to locate specific title or mortgage or a subsequent
mortgage, the said Moratorium 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 insurances in such amounts as shall have been
required by the Mortgagor; lease the said premises to the Mortgagor
or others upon such terms and conditions, either by the
party beyond any period of redemption, as appreved by the
court; collect and receive the rents, issues, and profits for the
use of the premises heretofore described; and employ officer
processes and expand such amounts as the receiver
necesssary to carry out the provisions of this paragraph.

of, first, if nor made promptly by Mortgagee, and each Insuranceman
company concerned is hereby authorized and directed to make pay
sums for such loss directly to the Mortgagee instead of to the
holder of any part (hereinafter referred to as the Mortgagee in this opinion
and language and the Mortgagee jointly; and the Insurance Proceeds,
either to the reduction of the indebtedness hereby secured or to the
reservoir of capital of the Proprietor/damaged, in event of loss.
policyholders, like said Insurer, of the Mortgagor, and to any Insuranceman
relinquish, or otherwise get rid of the indebtedness secured hereby, all
claim of this Mortgagor or other holder of title to the mortgaged
property, in exchange of which the Insuranceman shall be liable to the Proprietor
of any part (hereinafter referred to as the Mortgagee) for the amount of
any loss sustained by the Mortgagee jointly; and the Insurance Proceeds,
either to the reduction of the indebtedness hereby secured or to the
reservoir of capital of the Proprietor/damaged, in event of loss.
police, then the force shall pass to the Purchaser or Proprietor.
Final (if the premises, or any part thereof, be condemned under
any power of eminent domain, or required for a public use, the
same, together with the compensation for such acquisition, to be
determined, proceeded, and the consideration for such acquisition, to
and the Note secured hereby remaining unpaid, are hereby assigned
by the Mortgagor to the Mortgagee and shall be paid forthwith to
the Mortgagor, in the amount of indebtedness upon this Mortgage,
and the excess of the full amount of indebtedness over such
determination, or the full amount of indebtedness upon this Mortgage, to
be retained by the Mortgagee, to secure the remaining unpaid, are hereby
assumed by the Mortgagee, until due or lost.

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FHA ASSUMPTION RIDER

The mortgagor 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.

Jefferson H. Edwards
Jefferson H. Edwards
Mortgagor _____ Date _____

Cecilice Edwards
Cecilice Edwards
Mortgagor _____ Date 12-31-86

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