

# UNOFFICIAL COPY

State of Illinois

Mortgage 7 0 9 9

FHA Case No. 131:4708831

This Indenture, Made this 11th day of February, 19 87, between

Adolfo

~~Adolfo~~ Gonzalez, an unmarried man and Judith Varela, an unmarried woman, Mortgagor, and Knutson Mortgage Corporation

a corporation organized and existing under the laws of the State of Delaware  
Mortgagee.

87099252

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

THIRTY-SEVEN THOUSAND TWO HUNDRED and NO/100

(\$ 37,200.00 ) Dollars payable with interest at the rate of TEN per centum ( 10.00 %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in 8400 Normandale Lake Blvd., Bloomington, MN 55437 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 THREE HUNDRED TWENTY SIX and 46/100 Dollars (\$ 326.46 ) on the first day of April, 19 87, and a like sum of 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 March, 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 Warranty 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:

Unit 6-207 in Highland Crossing Condominium, as delineated on a plat of survey of a portion of that part of the Northeast 1/4 of Section 16, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, which plat of survey is attached as Exhibit "C" to Declaration of Condominium Ownership for Highland Crossing Add On Condominium and of Easements relating to unconverted area, recorded in Cook County as document 25609760 (the "Declaration"), together with its undivided percentage interest in the common elements.

Unit 07-16-200-055-1208 s/k/a 1180 Meadow Ln., #6-207, Hoffman Estates, IL

The Borrower(s) have executed one or more riders which are recorded together with this Security Instrument, the covenants and agreements of each rider shall be incorporation into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. Properment Rider, ASSUMPTION RIDER, RESOLUTION OF INCONSISTENCY

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.

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.

L-300736-C3 track 2 all LAND TITLE COMPANY

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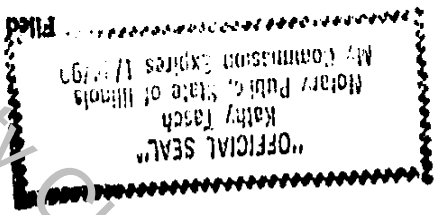


This instrument was drafted by:  
Knutson Mortgage Corporation  
100 West 22nd Street  
Lombard, IL 60148

Send Tax Statements to:  
Knutson Mortgage and Financial Corporation  
8400 Normandale Lake Blvd.  
Bloomington, Minnesota 55437

Property of Cook County Clerk

Doc. No. \_\_\_\_\_ Cook County, Illinois, on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19 \_\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ m., and duly recorded in Book \_\_\_\_\_ of \_\_\_\_\_ page \_\_\_\_\_



Given under my hand and Notarial Seal on this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19 87.  
Kathy Rasch  
Notary Public

I, the undersigned, Adolfo Gonzalez, do hereby certify that Adolfo Gonzalez and Judith Varela are the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

\*\*SEE TAX STATEMENT BELOW  
Witness the hand and seal of the Mortgagor, the day and year first written.

(SEAL) \_\_\_\_\_  
Adolfo Gonzalez

(SEAL) \_\_\_\_\_  
Judith Varela

87099252

\$16.00

DEPT-01 RECORDING

TRAN 0372 02/19/87 15:24:00  
#7433 # 12 \* - - - - - 9252  
a notary public, duly qualified by the Illinois State

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 Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

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 Mortgagor 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.

The Mortgagor further agrees that should this mortgage 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 Mortgagor or others upon such terms and conditions, either within or beyond any period of redemption, as are approved by the court; collect and receive the rents, issues, and profits for the use of the premises hereinabove described; and employ other persons and expend itself such amounts as are reasonably necessary to carry out the provisions of this paragraph.

And in case of foreclosure of this mortgage by said Mortgagee in any court of law or equity, a reasonable sum 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 mortgage and be paid out of the proceeds of any sale made in pursuance of any such decree: (1) All the costs of such suit or suits, advertising, sale, and conveyance, including attorneys', solicitors', and stenographers' 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 interest on such advances at the rate set forth in the note secured hereby, from the time such advances are made; (3) all the accrued interest remaining unpaid on the indebtedness hereby secured; (4) all the said principal money remaining unpaid. The one plus of the proceeds of sale, if 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 with, 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.

And as additional security for the payment of the indebtedness... That he will keep the improvements now existing or hereafter...

(c) All payments mentioned in the two preceding subsections... (h) A sum equal to the ground rents, if any, next due, plus...

And as additional security for the payment of the indebtedness... the rents, issues, and profits now due or which may hereafter...

(i) If and so long as said note of even date and this instrument are insured or are reinsured under the provisions of the National Housing Act...

And as additional security for the payment of the indebtedness... the amount of such indebtedness, credit to the account of...

(j) An amount sufficient to provide the holder hereof with funds to pay the next mortgage insurance premium if this instrument and the note secured hereby are insured, or a monthly...

And as additional security for the payment of the indebtedness... the amount of such indebtedness, credit to the account of...

That, together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note...

And as additional security for the payment of the indebtedness... the amount of such indebtedness, credit to the account of...

And the said Mortgagee, with its covenants and agrees as follows: That privilege is reserved to pay the debt in whole, or in part...

And as additional security for the payment of the indebtedness... the amount of such indebtedness, credit to the account of...

In case of the refusal or neglect of the Mortgagee to make such payments, or to satisfy any prior lien or encumbrance other...

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## RESOLUTION OF INCONSISTENCY

"If this mortgage and note be insured under Section 234(c) of the National Housing Act, such Section and Regulations issued thereunder and in effect on the date hereof shall govern the rights, duties and liabilities of the parties hereto, and any provision of this or other instruments executed in connection with this mortgage and note which are inconsistent with said Section of the National Housing Act or Regulations are hereby amended to conform thereto."

Date: 02/11/87

By: X [Signature]

[Signature]

LAND TITLE COMPANY A-300736-C3 - JASCH 2081

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PROPERTY OF COOK COUNTY CLERK'S OFFICE

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LAND TITLE COMPANY 1-300736-13 Tasch 2088

## Mortgage RIDER

The Rider, dated the 11th day of February, 1987  
 amends the Mortgage of even date by and  
 between Adolfo Gonzalez and Judith Varela  
Knutson Mortgage Corporation, the Mortgagor, and  
Mortgagee, and  
 the \_\_\_\_\_, as  
 follows :

1. In Paragraph 1, the sentence which reads as follows  
 is deleted:  
 Privilege is reserved to pay the debt  
 in whole or in an amount equal to one  
 or more monthly payments on the principal  
 next due on the note, on the first  
 day of any month prior to maturity: Provided,  
 however, that written notice of an intention to  
 exercise such privilege is given at least  
 thirty (30) days prior to prepayment.
2. Paragraph 1 is amended by the addition of the  
 following:

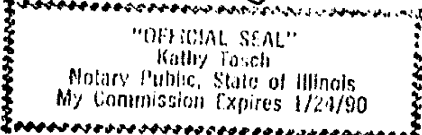
Privilege is reserved to pay the debt, in whole or in part,  
 on any installment due date.

IN WITNESS WHEREOF, Adolfo Gonzalez, an unmarried man and Judith Varela, an  
unmarried woman  
 has set his hand and seal the day and year first aforesaid.

Signed, sealed and delivered  
 in the presence of

Kathy Tasch

Adolfo Gonzalez  
 Adolfo Gonzalez  
Judith Varela  
 Judith Varela



Property of Cook County Clerk's Office 07099252

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10/15/2014

Property of Cook County Clerk's Office

MAGISTRATE



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## ASSUMPTION RIDER

The mortgagee shall, with 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.

*Adolfo Gonzalez*  
Adolfo Gonzalez

*Judith Varela*  
Judith Varela

Property of Cook County Clerk's Office

IN WITNESS WHEREOF,

\_\_\_\_\_ aforesaid.

*The undersigned*  
has set his hand and seal the \_\_\_\_\_ day and year first

*Kathy Tract* (SEAL)  
\_\_\_\_\_ (SEAL)

Signed, sealed and delivered  
in the presence of

*Spencer Meyer*

"OFFICIAL SEAL"  
Kathy Tract  
Notary Public, State of Illinois  
My Commission Expires 1/24/90

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LAND TITLE COMPANY L. 300730-C3 Tawlk 209

