

UNOFFICIAL COPY

State of Illinois

Mortgage

7 0 9 9

FHA/Cove. No. 1

131:4708831

This Indenture, Made this 11th day of February , 1987, 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 in-
stallments of THREE HUNDRED TWENTY SIX and 46/100 Dollars (\$ 326.46)
on the first day of April , 1987, 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

, 2017.

Now, therefore, the said Mortgagor, for the better securing of the payment of the said principal sum of money and interest and the perfor-
mance 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:

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.

DEED NO. 76-200-055-1208 d/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 Instru-
ment as if the rider(s) were a part of this Security Instrument. Prepayment 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 plumb-
ing 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 ap-
purtenances 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 re-
quired by the Mortgagee.

This form is used in connection with mortgages insured under the one- to four-family programs of the National Housing Act which provide
for periodic Mortgage Insurance Premium payments.

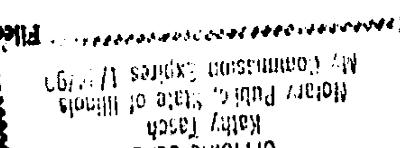
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This instrument was drafted by : *Kuusason Mortgagae Corporation*

Kittuccioen Horngage and Financial Corporation
8400 Normandale Lake Blvd.
Bloomington, Minnesota 55437



I, The undersigned , a Notary Public, do solemnly affirm and declare, under pain of perjury, that the following instrument is true and correct.	
And Judith Varela , whose name is affixed, is the wife, personally known to me to be the person who signed the foregoing instrument, appeared before me this day in person and acknowledged subscribed to the foregoing instrument, appearing before me this day in person and acknowledged that they signed it willingly, free and voluntarily act for the uses and pur- poses therein set forth, including the release and waiver of the right of homestead.	
Date: 11	
day of July , A.D. 19 19	
Place: Kathy Tadeo	
County, Illinois, on the day of 11 , A.D. 19 19	
Filed for Record in the Recorder's Office of Cook County, Illinois, on the day of 11 , A.D. 19 19	
 "OFFICIAL SEAL" Kathy Tadeo Notary Public State of Illinois My Commission Expires 1/1/09	
Doc. No. 1	

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DEPT-01 RECORDING

and **Judith Vazquez**, **Adolfa Gonzalez** **Adoreald, Do Herdy Gutiérrez** **Thar**
person who names are **his wife, personally known to me to be the same**
subjected to the foregoing instruments, prepared before me this day in person and acknowledged

Adolfo A. Gonzales

1. The unstructured

State of Illinois
County of Champaign

Adolfo Gómez Alzate **JUDITH Varela**

(SEAL) (SBAI) (SBAI)

*SEE TAX STATEMENT BELOW

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All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and the Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the 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 of 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.

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That he will keep till the improvements now existing or hereafter erected on the improved property, insured as may be required from time to time by the Mortgagor against loss by fire and other hazards, casualties and contingencies in such amounts and for such periods as may be required by the Mortgagor and will pay promptly, when due, any premium or such insurance premium paid for payment of which has not been made hereinafter.

And as additional security for the payment of the undischarged debts
aborecalled the Mortgagor does hereby assign to the Adm'g'r
the rents, issues, and profits now due or which may hereafter
become due for the use of the premises hereinabove described.

located between the two premises, the main building being situated in the middle of the plot, the rear portion of the building facing the road, the front portion of the building facing the main entrance. The main entrance is located on the left side of the building, leading to a large hall which contains a staircase leading to the upper floors. The main hall has a high ceiling and is well-lit by natural light from the windows. The main hall leads to a large dining room, which is separated from the kitchen by a glass partition. The kitchen is well-equipped with modern appliances. The dining room leads to a large living room, which is furnished with a sofa, armchairs, and a television set. The living room leads to a large balcony, which provides a panoramic view of the surrounding area. The balcony is enclosed by a glass railing. The bedrooms are located on the upper floors, each having its own bathroom. The bedrooms are well-furnished with double beds, wardrobes, and study tables. The entire building is surrounded by a high wall, providing security. The building is located in a quiet residential area, with a few trees and shrubs in the front garden. The building is well-maintained and is in good condition.

If the total of the payments made by the Mortgagor under subsection (b) of the preceding paragraph shall exceed the amount of the payments actually made by him Mortgagor for the case may be, such excess, if the loan is current, in the opinion of the Mortgagor, shall be credited on subsequent payments to be made by the Mortgagor, or refunded to the Mortgagor under the terms of the note secured hereby, full payment of the entire in.

Any deficiency in all, unless made good by the Mortgagor prior to the day of payment shall, unless otherwise provided in any such agreement, render the Mortgagor liable to the Mortgagor for all expenses incurred in liquidating the mortgaged property.

(III) interests on the note secured hereby;
(IV) amortization of the principal of the said note and
(V) late charges.

(iii) Ground rents, if any, taxes, special assessments, fire, and
debt charges (in lieu of monthly insurance premium), as the case may
be.

the order set forth:

Agreement to be applied by the Mortgagor to the following items in
order hereof shall be paid by the Mortgagor each month in a single
sumured hereby shall be added together and one aggregate amount

(b) 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 hazards covering the mortgaged prop-erty, plus taxes and assessments next due on the mortgaged prop-erty, plus taxes and assessments next due on the mortgaged prop-erty (all as estimated by the Mortgagor) less all sums already paid therefor (all as estimated by the Mortgagor) by the number of months to elapse before one month prior to the date when such ground rents, premiums, taxes and assessments will become due and payable in full to pay said ground rents, premiums, taxes and assessments; and

(c) All payments mentioned in the two preceding subsections of this paragraph and all payments to be made under the note

(a) 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 charge (in lieu of a monthly insurance premium) if they are held by the Secretary of Housing and Urban Development under the terms of this instrument.

(1) If and so long as said note of even date and this instrument is held by the Secretary of Housing and Urban Development under the terms of this instrument, as follows:

When it is determined or reetermined under the provisions of the National Housing Act, an amount sufficient to accumulate in the national housing fund, in order to provide such funds at the liquidation of the holder's one (1) month prior to its due date the annual mortgage insurance premium, in order to pay such premium to the Secretary of Housing and Urban Development pursuant to the National Housing Act, as amended, and applicable Regulations thereunder; or

(2) If and so long as said note of even date and this instrument is held by the Secretary of Housing and Urban Development under the terms of this instrument, as follows:

An amount sufficient to provide the holder hereof with premiums which shall be in an amount equal to one-twelfth (1/12) of one-half (1/2) per centum of the average outstanding balance due on the note computed without taking into account debits or credits of escrowments;

Finally, I hope each member will pay attention to, the main purpose of this meeting is to collect principal and interest payable under the terms of the note accrued hereby, the Mortgagor will pay to the Attorney, all the legal expenses incurred in connection with the collection of the same.

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

In case of the refusal or neglect of the Mortgagor to make such payment, or to satisfy any prior lien or claim of other than that for taxes or assessments on said premises, or to keep said premises in good repair, the Mortgagor may pay such taxes, assessments, and insurance premiums, when due, and may make such repairs as are necessary for the proper preservation thereof, and may demand payment of the amount so expended by the Mortgagor, and if he fails to do so within ten days after demand, the Lender may sue for the same in any court of record in the state where the property is situated, and judgment recovered thereon may be levied and collected in the same manner as judgments on money due on account of the sale of the mortgaged premises, except that the Lender shall become entitled to all the proceeds of such sale, and the Mortgagor shall be liable for all costs and expenses of suit and collection.

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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 Odalys Rodriguez
X Padilla Varela

LAND TITLE COMPANY h-300736-C3 Tash 2021

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Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE

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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
Knutson Mortgage Corporation, the Mortgagee, and
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 Tach

Adolfo Gonzalez
Judith Varela
Judith Varela

"OFFICIAL SEAL"

Kathy Tach

Notary Public, State of Illinois
My Commission Expires 1/24/90

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and the only element in their composition which is not derived from the soil is water. The water may be derived from rain or from irrigation. Irrigation is the process of applying water to the soil to supplement rainfall. Irrigation is a very important factor in agriculture. It is used to increase the yield of crops and to improve the quality of the produce. Irrigation is also used to control pests and diseases. Irrigation is a very expensive process and it requires a lot of energy and resources. Irrigation is a very important factor in agriculture. It is used to increase the yield of crops and to improve the quality of the produce. Irrigation is also used to control pests and diseases. Irrigation is a very expensive process and it requires a lot of energy and resources.

During the winter of 1918-1919, while engaged in his work at the University of Michigan, he was invited by the State Board of Education to speak before the State Teachers Association.

Information about the use of software for electronic commerce

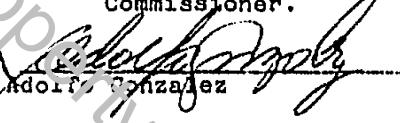
County of Orange, State of California, on the 1st day of January, A.D. 1900.

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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.


Adolf Gonzalez
Judith Varela

IN WITNESS WHEREOF, The undersigned has set his hand and seal the day and year first aforesaid.

Signed, sealed and delivered
in the presence of

"NOTARY PUBLIC"
Kathy Tasch
Notary Public, State of Illinois
My Commission Expires 1/24/00

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