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This form is used in connection with
mortgages insured under the one- to
four-family provisions of the National
Housing Act.

MORTGAGE

THIS INDENTURE, Made this 20th day of February, 1987, between

REYNALDA COBIAN, DIVORCED AND NOT SINCE REMARRIED AND IRENE D COBIAN, SPINSTER

87108784

, Mortgagor, and

MARGARETTEN & COMPANY, INC.

a corporation organized and existing under the laws of the State of New Jersey and authorized to do business in the state of Illinois, 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 Seventy-Six Thousand, Eight Hundred Twelve and 00/100 Dollars (\$ 76,812.00) payable with interest at the rate of Nine AND One-Half Per Centum per centum (9 AND 1/2 %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office

In Perth Amboy, New Jersey 08862

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

Six Hundred Forty-Five and 99/100 Dollars (\$ 645.99) on the first day of April 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 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 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 17 IN LARS JOHNSON SUBDIVISION OF THE SOUTH 2 ACRES OF THE NORTH 6 ACRES OF THE WEST 8 ACRES OF THE WEST 16 ACRES OF THE EAST 60 ACRES OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE WEST 13.8 FEET OF THE SOUTH ONE THIRD OF THE NORTH THREE QUARTERS OF THE EAST 52 ACRES ALL IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

F-F-0 88

13-11-318-004

DEPT-01 RECORDING \$16.40
TM0222 TKN 0145 02/25/87 15:37:00
#1355 #87-108784
COOK COUNTY RECORDER

87108784

PREPAYMENT RIDER ATTACHED HERETO
AND MADE A PART HEREOF.

ASSUMPTION RIDER ATTACHED HERETO AND MADE
A PART HEREOF.

"REFERENCES HEREIN TO A MONTHLY MORTGAGE
INSURANCE PREMIUM ARE AMENDED OR DELETED
BY THE ATTACHED RIDER TO THIS MORTGAGE."

87108784

REALTY TITLE
ORDER #699744

ILLINOIS FRA MORTGAGE
MAR-1201 (8/86)

Replaces IL-701 (Rev. 7/85)

1625

STATE OF ILLINOIS
NUJD-92116M (3-80)

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.

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MARGARETTEN & COMPANY, INC.
887 WILMETTE ROAD, SUITE F
PALATINE, IL 60067

MAIL TO:

Page _____ of _____ o'clock m., and duly recorded in Book _____

County, Illinois, on the day of

Filed for Record in the Recorder's Office of

MARGARETTEN & COMPANY INC
887 E WILMETTE ROAD
PALATINE IL 60067

This instrument was prepared by:

Notary Public

atp. 5/15/88

GIVEN under my hand and Notarial Seal this day of May 1988

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

REYNALDA COBAIN, DIVORCED AND NOT SINCE REMARRIED AND IRENE D COBAIN, SPINSTER

I, the undersigned, a Notary Public, in and for the County and State aforesaid, Do hereby Certify That:

{
ss:

COUNTY OF DuPage

STATE OF ILLINOIS

-BORROWER

-BORROWER

-BORROWER

IRENE D COBAIN
REYNALDA COBAIN
Irene Cobain

WITNESS the hand and seal of the Notary, the day and year first written.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the masculine gender shall include the feminine.

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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 monies 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 improvements 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 the 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) 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 mortgage insurance premium) if they are held by the Secretary of Housing and Urban Development, as follows:
 - (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, an amount sufficient to accumulate in the hands of the holder one (1) month prior to its due date the annual mortgage insurance premium, in order to provide such holder with funds 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
 - (II) If and so long as said Note of even date and this instrument are held by the Secretary of Housing and Urban Development, a monthly charge (in lieu of a mortgage insurance premium) 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 delinquencies or prepayments;
- (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 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 assessments will become delinquent, such sums to be held by Mortgagee in trust to pay said ground rents, premiums, taxes and special assessments; and
- (c) All payments mentioned in the two preceding subsections 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) premium charges under the contract of insurance with the Secretary of Housing and Urban Development, or monthly charge (in lieu of mortgage insurance premium), as the case may be;
 - (II) ground rents, if any, taxes, special assessments, fire, and other hazard insurance premiums;
 - (III) interest on the Note secured hereby; and
 - (IV) amortization of the principal of the said Note.

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 (b) 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 payment made by the Mortgagor under subsection (b) 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 all payments made under the provisions of subsection (a) of the preceding paragraph which the Mortgagee has not become obligated to pay to the Secretary of Housing and Urban Development, and any balance remaining in the funds accumulated under the provisions of subsection (b) 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 (b) of the preceding paragraph as a credit against the amount of principal then remaining unpaid under said Note and shall properly adjust any payments which shall have been made under subsection (a) of the preceding paragraph.

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IT IS EXPRESSLY AGREED that no extension of the time for payment of the debt hereby secured by the Mortgage to any suc-
cessor in interest of the Mortgagor shall operate to release, in any manner, the original liability of 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 Mortgagor hereby waives the benefit of all statutes of laws
which require the earlier execution or delivery of such release or satisfaction by Mortgagor.

Mortgagor, for the purpose authorized in the Mortgage with intent to the best of his knowledge, shall be a trustee for the principal money remaining unpaid. The overplus of the proceeds of sale, if any, shall then be paid to the Mortgagor.
Mortgagor, if any, for the costs of such advances are made: (3) all the accrued interest remaining unpaid on the indebtedness hereby created; (4) all the said prin-
cipal money remaining unpaid; (5) all the costs of such advances at the rate set forth; (6) all the reasonable fees and charges
of attorney, fees, outlays for documentation and cost of said abstract and examination of title; (7) all the monies advanced by the
strongholder of any such decree: (8) all the costs of such suits, advertising, etc., and conveyance, including attorneys, solicitors, and
expenses and the cost of a complete settlement in such proceedings, and also for all outlays for legal proceedings,
AND THREE SHALL BE INCLUDED in any decree foreclosing this Mortgage and be paid out of the proceeds of any sale made in pur-

chase of the said premises under this Mortgage, and all such expenses shall become so much advalorem, or if indebtors secures hereby and be
whereto the holder of a party thereto by reason of this Mortgage, for services in such proceedings, and the reasonable fees and charges
upon the attorney or solicitor of the said party to whom the holder of a party thereto by reason of this Mortgage, in costs and expenses, and the reasonable fees and charges
of the Mortgage shall be made a party thereto by reason of the purpose of such proceedings, or if a trustee, or legal proceedings,
expenses and the cost of a complete settlement in such proceedings, and also for all outlays for legal proceedings,
bowed to the said parties, fees of the court in any suit of law or equity, a reasonable sum shall be al-
lowed in any decree foreclosing this Mortgage.

AND IN CASE OF FORECLOSURE of this Mortgage by said Mortgagee in any court of law or equity, to carry out the
provisions of this paragraph.
either within or beyond the period of redemption, as are approved by the court, and receive the rents, issues, and profits for the use of
amounts of back taxes and assessments as may be due on the said premises; pay for and maintain such instruments in good
repute, and each claimant of back taxes and assessments, in its discretion, may keep the said premises under a power of sale
is pending to foreclose this Mortgage or a subsequent mortgage, the said Mortgagee, in its discretion, may, before an action
wherever the said Mortgagee shall be placed in possession of the above-described premises under an order of a court in which an action
is brought, or upon the filing of any bill of sale, or for any purpose, the court in which such bill is filed may at any time determine,
Mortgagee, and upon the filing of any bill of sale, or for any purpose, the court in which such bill is filed may at any time determine,
AND IN THE EVENT that the mortgagor, or said debtor is delinquent to the due date, the Mortgagee shall have the right to exercise the
right to demand payment upon the due date together with accrued interest thereon, shall, at the election of the Mortgagee, without notice, become im-
(3) days after the due date unless, or in case of a breach of any other covenant herein stipulated, when the whole of said prin-
cipal sum remaining unpaid together with accrued interest thereon, shall, at the election of the Mortgagee, without notice, become im-
mediately due and payable.

IN THE EVENT of the death of any mortgagor, provided that, in case of the death of the Mortgagor, when the whole of thirty
days after the date of death, declare all sums secured hereby immediately due and payable.
of this Mortgage, declare all sums secured hereby immediately due and payable.

THE MORTGAGOR PURCHASES that should this Mortgagee and the Note secured hereby not be eligible for insurance under
the National Housing Act within 60 days from the date hereof, within 60 days from the date hereof to the Department of Housing and Urban
Development or within 60 days from the date hereof to the Secretary of the National Housing Act, the Mortgagee and the
holder of the Note may, at its option, declare all sums secured hereby immediately due and payable.

THAT IF the premises, or any part thereof, be condemned under any power of eminent domain, or acquired for a public use, the
Note secured hereby remains unpaid, are hereby assigned to the Mortgagee to the extent of the full amount of indemnities upon this Mortgage, and the
damages, proceeds, and the consideration provided for such acquisition, to the extent of the full amount of indemnities upon this Mortgage, and the
losses sustained thereby, who may make proof of same, it is agreed that the Mortgagee is entitled to the full amount of indemnities upon this Mortgage,

All insurance shall be kept in compliance and the policies and renewals thereof shall be held by the Mort-
gagee and have absolute rights to waive or cancel any policy to the benefit of the Mortgagee, in event of loss Mortgagee will give
immediate notice by mail to the Mortgagee, who may make proof of same, it is agreed that the Mortgagee is entitled to the full amount of indemnities upon this Mortgage,
concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee, and each insurance company
Mortgagee jointly, and the insurance premium for such loss directly to the Mortgagee, and each insurance company
transferred or to the mortgaged property in exchange of the indemnities secured hereby, all right, title and interest of the Mortgagee or other
indebtedness hereby secured or to the restoration of repair of the property damaged, in event of foreclosure of the Mortgagee or
the Mortgagee, declare all sums secured hereby, may be applied by the Mortgagee to the修理 of the property damaged, in event of reduction of the
indebtedness jointly, and the insurance premium for such loss directly to the Mortgagee, and each insurance company
to be applied by it on account of the indemnities secured hereby, whether or not.

THAT IN THE EVENT the improvements now existing or heretofore erected on the mortgaged property, caused as may be required
from time to time by the Mortgagee, agent less by fire and other hazard, causes and contingencies in such amounts and for such periods
as may be required by the Mortgagee, agent less by fire and other hazard, causes and contingencies in such amounts and for such periods
not been made heretofore.

AND AS ADDITIONAL SECURITY for the payment of the indebtedness aforesaid the Mortgagee does hereby assign to the Mortgagee
all the rents, issues, and profits arising out of which may become due for the use of the premises hereinabove described.

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SETTLEMENT AGENT

Albelle G. Cobain

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

MORTGAGOR OR
REYNALDA CORBIAN
TRUSTEE'S
SIGNATURE
MORTGAGOR OR
REYNALDA CORBIAN
TRUSTEE'S
SIGNATURE
IRENE D. CORBIAN
TRUSTEE'S
SIGNATURE

FIRST AFORSAID.

IRENE D. CORBIAN, SPINSTER HAS SET HIS HAND AND SEAL THE DAY AND YEAR

IN WITNESS WHEREOF, REYNALDA CORBIAN, DIVORCED & NOT SINCE REMARRIED AND

"PRIVILEGE IS RESERVED TO PAY THE DEBT, IN WHOLE OR
IN PART, ON ANY INSTALMENT DATE."

2. THE FIFTH UNNUMBERED PARAGRAPH OF PAGE TWO, IS AMENDED
BY THE ADDITION OF THE FOLLOWING:

THE FIRST DAY OF ANY MONTH PRIOR TO MATURITY, ON
OR AN AMOUNT EQUAL TO ONE OR MORE MONTHLY PAYMENTS
THAT PRIVILEGE IS RESERVED TO PAY THE DEBT IN WHOLE,
ON THE PRINCIPAL THAT ARE NEXT DUE ON THE NOTE, ON
PROVIDED HOWEVER, THAT WRITTEN NOTICE OF AN INTENTION
TO EXERCISE SUCH PRIVILEGE IS GIVEN AT LEAST THIRTY
(30) DAYS PRIOR TO PREPAYMENT.

SENTENCE WHICH READS AS FOLLOWS IS DELETED:

1. IN THE FIFTH UNNUMBERED PARAGRAPH OF PAGE TWO, THE
D. CORBIAN, SPINSTER , THE MORTGAGOR, AS FOLLOWS:

THE MORTGAGEE, AND REYNALDA CORBIAN, DIVORCED & NOT SINCE REMARRIED AND IRENE

AMENDS THE MORTGAGE OF EVEN DATE BY AND BETWEEN MARGARETTE INC.,

THIS RIDER, DATED THE 20th DAY OF FEBRUARY 1987,

FHA MORTGAGE PREPAYMENT RIDER

FHA# 131 482 0305 703B
LOAN# 6086 4118

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Property of Cook County Clerk's Office

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400-1176

87108784

MORTGAGOR

MORTGAGOR

MORTGAGEE IRENE D. CORIAN

MORTGAGOR KRYNALDA CORIAN

The mortgagee shall, with the prior approval of the Federal Housing Commission, 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 the execution of this mortgage or later than 24 months after the date of a transfer of the real estate or property approved in accordance with the requirements of the Commissioner.

This Rider made this 20th day of February, 1987,
modifies and amends that certain Mortgage of even date herewith between
Margarettin & Company, Inc., as Mortgagor, and Krynalda Corian, Divorced and
not since remarried and Irene D. Corian, Spinstress, as Mortgagees as follows:

ASSUMPTION RIDER TO MORTGAGE

LOAN# 6086 4118
RBA# 131 482 0305 703B

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RECEIVED

Property of Cook County Clerk's Office

RENE D. COBIA

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Paragraph 5 of Pg. 3 is added as follows: "This option may not be exercised by the Mortgagor when the lending facility for insurance under the National Housing Act is due to the Mortgagor, a failure to remit the mortgage insurance premium to the Department of Housing and Urban Development".

Any defalcation in the amount of such aggregate monthly payment shall, unless made good by the mortgagor prior to the due date of the next unless made good by the mortgagor prior to the due date of the next such payment, constitute an event of default of this mortgage. The mortgagor may collect a "late charge", net 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.

III. amortization of the principal of the said note.

III. Interests on the note resulted hereby, and

i.i. ground rents, it being taxes, special assessments, etc and other hazard insurance premiums.

(b) All payments mentioned in the two preceding subsections of this part
 graph 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
 Mortgagor to the following items in the order set forth:

(a) A sum equal to the grossund rents, if any, next due, plus the premiums that will become due and payable on policies of life and other hazard insurance covering the mortgaged property, plus taxes and assessments next due on the mortgaged property (all as estimated by the mortgagor), less all sums already paid therefore to the date when numbers of months to elapse before one month prior to the date when such grossund rents, premiums, taxes and assessments will become due, such sums to be held by Mortgagor in trust to pay said ground rents.

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 Mortgagess, on the first day of each month until the said note is fully paid, the following sums:

REYNALDA COBIAN, DIVORCED & NOT SINCE REMARRIED
THIS r^dder to the Marriage between AND IRENE D. COBIAN, SPINSTER
MARGARETAN & COMPANY, INC., dated FEBRUARY 20, 19 87, is deemed to
amend and supplement the Marriage act as follows:

"FHA MORTGAGE RIDER"

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