

This mortgage is being re-recorded to show the expiration date of the notary's commission.

**UNOFFICIAL COPY**

243036  
175 515-391

This instrument is for use in the home mortgage insurance programs under sections 203 (b), 203 (l), 203 (n), and 245. (Reference Mortgagee Letter 83-21)

**MORTGAGE 86150209**

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

29783/

156472

THIS INDENTURE, Made this 11TH day of APRIL, 1986, between JOHN E. SCHWERDTFEGER AND CORIHNE A. SCHWERDTFEGER, HUSBAND AND WIFE, Mortgagor, and

MANUFACTURERS HANOVER MORTGAGE CORPORATION a corporation organized and existing under the laws of DELAWARE Mortgagee.

**87142631**

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 SIXTY SEVEN THOUSAND FOUR HUNDRED SEVENTY AND 00/100----- Dollars (\$ 67,470.00 )

payable with interest at the rate of NINE AND 500/1000 per centum ( 9.500... %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in FARMINGTON HILLS, MICHIGAN 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 FIVE HUNDRED SIXTY SEVEN AND 33/100----- Dollars (\$ 567.37 ) on the first day of JUNE, 1986, 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 MAY, 2016

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 27 IN BLOCK 164 IN THE HIGHLANDS AT HOFFMAN ESTATES XVI, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF FRACTIONAL SECTION 4 TOGETHER WITH PART OF THE NORTHEAST 1/4 OF SECTION 9 AND PART OF THE NORTHWEST 1/4 OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1962, AS DOCUMENT NUMBER 18596631, IN THE OFFICE OF THE COUNTY RECORDER OF COOK COUNTY, ILLINOIS.

PROPERTY LOCATED: 385 LAFAYETTE HOFFMAN ESTATES, ILLINOIS 60195

TAX NUMBER 07-10-110-003

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.

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 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 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.

87142631  
86150209

UNOFFICIAL COPY

JUN 5 1986

Property of Cook County Clerk's Office

DEPT-01 \$13.25  
T40003 TRAN 0963 03/17/87 09:51:00  
#2289 # C \*-87-142631  
COOK COUNTY RECORDER

13 MAIL

DEPT-01 RECORDING \$13.25  
T42222 TRAN 0133 04/17/86 09:39:00  
#2536 # B \*-86-150209

87142631

-87-142631

86150209

-86-150209

13 Mail

# UNOFFICIAL COPY

- 2 -

AND the said Mortgagor further covenants and agrees as follows:

~~That, privilege is reserved to pay the debt in whole or in an amount equal to one or more monthly payments of the principal that are 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.~~  
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 assessments 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; and
  - (III) 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 (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 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 90 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 90 DAY 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. This option may not be exercised 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.

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 at the time of such applications for appointment of a receiver, or for an order to place Mortgagee in possession of the premises of the person or persons liable for the payment of the indebtedness secured hereby, 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.

86150209

87142631

UNOFFICIAL COPY

HUD-92118M (5-80)

SCHAUMBURG, IL 60195  
600 WOODFIELD DRIVE  
MANUFACTURERS HANOVER MORTGAGE CORP

PREPARED BY AND WHEN RECORDED, RETURN TO: TINA I. FEE

at \_\_\_\_\_ o'clock \_\_\_\_\_ m., and duly recorded in Book \_\_\_\_\_ of \_\_\_\_\_ day of \_\_\_\_\_ County, Illinois, on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19 \_\_\_\_\_



DOC. NO. \_\_\_\_\_ Filed for Record in the Recorder's Office of \_\_\_\_\_

Notary commission expires 2-26-89

GIVEN under my hand and Notarial Seal this \_\_\_\_\_ 11 TH day APRIL \_\_\_\_\_ A.D. 19 \_\_\_\_\_

of homestead.  
free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right  
person and acknowledged that **THEY** signed, sealed, and delivered the said instrument as **THEIR**  
person whose names **ARE** subscribed to the foregoing instrument, appeared before me this day in  
and **COLINE A. SCHWERTFEGGER**, his wife, personally known to me to be the same  
afore said, Do Hereby Certify that **JOHN E. SCHWERTFEGGER**,  
I, **KATHLEEN MICHAEL**, a notary public, in and for the county and State

COUNTY OF COOK

STATE OF ILLINOIS

\_\_\_\_\_  
[SEAL] JOHN E. SCHWERTFEGGER  
\_\_\_\_\_  
[SEAL] COLINE A. SCHWERTFEGGER  
\_\_\_\_\_  
[SEAL]

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

the singular number shall include the plural, the plural the singular, and the masculine gender shall include  
respective heirs, executors, administrators, successors, and assigns of the parties hereto. Wherever used,  
THE COVENANTS HEREIN CONTAINED shall bind, and the benefits and advantages shall inure, to the  
liability of the Mortgagor.

IT IS EXPRESSLY AGREED that no extension of the time for payment of the debt hereby secured given by  
the Mortgagor to any successor 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 Mort-  
gagor 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 ex-  
ecution or delivery of such release or satisfaction by Mortgagor.

AND THERE SHALL BE INCLUDED in any decree foreclosing this mortgage and be paid out of the pro-  
ceeds 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 evi-  
dence and cost of said abstract and examination of title; (2) all the moneys advanced by the Mortgagor, if any,  
for the purpose authorized in the mortgage with interest on such advances at the rate set forth in the note se-  
cured hereby, from the time such advances are made; (3) all the accrued interest remaining unpaid on the in-  
debtedness hereby secured; (4) all the said principal money remaining unpaid. The overplus of the proceeds  
of sale, if any, shall then be paid to the Mortgagor.

AND IN CASE OF FORECLOSURE of this mortgage by said Mortgagor 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.

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 Mort-  
gagor, in its discretion, may: keep the said premises in good repair; pay such current or back taxes and assess-  
ments 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 condi-  
tions, 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 hereinafore described; and employ other persons and ex-  
pend itself such amounts as are reasonably necessary to carry out the provisions of this paragraph.

602091985150209  
87142631