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State of Illinois

Mortgage

FHA Case No.

131-4847601-703

This Indenture, made this 13th day of March 1987, between

RHONDA L. PEARCE, A SPINSTER

Mortgagor, and

The First Mortgage Corporation

a corporation organized and existing under the laws 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 FIFTY SIX THOUSAND FIFTY TWO AND 00/100

Dollars (\$ 56,052.00)

payable with interest at the rate of NINE

per centum (9.0000 %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office In

FLOSSMOOR, ILLINOIS 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

FOUR HUNDRED FIFTY ONE AND 01/100

Dollars (\$ 451.01)

on May 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 April 1,
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 3 IN BLOCK 6 IN SARATOGA FARMS, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE
SOUTHWEST 1/4 AND THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 18, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 1956 AS DOCUMENT NUMBER
16,555,442, IN COOK COUNTY, ILLINOIS.

TAX I.D. #32-18-312-003 FEOM.

PROPERTY ADDRESS: 585 SARATOGA DRIVE
CHICAGO HEIGHTS, ILLINOIS 60411
COOK COUNTY, ILLINOIS
FILED FOR RECORD

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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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This Instrument Prepared by: MARIE ROCHE, The First Mortgage Corporation
19831 GOVERNORS HIGHWAY, FLOSSMOOR, ILLINOIS 60422
10/10/87

KATHY A. RYNEBEK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/7/90
"OFFICIAL SEAL"

at Office # _____, and duly recorded in Book # _____, of Page # _____
County, Illinois, on the day of A.D. 19

, Filed for Record in the Recorder's Office of
Doc. No. _____

My Commission Expires 10/10/90
Notary Public

Given under my hand and Notarial Seal this day of November, A.D. 1987

I, THE UNDERSIGNED, Do hereby certify That RHONDA L. PERCE, A SPINSTER
a Notary public, in and for the County and State
hereof, personally known to me to be the same
person whose name is subscribed to the foregoing instrument, appeared before me this day in
free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.
I further acknowledge that SHE is single, sealed, and delivered the said instrument as HER
signature.

Witness the day of November, A.D. 1987

Counties of COOK and KANKAKEE
State of Illinois

(SEAL) (SEAL)

(SEAL) (SEAL)

(SEAL) (SEAL)

RHONDA L. PERCE

(Signature)

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

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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 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 DAYS 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. Notwithstanding the foregoing, 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 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 Mortgagors in possession of the premises and without regard to the value of said premises or whether the same shall be then 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.

An 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; and (4) all the said principal money remaining unpaid. The overplus of the proceeds of the sale, if any, shall then be paid to the Mortgagor.

If the 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.

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immediately notice by mail to the Mortgagor, who may make good acceptable to the Mortgagor. In event of loss Mortgagor will divide by the number of months to elapse before one month prior have attached thereto loss payable clauses in favor of and in form policies and reworks thereof shall be held by the Mortgagor and be carried in companies approved by the Mortgagor.

ment of which has not been made hereinbefore. All insurance shall be carried on the note secured hereby as such insurance shall pay, when due, any premium on such insurance provided for pay. periods as may be required by the Mortgagor and will pay promptly. hazards, casualties and contingencies in such amounts and for such from time to time by the Mortgagor unless by fire and other Thar He Will Keep the improvements now existing or hereafter erected on the mortgaged property, measured as may be required.

And as Additional Security for the payment of the indebtedness become due for the use of the proceeds described.

the rents, losses, and profits now due or which may hereafter accrue to the Mortgagor does hereby assign to the Mortgagor all

And the said Mortgagor further coveneants and agrees as follows:

the amount of principal then remaining unpaid under said note, under subsection (a) of the preceding paragraph as a credit against

accrued, the balance then remaining in the funds accumulated

ment of such proceedings or a, in the time the property is otherwise delinquent, the Mortgagor will apply, at the time of the commencement

hereby, or if the Mortgagor acquires the property otherwise after of this mortgage resuming in a public sale of the premises covered paragraph, if the same will be a default, under any of the provisions cumulated under either of the provisions of subsection (a) of the preceding

count of the Mortgagor any balance remaining in the funds ac-

complished, the amount of such indebtedness, the Mortgagor

of the debts and indebtedness represented thereby, the Mortgagor

and, with the proceeds of the provisions of the note secured hereby, will pay

principal, taxes, assessments, or insurance premiums of such ground rents, taxes, assessments, or insurance premiums paid by the Mortgagor

debt, or before, the date when payment necessary to make up the shall pay to the Mortgagor any amount necessary to make up the when the same shall become due and payable, then the Mortgagor

taxes, and assessments, or insurance premiums, as the case may be,

preceding paragraph, if the total of the payments made by the Mortgagor under

involved in handling delinquent payments.

more than fifteen (15) days in arrears, to cover the extra expense not to exceed four cents (4¢) for each dollar (\$1) for each payment

under this mortgage. The Mortgagor may collect a "late charge" (ii) interest on the next such payment, continuing in event of default

date of the next such payment, prior to the due date of the note shall, unless made good by the Mortgagor prior to the due date of the payment of any such amount of any such aggregate monthly pay-

any deficiency in the amount of any such aggregate monthly pay-

(iii) amortization of the principal of the said note; and

(iv) interest on the note secured hereby;

(v) ground rents, if any, taxes, special assessments, fire, and other

(vi) all payments mentioned in the preceding subsection of this

accession; and

in trust to pay such ground rents, premiums, taxes and special

menis will become delinquent, such sums to be held by Mortgagor

to the date when such ground rents, premiums, taxes and accessions

divided by the number of months to elapse before one month prior estimated by the Mortgagor less all sums already paid therefor.

and other hazard insurance covering the mortgaged property, plus premiums that will next become due and payable on policies of fire

(a) A sum equal to the ground rents, if any, next due, plus the principal and interest due on the note is fully paid, the following sums:

That, together with, and in addition to, the monthly payments of each month until the said note is fully paid, the Mortgagor will pay to the Mortgagor, on the first day

of each month the Mortgagor will pay under the terms of the note secured principal and interest payable under the terms of the note

hereby, the Mortgagor will pay to the Mortgagor, on the first day

that, together with, and in addition to, the monthly payments of

the note or the variability thereof by appropriate legal

means described herein, or tax lien upon or against the

or remove any tax, assessment, or tax lien upon or against the

shall not be required nor shall it have the right to pay, discharge, mitigate to the variability thereof by appropriate legal

it is expressly provided, however, all other provisions of this

Mortgagor.

the sale of the mortgaged premises, if not otherwise paid by the debaudees, secured by this mortgage to become so much additional

thereof, (2) a sum sufficient to keep the property preserved as in its decrepit state, and any

land is situated, upon the Mortgagor on account of the ownership of assessable taxes or assessments on said property, or to keep said

in case of the refusal or neglect of the Mortgagor to make such Mortgagor.

of inaccuracy, and in such cases as may be required by the debatedness, incurred for the continuance in such forms

lime be on said premises, during the continuance of said lid.

thereof, (2) a sum sufficient to keep all buildings that may be in the state of Illinois, or of the State of IL

debt to pay all taxes or assessments on said premises, or any tax

hereinafter provided, until said note is fully paid, (1) a sum suffi-

cient to attach to said premises, to pay to the Mortgagor, as

means to suffice any lien of mechanics men or material

instrument, not to the security intended to be effected by virtue of this

be done, upon said premises, anythig that may impair the value

thereof, or of the security intended to be effected by virtue of this

To keep said premises in good repair, and not to do, or permit to

any damage

from all rights and benefits under any virtue of the Homeestead

Exemption Laws of the State of Illinois, which said rights and

benefits to the Mortgagor does hereby expressly release and waive

any damages, losses, or the above-described premises, with the

accessories

and fixtures, until the said Mortgagor does hereby release and

waive.

and fixtures, to the said Mortgagor does hereby expressly release and

waive.

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ADDENDUM TO MORTGAGE

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Date March 13, 1987

FHA Case # 131:4847661:703

Property Address: 585 SARATOGA DRIVE
CHICAGO HEIGHTS, ILLINOIS 60411

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.

Rhonda L. Pearce

Borrower RHONDA L. PEARCE Borrower

Borrower

Borrower

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