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8 7 1 6 5 4 1 4

LOAN NUMBER 193492

State of Illinois

Mortgage

FHA Case No.

131:484324-234

BMS 10/24
40000

This Indenture, made this 27TH day of MARCH , 19 87 , between

SUZANNE L. CRANE DIVORCED AND NOT SINCE REMARRIED
EQUITABLE FEDERAL SAVINGS BANK

, Mortgagor, and

a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA . 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

SIXTY THREE THOUSAND FOUR HUNDRED AND NO/100

Dollars (\$ 63,400.00)

payable with interest at the rate of EIGHT AND ONE HALF

per centum (8.500 %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in

, 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 TWENTY FOUR AND 32/100

Dollars (\$ 624.32)

on the first day of MAY , 19 87 , 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 , 20 02 .

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

and the State of Illinois, to wit:

UNIT 6-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS
IN COVINGTON MANOR CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED
AS DOCUMENT NO. 27412916, AS AMENDED FROM TIME TO TIME, ~~XXXXXX~~ OF SECTION
8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

* IN THE EAST 1/2 OF THE NORTHEAST 1/4

TAX ID NO: 03-08-201-032

BGO W10

COMMONLY KNOWN AS:

387 COVINGTON TERRACE 6-2, BUFFALO GROVE, ILLINOIS 60089

87165414

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.

Previous edition may be used
until supplies are exhausted

Page 1 of 4

HUD-92116-M.1 (9-86 Edition)
24 CFR 203.17(a)

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BURR RIDGE, ILLINOIS 60521
361 FRONTAGE ROAD
EQUITABLE MORTGAGE SERVICES
JANICE RAVE
RETURN TO:
PREPARED BY AND AFTER RECORDING

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

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

7-10-88

MY COMMISSION EXPENSES Notary Public

Given under my hand and Notarial Seal this 27th day of March A.D. 1987

I, the undersigned, a Notary Public in and for the County and State of Illinois, do hereby certify that SUZANNE L. CRANE, a divorced and not married person whose name is SUZANNE L. CRANE, a Notary Public in and for the County and State of Illinois, has signed, sealed, and delivered the said instrument as her subscriber to the foregoing instrument, appeared before me this day in free and voluntary act for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

County of COOK

State of Illinois

[Seal] _____

[Seal]

[Seal] _____

[Seal]

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

SUZANNE L. CRANE

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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 to 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 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 improvement 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 he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. 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;
- (iii) amortization of the principal of the said note; and
- (iv) late charges.

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

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The Covernments Heretin Contarneid shall bind, and the benefites and advantages shall inure, to the respecctive heires, execucto'res, and admynitstrato'res, and assigas of the parties hereto, admynistrato'res, successo'res, and assigas of the parties hereto, wherover used, the singular number shall include the plural, the plural the singular, and the masculine gender shall include the feminine.

It is Expressly Agreed that no extension of the time for payment of the debt hereby secured given by the Mortgagor shall operate to any manner, the original liability of the Mortgagor.

If the Mortgagor shall pay said note at the time and in the manner aforesaid and shall, beside, by, completely within, and duly pay, form all the covenants and agreements herein, then in this case, verayance shall be null and void and no mortgagee will, within thirty (30) days after written demand thereon, 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 delivery of such releases or satisfaction by Mortgagor.

And Theree Shall be linclded in any decree forcelsisng lhis
mortgagge and be paid ou of the proceeds of any sale made in
puruantce of any such decree: ((1)) All the costs of such suit or
suits, adveritallibyl, sale, and conveyance, including attorneyes,
or lelitors, and stenographheres, fees, oulays for documentation
evidence and costs of said asslacit and examination of title; (2)
all the monies advanced by the Mortgagge, if any, for the pur-
pose intercalized in the mortgage with metter on such advances
at the rate set forth in the note secured hereby, from the time
such advances were made; (3) all the accrued interest
unpaid on ((1) 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 Mortgagge.

And in Case of Purchase or sale of this motor-
garage in any court of law or equality, a reasonable sum shall be
allowed for the solicitors fees, and stenographers fees of the
complainants 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 recordation; and in case of any
other suit, or legal proceeding, wherein the Motor-garage shall be
made a party thereto by reason of this motor-gage, its costs and
expenses, and the reasonable fees and charges of the attorney
or solicitors of the Motor-gage, so made parties, for services in
such suit or proceedings, shall be a further item and charge upon
the said premises under this mortgage. And all such expenses
shall become as much additional indebtment secured hereby

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 pending to foreclose this instrument or a subsequent mortgagee, 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 Mortgagor; release 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 heretofore described; and employ other persons and expend itself such amounts as are reasonably necessary to carry out the provisions of this paragraph.

In the event of default in making any monthly payment due,
viced for herein and in this note secured hereby for a period of
in the event of default in making any monthly payment due.
vided for herein and in this note secured hereby for a period of
viced for herein and in this note secured hereby for a period of
in the event of default in making any monthly payment due.

that in the primaries, or any party election, the nominating ticket
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,
the extent of the full amount of indebtedness upon the Note secured
by the Mortgagee and shall be paid forthwith to
the Mortgagee or, if the Mortgagee hereby remits unpaid, are hereby assigned
and the Note secured hereby remains unpaid, are hereby assigned
to the Mortgagee, who shall be entitled to sue in his name for
any debt due him by the Mortgagor or his heirs, executors, administrators
and personal representatives.

of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make pay-
ment for such loss directly to the Mortgagor instead of to the
Mortgagor and the Mortgagor jointly, and the insurance proceeds,
either to the reduction of the indebtedness hereby secured or to the
restoration or repair of the property damaged, in event of fire.
closure of this mortgage or other transfer of title to the mortgagor
property by exchange or otherwise in trust or in any insurance
right, title and interest of the Mortgagor in and to any insurance

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Loan No.: 113492
File No.: 181-484324-234

HUD DUE ON SALE/ASSUMPTION RIDER

THIS RIDER is made this 27 day of MARCH
and is incorporated into and shall be deemed to amend and supplement
the Mortgage, Deed of Trust or Security Deed (the "Security Instrument")
of the same date given by the undersigned (the "Mortgagor") to
secure Mortgagor's Note to:

EQUITABLE FEDERAL SAVINGS BANK

(the "Mortgagee") of the same date and covering property described
in the Security Instrument and located at:

387 COVINGTON TERRACE 6-2, BUFFALO GROVE, ILLINOIS
60089

In addition to the covenants and agreements made in the Security
Instrument, Mortgagor and Mortgagee further covenant and agree as
follows:

The mortgagee shall, with the prior approval of the Federal Housing
Commissioner, or his designee, declare all sums secured by this
mortgage is 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.

BY SIGNING BELOW, Mortgagor accepts and agrees to the terms and
provisions contained in this Rider, the day and year first written.

Suzanne L. Crane (SEAL)
SUZANNE L. CRANE

(SEAL)

- 1. DEPT-01
- 2. T90003 TRAN 1825 03/30/87 094381000
- 3. 94447 #C H-487-165414
- 4. COOK COUNTY RECORDER

-87-105414

14.05

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Property of Cook County Clerk's Office