

VA FORM 28-6310 (Home Loan)
Rev. August 1981. Use Optional
Section 1010, Title 38, U.S.C.
Acceptable to
Federal National Mortgage Association

ILLINOIS

MORTGAGE

THIS INDENTURE, made this 20TH day of MARCH 1987, between

JAMES RUSSELL, A BACHELOR AND RANDY H. LEE, A BACHELOR

DEPT-91 RECORDING \$15.00
TEKTON TRSM 1015 03/20/87 15:42:00
#4795 3 13 4--Mortgage and
COOK COUNTY RECORDS

CITYFED MORTGAGE COMPANY

a corporation organized and existing under the laws of THE STATE OF FLORIDA
Mortgagee.

WITNESSETH: That whereas the Mortgagor is justly indebted to the Mortgagee, as is evidenced by a certain promissory note executed and delivered by the Mortgagor, in favor of the Mortgagee, and bearing even date herewith, in the principal sum of FIFTY THREE THOUSAND FIVE HUNDRED THIRTY AND 00/100THS Dollars (\$ 53,500.00) payable with interest at the rate of EIGHT AND ONE HALF per centum (8.5%) 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 or mailed to the Mortgagor; the said principal and interest being payable in monthly installments of FOUR HUNDRED ELEVEN AND 37/100THS Dollars (\$ 411.69) beginning on the first day of JUNE 1987, and continuing on the first day of each 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, 2017

NOW, THEREFORE, the said Mortgagor, for the better securing of the payment of 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 State of Illinois, to wit:
PARCEL 1:

UNIT NO. 23-D AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 22 TO 31 INCLUSIVE IN CEDAR RUN SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 1, 1971 AS DOCUMENT 21660896 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY TEKTON CORPORATION, A CORPORATION OF DELAWARE AND RECORDED AS DOCUMENT 22160123 TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS DATED NOVEMBER 3, 1972 AND RECORDED NOVEMBER 3, 1972 AS DOCUMENT 22109221 AND AS CREATED BY DEED FROM TEKTON CORPORATION OF DELAWARE, TO LEE F. CALVERT AND LAURA A. CALVERT DATED NOVEMBER 1, 1972 AND RECORDED JANUARY 12, 1973 AS DOCUMENT 22186214 FOR INGRESS AND EGRESS OVER LOTS 116 TO 119 INCLUSIVE, AND 121 TO 133 BOTH INCLUSIVE, IN CEDAR RUN SUBDIVISION AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT PARCEL NUMBER 03-04-204-074-1008

WA

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, and the rents, issues, and profits thereof; and all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are, and shall be deemed to be, fixtures and a part of the realty, and are a portion of the security for the indebtedness

herein mentioned: 1233 NOVA COURT
WHEELING, ILLINOIS 60090

87207499

STATE OF ILLINOIS

Mortgage

TO

Doc. No.

Filed for Record in the Recorder's Office of

County, Illinois,

day of

at o'clock m.,

and duly recorded in Book

page

Clerk.

277537

STATE OF ILLINOIS
 COUNTY OF COOK
 I, KATHY LEE
 Certify That James Russell and Randy Lee
 a notary public, in and for the county and State aforesaid, Do Herby
 name James Russell and Randy Lee subscribed to the foregoing instrument appeared before me this day in person and acknowledged
 that signed, sealed, and delivered the said instrument as their free and voluntary act for the
 uses and purposes therein set forth, including the release and waiver of the right of homestead.
 GIVEN under my hand and Notarial Seal this 22 day of April, 1987.

WITNESS the hand and seal of the Notary, the day and year first written.
 JAMES RUSSELL, A BACHELOR
 RANDI H. LEE, A BACHELOR

THE COVENANTS HEREIN CONTAINED shall bind, and the benefits and advantages shall inure, to the respect-
 ive 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 term "Mortgage" shall include any
 payee of the indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise.
 If the indebtedness secured hereby be guaranteed or insured under Title 38, United States Code, such
 Title and Regulations issued thereunder and in effect on the date hereof shall govern the rights, duties and
 liabilities of the parties hereto, and any provisions of this or other instruments executed in connection with
 said indebtedness which are inconsistent with said Title or Regulations are hereby amended to conform thereto.
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 Title and Regulations issued thereunder and in effect on the date hereof shall govern the rights, duties and
 liabilities of the parties hereto, and any provisions of this or other instruments executed in connection with
 said indebtedness which are inconsistent with said Title or Regulations are hereby amended to conform thereto.
 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 con-
 veyance, including reasonable 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
 any purpose authorized in the mortgage, with interest on such advances at the rate provided for in the principal
 indebtedness, 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; (5) all sums paid by the
 Veterans Administration on account of the guaranty or insurance of the indebtedness secured hereby. The
 surplus of the proceeds of sale, if any, shall then be paid to the Mortgagee.
 If Mortgagee 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 days after written demand therefor by Mortgagee, execute a release or satisfac-
 tion of this mortgage, and Mortgagee hereby waives the benefits of all statutes or laws which require the earlier
 execution or delivery of such release or satisfaction by Mortgagee.
 The lien of this instrument shall remain in full force and effect during any postponement or extension of
 the time of payment of the indebtedness or any part thereof hereby secured; and no extension of the time of
 payment of the debt hereby secured given by the Mortgagee to any successor in interest of the Mortgagee shall
 operate to release, in any manner, the original liability of the Mortgagee.
 If the indebtedness secured hereby be guaranteed or insured under Title 38, United States Code, such
 Title and Regulations issued thereunder and in effect on the date hereof shall govern the rights, duties and
 liabilities of the parties hereto, and any provisions of this or other instruments executed in connection with
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 payee of the indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise.

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(b) The aggregate of the amounts payable pursuant to subparagraph (a) and those payable on the note secured hereby, shall be paid in a single payment each month, to be applied to the following items in the order stated:

- I. ground rents, if any, taxes, 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 prior to the due date of the next payment, constitute an event of default under this Mortgage. At Mortgagee's option, Mortgagor will pay a "late charge" not exceeding four per centum (4%) of any instalment when paid more than fifteen (15) days after the due date thereof to cover the extra expense involved in handling delinquent payments, but such "late charge" shall not be payable out of the proceeds of any sale made to satisfy the indebtedness secured hereby, unless such proceeds are sufficient to discharge the entire indebtedness and all proper costs and expenses secured hereby.

If the total of the payments made by the Mortgagor under subparagraph (a) of the preceding paragraph shall exceed the amount of payments actually made by the Mortgagee as Trustee for ground rents, taxes, assessments or insurance premiums, as the case may be, such excess shall be credited on subsequent payments to be made by the Mortgagor for such items or, at the Mortgagor's option as Trustee, shall be refunded to the Mortgagor. If, however, such monthly payments shall not be sufficient to pay such items when the same shall become due and payable, the Mortgagor shall pay to the Mortgagee as Trustee any amount necessary to make up the deficiency. Such payments shall be made within thirty (30) days after written notice from the Mortgagee stating the amount of the deficiency, which notice may be given by mail. 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 as Trustee shall, in computing the amount of such indebtedness, credit to the account of the Mortgagor any credit balance remaining under the provisions of subparagraph (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 as Trustee shall apply, at the time of the commencement of such proceedings or at the time the property is otherwise acquired, the amount then remaining to credit of Mortgagor under said subparagraph (a) as a credit on the interest accrued and unpaid and the balance to the principal then remaining unpaid under said note.

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. The Mortgagor shall be entitled to collect and retain all of said rents, issues and profits until default hereunder, EXCEPT rents, bonuses and royalties resulting from oil, gas or other mineral leases or conveyances thereof now or hereafter in effect. The lessee, assignee or sublessee of such oil, gas or mineral lease is directed to pay any profits, bonuses, rents, revenues or royalties to the owner of the indebtedness secured hereby.

MORTGAGOR WILL CONTINUOUSLY maintain hazard insurance, of such type or types and amounts as Mortgagee may from time to time require, on the improvements now or hereafter on said premises, and except when payment for all such premiums has theretofore been made, he shall pay promptly when due any premiums therefor. 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.

IN THE EVENT of default in making any monthly payment provided for herein and in the note secured hereby, 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.

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 application for a receiver, 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, 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.

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 of the complainant and for 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 proceed-

(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, and of which the Mortgagee is notified) 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 assessments.

Together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, the Mortgagee will pay to the Mortgagee as Trustee under the terms of this trust as hereinafter stated, on the first day of each month until the said note is fully paid, the following sums:

Privilege is reserved to prepay at any time, without premium or fee, the entire indebtedness or any part thereof not less than the amount of one installment, or one hundred dollars (\$100.00), whichever is less. Prepayment in full shall be credited on the date received. Partial prepayment, other than on an installment due date, need not be credited until the next following installment due date or thirty days after such prepayment, whichever is earlier.

AND the said Mortgagee further covenants and agrees as follows:

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 Mortgagee 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.

Upon the request of the Mortgagee the Mortgagee shall execute and deliver a supplemental note or notes for the sum or sums advanced by the Mortgagee for the alteration, modernization, improvement, maintenance, or repair of said premises, for taxes or assessments against the same and for any other purpose authorized hereunder. Said note or notes shall be secured hereby on a party with and as fully as if the advance evidenced thereby were included in the note first described above. Said supplemental note or notes shall bear interest at the rate provided for in the principal indebtedness and shall be payable in approximately equal monthly payments for such period as may be agreed upon by the creditor and debtor. Failing to agree on the maturity, the whole of the sum or sums so advanced shall be due and payable thirty (30) days after demand by the creditor. In no event shall the maturity extend beyond the ultimate maturity of the note first described above.

In case of the refusal or neglect of the Mortgagee 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 may reasonably be deemed necessary for the proper preservation thereof, and any moneys so paid or expended shall become so much additional indebtedness, secured by this mortgage, shall bear interest at the rate provided for in the principal indebtedness, shall be payable thirty (30) days after demand and shall be paid out of proceeds of the sale of the mortgaged premises, if not otherwise paid by the Mortgagee.

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 hereof, 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 situated, upon the Mortgagee on account of the ownership thereof; (2) a sum sufficient to keep all buildings that may be on said premises, during the continuance of said indebtedness, insured for the benefit of the Mortgagee in such type or types of hazard insurance, and in such amounts, as may be required by the Mortgagee.

AND SAID MORTGAGEE covenants and agrees:

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 Mortgagee does hereby expressly release and waive.

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UNOFFICIAL COPY

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VA CONDO RIDER

"THE MORTGAGOR FURTHER COVENANTS that he will pay his share of the common expenses or assessments and charges by the Association of Owners as provided in the instruments establishing the condominium."

"The regulatory Agreement executed by the Association of Owners and attached to the Plan of Apartment Ownership (Master Deed or Enabling Declaration) recorded on _____ in the Land Records of the County of _____, State of _____, is incorporated in and made a part of this mortgage (deed of trust). Upon default under the Regulatory Agreement by the Association of Owners or by the Mortgagor (grantor) and upon request by the Federal Housing Commissioner, the mortgagee, at its option may declare this mortgage (deed of trust) in default and may declare the whole indebtedness secured hereby to be due and payable."

"As used herein, the term 'assessments', except where it refers to assessments and charges by the Association of Owners, shall mean 'special assessments' by state or local governmental agencies, districts or other public taxing or assessing bodies."

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

James Russell (SEAL)
JAMES RUSSELL (SEAL)

Randy Lee (SEAL)
RANDY LEE (SEAL)

STATE OF ILLINOIS

SS:

COUNTY OF:

I, THE UNDERSIGNED, a notary public, in and for the county and State aforesaid, do hereby certify that _____, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that _____ signed, sealed, and delivered the said instrument as _____ free and voluntary act for thuses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notary Seal this _____ day of _____ A.D. 19__

Randy Lee
Notary Public, State of Illinois
My Commission Expires May 21, 19__
NOTARY PUBLIC

DOC. NO. _____, Filed for Record in the Recorder's Office of _____ County, Illinois, on this _____ day of _____ A.D. 19__ at _____ o'clock _____ m., and duly recorded in Book _____ of page.

CLERK

87207499