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State of Illinois

Mortgage

FHA Case No.
131-4714843

WITH DEFERRED INTEREST AND INCREASING MONTHLY INSTALLMENTS.
This Indenture, made this 21ST day of APRIL, 19 87, between

\$16.00

RICHARD S. TWARDAK AND DEBRA A. TWARDAK, HIS WIFE

Mortgagor, and

DRAPER AND KRAMER, INCORPORATED
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 EIGHTY FIVE THOUSAND ONE HUNDRED SIXTEEN AND 00/100 Dollars \$ 85,116.00

payable with interest at the rate of TEN AND ONE-QUARTER per centum (10.250 %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in CHICAGO, ILLINOIS

at such other place as the holder may designate in writing, and delivered, the said principal and interest being payable in monthly installments of **DEFERRED INTEREST SHALL BE ADDED TO THE PRINCIPAL BALANCE MONTHLY.** Dollars (\$ PER SCHEDULE "A")

on JUNE 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 MAY 20 17.

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 Warranty 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 18 IN BLOCK 4 IN PHASE THREE LARAJE SQUARE NO. 3 UNIT 1, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1987 MAY -1 AM 11: 30

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**THE MAXIMUM AGGREGATE AMOUNT TO WHICH SAID DEFERRED INTEREST SHALL INCREASE THE PRINCIPAL IS 90,057.24

Ja

TAX IDENTIFICATION NUMBER: 24-34-100-042

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 (i)) in accordance with the regulations for those programs.

0-558-81-02
811-535

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Page 4 of 4

CHICAGO, ILLINOIS 60603

33 WEST MONROE STREET

DRAPER AND KRAMER, INCORPORATED

JOHN P. DAVEY

THIS INSTRUMENT PREPARED BY:

John P. Davey

John P. Davey

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\$580.63 DURING THE FIRST NOTE YEAR.
\$624.18 DURING THE SECOND NOTE YEAR.
\$670.99 DURING THE THIRD NOTE YEAR.
\$721.31 DURING THE FOURTH NOTE YEAR.
\$775.41 DURING THE FIFTH NOTE YEAR.
\$833.56 DURING THE SIXTH NOTE YEAR AND THEREAFTER.

SCHEDULE "A"

State of Illinois

[SEAL]

[SEAL]

[SEAL]

[SEAL]

[SEAL]

[SEAL]

DEBRA A. TWARDAK

RICHARD S. TWARDAK

[SEAL]

[SEAL]

Debra A. Twardak

Richard S. Twardak

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

SEE DUE ON TRANSFER RIDER ATTACHED

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8 7 2 3 3

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

Richard S. Twardak [SEAL]
RICHARD S. TWARDAK

Debra A. Twardak [SEAL]
DEBRA A. TWARDAK

_____ [SEAL] _____ [SEAL]

_____ [SEAL] _____ [SEAL]

_____ [SEAL] _____ [SEAL]

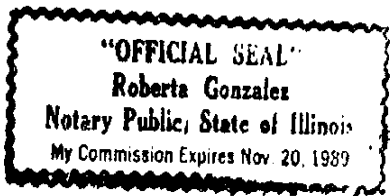
State of Illinois)

County of)

I, THE UNDERSIGNED, a notary public, in and for the county and State of Illinois, do hereby certify that RICHARD S. TWARDAK AND DEBRA A. TWARDAK, HIS WIFE and person whose name S ARE subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that THEY 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

22nd day of April, A.D. 1987
Roberta Gonzalez
Notary Public



Doc. No.

Filed for Record in the Recorder's Office of

County, Illinois, on the

day of

A.D. 19

at o'clock

m., and duly recorded in Book

of

Page

THIS INSTRUMENT PREPARED BY:
JOHN P. DAVEY
DRAPER AND KRAMER, INCORPORATED
33 WEST MONROE STREET
CHICAGO, ILLINOIS 60603

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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 (i)) in accordance with the regulations for those programs.

Together with all and singular the covenants, 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.

TAX IDENTIFICATION NUMBER: 24-34-100-042

**THE MAXIMUM AGGREGATE AMOUNT TO WHICH SAID DEFERRED INTEREST SHALL INCREASE THE PRINCIPAL IS 90,057.24

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1987 MAY - 1 AM 11:30

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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Now, Therefore, the said Mortgagor, for the better securing 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 Warranty unto the Mortgagee, its successors or assigns, and the State of Illinois, to wit:

payable with interest at the rate of TEN AND ONE-QUARTER per centum (10.250 %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in CHICAGO, ILLINOIS at such other place as the holder may designate in writing, and delivered, the said principal and interest being payable in monthly installments of **DEFERRED INTEREST SHALL BE ADDED TO THE PRINCIPAL BALANCE MONTHLY. ** Dollars PER SCHEDULE "A" on JUNE 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 MAY

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 EIGHTY FIVE THOUSAND ONE HUNDRED SIXTEEN AND 00/100 Dollars \$85,116.00

RICHARD S. TWARDAK AND DEBRA A. TWARDAK, HIS WIFE
DRAPER AND KRAMER, INCORPORATED
a corporation organized and existing under the laws of ILLINOIS
Mortgagor, and

WITH DEFERRED INTEREST AND INCREASING MONTHLY INSTALLMENTS.
This Indenture, made this 21ST day of APRIL 19 87, between
\$16.00

FHA Case No. 131-471A843

Mortgage

State of Illinois

PROPERTY COMMONLY KNOWN AS
4416 W. 129TH STREET AHSIP, IL 60658
387614 3 78233044

811-535
70-78-955-0

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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 180 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 180 days time from the date of this mortgage, declared 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 Mortgagor'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 Mortgagee 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 duly and 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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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 prompt premium 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 each month prior to the date when such ground rents, premiums, taxes and assess-

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 now due or which may hereafter become due for the use of the premises heretofore described.

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87233044

To Have and to Hold the above-described premises, with the

And Said Mortgagee 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, 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 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 amount, as may be required by the Mortgagee.

In case of the refusal or neglect of the Mortgagee to make such payments, or to satisfy any lien or incumbrance other than 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 Mortgagee shall, in good faith, consent 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 Mortgagee 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 principal and interest payable under the terms of the note secured hereby, the Mortgagee 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 premium 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 each month prior to the date when such ground rents, premiums, taxes and assess-

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DUE-ON-TRANSFER-RIDER

Notice: This rider adds a provision to the Instrument allowing the Lender to require payment of the Note in full upon transfer of the property.

This Due-On-Transfer Rider is made this 21ST day of APRIL 1987, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Deed to Secure Debt (the "Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to

DRAPER AND KPAMEF, INCORPORATED

(the "Lender") of the same date (the "Note") and covering the property described in the Instrument and located at:
4416 W. 129TH STREET ALSIP, IL 60658
(Property Address)

AMENDED COVENANT. In addition to the covenants and agreements made in the Instrument, Borrower and Lender further covenant and agree as follows:

The Lender shall, with the prior approval of the Federal Housing Commissioner, or his/her designee, declare all sums secured by this instrument 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 borrower, pursuant to a contract of sale executed not later than 24 months after the date of execution of this instrument or not later than 24 months after the date of the prior transfer of the property subject to this instrument, to a purchaser whose credit has not been approved in accordance with requirements of the Commissioner.

IN WITNESS WHEREOF, Borrower has executed this Due-On-Transfer Rider:

Richard S. Twardak (Seal)
RICHARD S. TWARDAK -Borrower

Debra A. Twardak (Seal)
DEBRA A. TWARDAK -Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower
(Sign Original Only)

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(Space below this line for acknowledgement)

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Property of Cook County Clerk's Office