

This Indenture, Made this 1st day of May, 1987, between
 Michael D. Navarro and Helen A. Navarro, his wife-----, Mortgagor, and
 Crown Mortgage Co.-----
 a corporation organized and existing under the laws of the State of Illinois-----
 Mortgagor.

Witnesseth: That whereas the Mortgagor is justly indebted to the Mortgagor, as is evidenced by a certain promissory note bearing even date herewith, in the principal sum of Fifty Nine Thousand Fifty and No/100ths-----

(\$ 59,050.00) Dollars
 payable with interest at the rate of Nine---- per centum (9.00--- %) per annum on the unpaid balance until paid, and made
 payable to the order of the Mortgagor at its office in Oak Lawn, Illinois 60453
 or at such other place as the holder may designate in writing, and delivered; the said principal and interest being payable in monthly in-
 stallments of Four Hundred Seventy Five and 13/100ths----- Dollars (\$ 475.13---)
 on the first day of June 1, 1987, and a like sum of 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 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 perfor-
 mance of the covenants and agreements herein contained, does by these presents Mortgage and Warrant unto the Mortgagor, 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 (except the South 9 feet thereof) and Lot 28 in Block 19 (except those portions
 thereof conveyed to the Baltimore and Ohio Chicago Terminal Railroad Company by Quit
 Claim Deed dated December 6, 1926 and recorded December 7, 1926 as Document No. 9,487,603,
 and recorded in Book 23906, Page 143, a ^{1/2} acre excepting those parts of said Lots dedi-
 cated for Public Streets and Alleys by Rhtel M. Mills as Owner by Plat Recorder's Office
 of Cook County, Illinois May 26, 1927 as Document No. 9,685,418 and recorded in Book 243 of
 Plats pages 46 and 47 in Hazelwood and Wright's Subdivision in Section 36, Township 38
 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Tax Number: 19-36-230-049 *act*

8217 S. Campbell, Chicago, Illinois 60652

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 plum-
 bing 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 ap-
 purtenances and fixtures, unto the said Mortgagor, 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 Mortgagor,
 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 Mortgagor in
 such forms of insurance, and in such amounts, as may be re-
 quired by the Mortgagor.

This form is used in connection with mortgages insured under the one- to four-family programs of the National Housing Act which provide
 for periodic Mortgage Insurance Premium payments.

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that he will keep the improvements now existing or hereafter erected on the unoccupied property, insured as many be required from time to time by the Mortgagor the Mortgagor shall have large and sufficient funds by fire and other hazards, casualties and contingencies in such amounts and for such periods as may be required by the Mortgagor and will pay promptly, when due, any premium or such insurance premium for payment of which has not been made hereinafter.

And as additional security for the payment of the indebtedness incurred by the lessee, the lessor shall have the right to require the lessee to furnish such additional security as the lessor may require.

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 which mortgage. The Mortgage may collect a "late charge" under which mortgage. The Mortgage may collect a "late charge" until to exceed four cents (\$1) for each dollar (\$1) for each day it remains unpaid. In addition to cover the extra expenses incurred in handling delinquent payments.

(V) amoutization of the principal of the solid note; and
(VI) interest on the note accrued hereby.

(11) Ground rents, if any, taxes, special assessments, fire, and other hazard insurance premiums.

((1)) Premiums charged under the contracts of insurance with the
Secretary of Housing and Urban Development, or monthly
charge (in lieu of monthly insurance premium), as the case may
be.

executed hereby shall be added together and the aggregate amount shall be paid by the Plaintiff or each month in a single payment in the order set forth:

((1)) If and so long as a valid note of even date and such amount
meant are incurred or are demanded under the provisions of the Na-
tional Housing Act, an amount sufficient to accumulate in the
hands of the holder of the note of ((1)) months prior to its due date the an-
usual insurance premium, in order to provide such
holder with funds to pay such premium to the National Housing
Act and Urban Development pursuant to the Secretary of Hous-
ing and Urban Development to pay such premium to the Secre-
tary, as amended, and applicable Regulations concerning
((1)) if and so long as valid note of even date and such interest
meant are held by the Secretary of Housing and Urban Develop-
ment, a monthly charge ((1)) less of a mortgage insurance
premium which shall be in an amount equal to one-twelfth
((1/12)) of one-half ((1/2)) per centum of the average outstanding
balance due on the note computed without taking into account
delinquencies or prepayments;

Third, together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note incurred hereby, the holder will pay to the Mortgagor, on the first day of each month until the said note is fully paid, the amount sufficient to provide the holder hereof with monthly insurance premiums to insure the note against loss by fire or other causes.

That privilege is reserved to pay the debt in whole, or in part,
in installments of any amount, or in any manner, at any time,
or in any instalment due date.
And the said Mortgagor, further covenants and agrees as
follows:

in case of the refusal of acceptance of the mortgagee to make such payment, or if it satisfies any party prior than its numberance other than itself for taxes or assessments on said premises, or to keep such premises in good repair, the Mortgagee may pay such taxes, assessments, and insurance premiums, when due, and may make such repairs as it deems necessary for the proper preservation thereof, and may deduct the amount so paid or expended shall become so much addl. sury money, so paid or expended shall become so much addl. annual independent fees, accrued by this mortgagee, if not paid out of proceeds of the sale of the mortgaged premises, if not otherwise paid by the mortgagee.

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All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagor 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 law 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 **NINETY 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 **NINETY 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.

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 Mortgagor in possession of the premises, 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 Mortgagor 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.

And 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 collector'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', collectors', 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; (4) all the said principal money remaining unpaid. The overplus of the proceeds of sale, if any, shall then be paid to 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 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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-87-246116

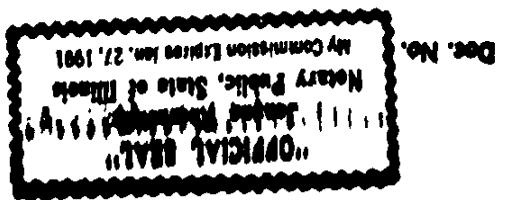
15.00

COOK COUNTY RECORDER
#7999 # 13 * A7 - 246116
TICKET TRAN DSA 05/07/87 11-09-00
DEPT-A1 RECORDING 415.00

OAK LAWN, IL 60453
6131 W. 95TH STREET
ANNETTE M. LOGOCHIAVO
CROWN MORTGAGE CO.,
THIS DOC. WAS PREPARED BY:

of
or
day of
A.D. 19

Made for Record in the Recorder's Office of



Given under my hand and Notarized Seal this
, A.D. 1987.

Cherish set forth, including the release and waiver of the right of homestead,
deed, sealed, and delivered the said instrument at this day
person whose name is ACE SUBSCRIBED to the foregoing instrument, appeared before me this day in person and acknowledged
that wife, personally known to me to be the same
and HENRY C. NAVARRO, Notary Public, in and for the county and State
of Illinois, Do hereby certify that this instrument is a true copy
of the original, and is made in accordance with the laws of the State of Illinois.

County of Cook
State of Illinois

ISREAL ISREAL ISREAL

Helen A. NAVARRO, HSA wife
MCHEAL D. NAVARRO
ISREAL ISREAL ISREAL

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

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87246110

Attached to and made a part of the FHA Mortgage dated
May 1, 1987, between Crown Mortgage Co., mortgagee
and Michael D. Navarro and Helen A. Navarro, his wife
as mortgagor

The mortgagee 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 sales 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 subject to this mortgage, to a purchaser whose credit has not been approved in accordance with the requirements of the Commissioner.


Michael D. Navarro


Helen A. Navarro
Helen A. Navarro, his wife

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