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MORTGAGE

This form is used in connection
with mortgages insured under the
one- to four-family provisions of
the National Housing Act.

87294020

THIS INDENTURE, Made this 29TH day of MAY, 1987
AND VIRGINIA TAYLOR, HIS WIFE

between DAVID V. TAYLOR

Mortgagor, and

LUMBERMEN'S INVESTMENT CORPORATION, a corporation organized and existing under the Laws of Texas, 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 **FORTY SIX THOUSAND ONE HUNDRED NINETY ONE AND 00/100** Dollars (\$ 46,191.00) payable with interest at the rate of **NINE AND 0000/100000** per centum (9 000 %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in Austin, Travis County, Texas, 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

THREE HUNDRED SEVENTY ONE AND 67/100 Dollars (\$ 371.67) on the first day of JULY, 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 JUNE, 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 and the State of Illinois, to wit:

LOTS 2 AND 3 IN BLOCK 22 IN CHICAGO HEIGHTS IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

P.I.N.#: LOT 2 - 32-20-212-002
LOT 3 - 32-20-212-003

1305 Vincennes, Chicago Heights

87294020

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, rights, title, and interest of the said Mortgagor in and to said premises.

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 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 herein-after 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 encumbrance 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.

PLEASE MAIL TO:

LUMBERMEN'S INVESTMENT CORPORATION
5100 POPLAR AVE. STE 200
MEMPHIS, TN 38137

THIS INSTRUMENT PREPARED BY:
DAVID CARVER

STATE OF ILLINOIS
HUD ONE-TIME MIP

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applications for appointment of a receiver, or for an injunction, placing Mortgaged in possession of the premises 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, enter an order placing the Mortgagor in possession of the premises, or appoint a receiver for the benefit of the Mortgagor 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 Mortgagor 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 Mortgagor, 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; 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 Mortgagor 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 or 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 Mortgagor 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 Mortgagor, 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 moneys advanced by the Mortgagor, 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 Mortgagor 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 Mortgagor.

IT IS EXPRESSLY AGREED that no extension of the time for payment of the debt hereby secured given by the Mortgagor 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.

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

X.....
DAVID V. TAYLOR

X.....
VIRGINIA TAYLOR

-87-294020

STATE OF ILLINOIS)
COUNTY OF Van Wert) SS:

: DEPT. 61 : \$14.00
: T#0003 : TRAN 4542 06/01/87 13:54:00
: #8577 : C - 87-294020
COOK COUNTY RECORDER

I, THE UNDERSIGNED , a notary public, in and for the County and State aforesaid, do hereby certify that DAVID V. TAYLOR AND VIRGINIA TAYLOR, HIS WIFE

personally known to me to be the same person ; whose name is *DAVID V. TAYLOR* subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that *VIRGINIA TAYLOR* 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 right of homestead.

GIVEN under my hand and Notarial Seal this 24th day of May A. D. 1987
OFFICIAL SEAL

Krista Anna Rouse
Notary Public, State of Illinois
My Commission Expires 10/30/90

DOC. NO.

Filed for Record in the Recorder's Office of
County, Illinois, on the day of
m., and duly recorded in Book of

A. D. 19

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AND IN THE BURN THAT THE WHOLE OF SALT DEBT IS DECLARED TO BE DUE, THE MORTGAGEE SHALL HAVE THE RIGHT IMMEDIATELY TO RECOLLECT THE MORTGAGE, AND UPON THE PAYING UP OF ANY BILL FOR THAT PURCHASE, THE COUNTRY WHICH SUCH PARTIES HELD MAY BE TAKEN IN SETTLEMENT THEREOF, WHETHER BEFORE OR AFTER SALE, AND WITHOUT FURTHER NOTICE, TO THE SAID MORTGAGOR, OR

IN THE EARTH OF DEATH IN making any moundy payment provided for herein and in the note secured
hereby for a period of thirty (30) days after the date thereof, then the whole or part principal sum remaining unpaid
accrued interest at a rate not exceeding one percent per month, which interest shall be paid monthly due and payable.

THE MORTGAGE FURTHER AGREES that should this mortgagee and the note secured hereby not be eligible for insurance under the National Housing Act within ninety (90) days from the date hereof (written statement of any other officer of the Department of Housing and Urban Development accepted by the Secretary of the Treasury as evidence of such insurance), the further agrees that the note and the mortgage shall be foreclosed by the mortgagor when the title to the mortgaged property passes to the Department of Housing and Urban Development.

THAT if the premises, or any part thereof, be and remain 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 value of a portion of the premises, and shall be paid forthwith to the owner, and the mortgagee to be applied by it on account of the mortgage or to the trustee, and the trustee shall be paid forthwith to the mortgagor to the extent of the balance due or notc.

AND AS ADDITIONAL SECURITY FOR THE PAYMENT OF THE INDEBTEDNESS ARISING OUT OF THE MORTGAGE OVER THE USE OF THE PREMISES HERINAFTER DESCRIBED.

(iii) Any deterioration in the accuracy 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
Mortgagor may collect a "late charge" not to exceed five cents (\$1) for each dollar delinquent more
than fifteen (15) days in arrears, to cover the extra expense involved in handling delinquent notes.

(b) All payments mentioned in the preceding subsection of this paragraph and all payables on policies of life and other hazard insurance convertible into the mortgaged property, plus taxes and assessments next due on the mortgaged property (all as established by the Mortgagor) less all sums already paid thereon divided by the number of months to elapse before the monthly payment due on said property, premiums, taxes and special assessments, plus taxes and other hazard insurance premiums, life, and other hazard insurances premiums for each month in a single pay ment to be applied by the Mortgagor to the amount thereof shall be paid by the order of the trustee for each month in a single pay ment to be applied by the Mortgagor to the amount thereof.

That, together with, and in addition to, the monthly Payments of Principal and interest paid, under the terms of the note so secured hereby, the Mortgagor will pay to the Mortgagee, on the first day of each month until the said

The privilege is reserved to pay the debt in whole, or in an amount equal to one-half of the amount payable monthly, provided that the printer adapts that next day to any month prior to maturity; however, that printer's notice of an intention to exercise such privilege is given at least thirty (30) days prior to payment.

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1987
MORTGAGE RIDER

The Rider, dated the 29TH day of MAY , 1987 ,
 amends the Mortgage of even date by and between DAVID V. TAYLOR AND
 VIRGINIA TAYLOR, HIS WIFE

the Mortgagor, and LUMBERMEN'S INVESTMENT CORPORATION, the Mortgagee, as follows:

1. In Paragraph Number 1 the sentence which reads as follows is deleted:

"Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment."

2. Paragraph Number 2 is amended by the addition of the following:

"Privilege is reserved to pay the debt, in whole or in part, on any installment due date."

3. The following new paragraph is added to such deed of trust:

"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 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."

IN WITNESS WHEREOF, DAVID V. TAYLOR AND VIRGINIA TAYLOR, HIS WIFE

has set his hand and seal the day and year first aforesaid.

David V. Taylor
DAVID V. TAYLOR

(SEAL)

Virginia Taylor
VIRGINIA TAYLOR

(SEAL)

Signed, sealed and delivered
in the presence of

John Doe Jr.

MN, IL

PPPR

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