

UNOFFICIAL COPY

87333410

ILLINOIS

VA FORM 26-4310 (Home Loan)
Rev. August 1981. Use Optional.
Section 1810, Title 38, U.S.C.
Acceptable to
Federal National Mortgage Association

MORTGAGE

LH573903

THIS INDENTURE, made this 12th day of June 19 87, between

PHILLIP PRINCE and DEBORAH PRINCE, His Wife

87333410

, Mortgagor, and

MORTGAGE CORRESPONDENTS OF ILLINOIS, INC.
345 GEORGETOWN SQUARE SUITE 219, WOOD DALE, ILLINOIS 60191
a corporation organized and existing under the laws of the State of Illinois
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 Forty-nine thousand four hundred ninety and NO/100 - - -

Dollars (\$ 49,490.00) payable with interest at the rate of Ten per centum (10.000 %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in WOOD DALE, ILLINOIS 60191 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 thirty-four and 31/100

Dollars (\$ 438.31) beginning on the first day of August 01, 19 87, 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 July 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:

LOT 17, EXCEPT THE SOUTH 20 FEET AND LOT 18 IN BLOCK 13 IN H.W. ELMORE'S KEDZIE AVENUE RIDGE, BEING A SUBDIVISION OF THE NORTHEAST QUARTER AND THE SOUTH EAST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, SITUATE IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS BOUNDARY.

BBO
2/28-28-24-02 ALL

DEPT-01 RECORDING \$15.00
TR449 TRAN 0397 06/10/87 11:16:00
#7663 #10 #---27---3333410
COOK COUNTY RECORDER

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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; _____

15.00

STATE OF ILLINOIS

Mortgage

TO

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

Clerk

VERS 3 (11)

BOX #154

OFFICIAL SEAL
STACEY LAVORINI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/24/90

Return to:

WOOD DALE, ILLINOIS 60191

345 GEORGETOWN SQUARE SUITE 219

MORTGAGE CORRESPONDENTS OF ILLINOIS, IN 12th day of June

This instrument was prepared by: M. BECK

GIVEN under my hand and Notarial Seal this
uses and purposes therein set forth, including the release and waiver of the right of homestead.
name S subscribed to the foregoing instrument appeared before me this day in person and acknowledged
DEBORAH PRINCE, His wife
I, a notary public, in and for the county and State aforesaid, Do Hereby

THE UNDERSIGNED

STATE OF ILLINOIS

as

[SEAL] [SEAL]

DEBORAH PRINCE [SEAL]

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

THE COVENANTS HEAVILY CONTAINED shall bind, and the benefits and advantages shall inure, to the respec-
tative heirs, executors, administrators, successors, and assigns of the parties hereto. Wherever used, the
singular number shall include the plural, and 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 Regulation 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 Regulation 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.
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 Mortgagor to any successor in interest of the Mortgagor shall
operate to release, in any manner, the original liability of 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
Mortgage will, within thirty days after written demand therefor by Mortgagor, execute a release or satisfac-
tion 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.
overplus of the proceeds of sale, if any, shall then be paid to the Mortgagor.
Veterans Administration on account of the guaranty or insurance of the indebtedness secured hereby. The
indebtedness hereby secured; (4) all the said principal money remaining unpaid; (5) all sums paid by the
indebtedness, from the time such advances are made; (3) all the accrued interest remaining unpaid on the
any purpose authorized in the mortgage, with interest on such advances at the rate provided for in the principal
and cost of said abstract and examination of title; (2) all the moneys advanced by the Mortgagee, if any, for
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
THERE SHALL BE INCLUDED in any decree foreclosing this mortgage and be paid out of the proceeds of any
ings, 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.

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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 installment 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, and 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 Mortgagee'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/she will 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-

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(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 thereof, or of the security intended to be effected by virtue of this instrument; not to suffer any lien or mechanic's lien 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 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.

87333410

ILLINOIS MORTGAGE ESCROW ACCOUNT ACT
S.B. 529

An ACT to regulate certain practices of mortgage lenders in the administration of escrow account

Be it enacted by the People of the State of Illinois, represented in the General Assembly:

- Section 1: This Act shall be known as the "Mortgage Escrow Account Act".
- Section 2: As used in this Act, unless the context requires otherwise:
 - (a) "Escrow Account" means any account established by the mortgage lender in conjunction with a mortgage loan on a residence, into which the borrower is required to make regular periodic payments and out of which the lender pays the taxes on the property covered by the mortgage.
 - (b) "Borrower" means the person obligated under the mortgage loan.
 - (c) "Mortgage Lender" means any bank, savings and loan association, building and loan association or any other institution, association, partnership, corporation or person who extends the loan of monies for the purpose of enabling another to purchase a residence.
 - (d) "Escrow-Like Arrangement" means any arrangement of the intent of which is to serve the same purposes as an escrow account but which does not require the formal establishment of an account.
- Section 3: Escrow Accounts or escrow-like arrangements established after the effective date of this Act in conjunction with mortgage agreements for single-family owner occupied residential property are hereby declared separate and distinct transactions from mortgages, and hence, subject to the laws and regulation of this State.
- Section 4: On or after the effective date of this Act, each mortgage lender in conjunction with the granting of a mortgage on a single-family owner occupied residential property, shall comply with the provisions of this Act.
- Section 5: When the mortgage is reduced to 65% of its original amount by payments of the borrower, timely made according to the provisions of the loan agreement secured by the mortgage, and the borrower is otherwise not in default on the loan agreement, the mortgage lender must notify the borrower that he may terminate such escrow account or that he may elect to continue it until he requests a termination thereof, or until the mortgage is paid in full, whichever occurs first.
- Section 6: In lieu of the mortgage lender establishing an escrow account or an escrow-like arrangement, a borrower may pledge an interest bearing savings account with the mortgage lender in an amount sufficient to secure the payment of anticipated taxes.
- Section 7: The borrower shall not have the right to terminate any such arrangement under Section 5 in conjunction with mortgages insured, guaranteed, supplemented, or assisted by the State of Illinois or the federal government that require an escrow arrangement for their continuation.
- Section 8: If after terminating an escrow arrangement under the conditions of this Act, the borrower does not furnish to the lender sufficient evidence of payment of the taxes when due on the residence covered by the mortgage with respect to which the escrow arrangement was established, the lender, after taking reasonable good faith steps to verify nonpayment, may within thirty days after such payment is due, establish or reestablish an escrow arrangement notwithstanding the provisions of this Act.
- Section 9: Failure of any mortgage lender operating within this State to comply with the provisions of this Act shall entitle the borrower to actual damages in court action.
- Section 10: The provisions of this Act shall not be applicable to a mortgage lender using the capitalization method of accounting for receipt of payments for taxes. The capitalization method shall mean crediting such tax payments directly to the loan principal upon receipt and increasing the loan balance when the taxes are paid.
- Section 11: Notice of the requirements of the Act shall be furnished in writing to the borrower at the date of closing.
- Section 12: This Act takes effect on January 1, 1978.

ACKNOWLEDGE THIS

June 12, 1987

BY Phillip Prince
(MORTGAGOR)
PHILLIP PRINCE

Deborah Prince
(MORTGAGOR)
DEBORAH PRINCE

017333110

Return to:

BOX #154