8 5 2) 3 FAA CALA No. 131-5500429 703

State of Illinois

Mortgage

DEPT-01 88520826 415.00 TH4444 TRAN 3539 11/10/88 10:20:00

This indenture, made this 3rd

day of

NOVEMBER

. 19 88 COOP SOUNTY RECORDER

88520826

, Mortgagor, and

a corporation organized and existing under the laws of "THE STATE OF ILLINOIS Mortgages"

Witnesseth: That whereas the Mortgagor is justly indebted to the Mortgages, as is evidenced by a certain promissory note bearing even date herewith, in the principal sum of SIXTY THOUSAND ONE HUNDRED FIFTY TWO AND NO/100------

Dollars (\$ 60, 152.00-----) payable with interest at the rate of

FILEVEN

per centum (11,00 %) per sinum on the unpaid balance until paid, and made payable to the order of the Mortgages at its office in FIMITURET, ILLINOIS.

, or at such

other place as the holder may designate in writing, Fire delivered; the said principal and interest being payable in monthly installments of

FIVE HUNDRED SEVENTY TWO AND 84/100----

Dollars (\$ 572,84----)

of JANUARY 1 . . . 19 89 , and a like sur 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, it not account paid, shall be due and payable on the first day

DECEMBER 1

2018 .

Now, Therefore, the said Mortgagor, for the better securing of the paymont of said principal sum of money and interest and the performance of the covenants and agreements herein contained, does by these resents Mortgage and Warrant unto the Mortgages its successors or assigns, the following described Real Estate situate, lying, and being in the county of CXXX and the State of Illinois, to wit:

LOT TWENTY-FIVE IN BLOCK SIX IN BLOUIN BROS. ALMAR MEADOWS SUBDIVISION OF LOT 7 (EXCEPT THE SOUTH 30.79 ACRES) AND LOT 1 (EXCEPT THE SOUTH 60 LETT THEREOF) IN BERGERS SUBDIVISION OF LOT 7 (EXCEPT THE NORTH 10 ACRES) IN BERGERS SUBDIVISION IN THE WEST HALF OF SECTION FOURTEEN, AND OF THE NORTH 18.242 ACRES (EXCEPT THE EAST 60 FEET THEREOF) OF LOT 6 IN THE PARTITION OF THE WEST HALF OF SECTION FOURTEEN, ALL OF TOWNSHIP THIRTY-SIX NORTH, RANGE FOURTEEN, EAST OF THE THEREOF PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 15531 S. MARYLAND AVENUE, DOLLION, ILLINOIS 60419

PI# 29-14-137-010

THIS INSTRUMENT WAS PREPARED BY: KATHY A. VIERS HOME FAMILY MORTGAGE CORP. 188 INDUSTRIAL DRIVE SUITE 124 EIMHURST, ILLINOIS 60126 BOX



THE ASSUMPTION RIDER ATTACHED HERETO AND EXECUTED OF EVEN DATE HEREWITH IS INCORPORATED HEREIN AND THE COVENANTS AND AGREEMENTS OF THE RIDER SHALL AMEND AND SUPPLEMENT THE COVENANTS AND AGREEMENTS OF THIS MORTGAGE AS IF THE RIDER WERE A PART HERETO.

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, little, 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.

pue (special assessments) and

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: amus Brimokot

secured hereby, the Mortgagor will pay to the Mortgages, on the aton arti to armer arti sebnu aldayaq faeseini bna laqioning to smemper virtinom and to notibbe in the minimisers sent

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on any part thereof to eathly the years. seemed bies and in substitution of the said premises shall operate to prevent the collection of the last, essessment, or proceedings brought in a court of competent jurisdiction, which leafn, contest the same or the validity thereof by appropriate is boog ni ,lierte rogegnoté ent se gnol os ,noerent betautis friem premises described herein or any part thereof or the improveort tenlage to nogu nell ket to inemessees ket yns evomet to egrenation to required not shall it have the right to pay, discharge, morigage to the contrary notwithstanding), that the Morigages siff to anotaining serbo its) sevenor, babinorg Mesergies at if

otherwise paid by the Mongagor.

for it issering begagnor ant to see out to abscard to tuo bing out of egigtnom sirt vd beruces, seembaldabri landibba roum thereof, and any moneys so baid or expended shall become so discretion if may deem necessary for the proper preservation at it as begagnom nieren yhegorg ert at shagar hous suam seesements, and insurance premiums, when dut, and may premises in good repeit, the Mongages may pay auch laxes, bles quel of a continent bles no stnemesones to sexut tol faril payments, or to satisfy any prior lien or incurrence other than in case of the retuest of neglect of the More agor to make such

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yd benuper ed yam as ,athurins nout in bra ,aomaiusm to amiot the ni segactrolil art it the be art tot between asserted time to on said premises, during the confinience of said thereof; (2) a sum sufficient to de pulidings that may at any girlenerus arti lo inuccos no soci on Mi arti nocu , efeutis ei brie. bise and notifier of the county in which the sold in which the sale to etails ent to trinoritue yd betvel ed yem fant fremesease to xaf yne sufficient to pay all taxes and assessments on said premises, or mus a (f), bing ylluf at seon bins iunu, behivorg refismishen se and men to ettach to seld premises; to pay to the Mongages, this instrument; not to suffer any tien of mechanics men or white thereof, or of the security intended to be selected by virtue or done, upon said premisee, enything that may impair the himseq to , ob of for bine , seed bodg it seemen bise goes of

had Beld Mortgagor covenants and agrees:

. eview brus desoiet viscongre Videren sect repayable to seld Montgetor dose hereby Arrive of the Homesteed Exemption Laws of the State of Minole, yd bne sebnu whened bne arigh lie mon een, rihol see mereri successors and easigns, lorever, for the purposes and use appurenences and fudures, unto the said Mortgages, its arth rittle asserting bedrices avoids out blook at bine avoid of

Mortgagor will give immediate notice by mail to the Murigago. canl to move of segagmoM ent of eldalgecos mot of bine to rover the Mongages and have attached thereto loss payable clauses in Wordangee and the policies and renewals thereof shall be held by insurance shall be carried in companies approved by the lik and of which hee not been made hereinbelore. All prompty, when due, any premiums on such insurance provision yaq iliw bns eegagnoM edi yd beiluper ed yam as eboned due tot bns sinuoms dous ni seconimpendino bna seliteusso, sbissard serito bns evit yd seol senisga eegagnoM erit yd emit ot emit mort benuper ed yam as benuani ,yheqorq begaghom edi no benese tellasted to professe wan stremevorqui edi qeex iliw eti fedi

evodanieser sesiment, en to eau erft tot eub emoded teitiaerer Mortgages all the rents, issues, and (10) is now due or which may and of ngissa yderen asob, to gnoth and biaserols asenbeldebni and to inamyad and a thruses lenothibbA se but

elon biss recmu blagnu galniamen nedi pereding peregraph as a crodit against the amount of principal edi to (a) noticesdue tebnu betalumucca abnut edi ni gninismen at the time the property is otherwise acquired, the balance then to agnibeacong thus to frameoneminos

orli to emit se vices starts secutived, ett ifte sime of ihre hereby, or if the Mondages acquires the property otherwise after covered as little in a public sale of the premises covered sint to annietyong ant to yne rebnu flusteb a so the event if under a provisions of subsection (a) of the preceding paragraph or the I longagor any balance remaining in the funds accumulated cor puting the amount of such indebtedness, credit to the account ni lishe segagnoM edi ydesente tepresentes sanbeldebni er ima and to inamysq tiut ydered hereby, full payment of the All wenteriors an eegagnom ent of rebnet lians regagnom enti emily na la li sub ed liaris amulment ennanteni to isinemeseese or below the date when payment of such ground rents, taxes, Mongapee any amount necessary to make up the deliciency, on pecome due and payable, then the Morigagor ahall pay to the insurance premiums, as the case may be, when the same shall not be sufficient to pay ground rents, taxas, and assessments, or linds rigating pribacent ant to (a) noticestus tabnu togagnoM Mortgagor II, however, the monthly payments made by the and of behinder to regagoot, or refunded to the Insuposdus no belibero ed liante rogagnom eni lo noligo as the case may be, such excess, if the loan is current, at the ground rents, taxes, and assessments, or insurance premiums. smount of the payments actually made by the Mortgages for ed because that are preceding peregraph shall exceed the

tebriu togagnoM enti yd ebam atnemyag enti to latot enti ti sinemysą insupnileb gniibnari ni beviovni eaneque sulve ant revos of , stasma ni ayab (21) neethi nant erom memyeq riose to! (\$) let each dollar (\$!) for each payment under this mortgage. The Mortgages may collect a "late charge" due date of the next auch payment, constitute an event of default payment shall, unless made good by the Mortgagor prior to the Any deficiency in the amount of any such aggregate monthly

(M) late charges.

one selon bias ent to laqioning ent to notiasimoma (iii) (II) interest on the note secured hereby: hazard insurance premiums;

(i) ground rents, if any, taxes, apecial assessments, fire, and other

lee tebro ent ni ameti gniwoliot ent of eegaghoM ent yd beliqqe ed of tnemyed eignis a ni ritnom riose togagnoss and bisq ed lishe loesent innome stages pae ent bus rentegot bebbs ed liens yderen between and all perments to be made under the note secured airti to nolloesdus gnibeoetq erti ni benolinem sinemyeq MA (d)

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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 dramaged. 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 acquiation, to the extent of the full circumt of indebtedness upon this Mortgage, and the Note socured hereby remaining unpaid, are greeby assigned by the Mortgager to the Mortgager and shall be add forthwith to the Mortgager to be applied by it on account of the indebtedness secured hereby, whether due or not.

The Mortgagor Further Agree that should this mortgage and like note secured hereby not be eligible for insurance under the Mational Housing Act within \$1,000 days

from the date hereof (written statement of any officer of the Department of Housing and Urban Development or suthorized agent of the Secretary of Housing and Urban Development dated

subsequent to the SIXTY day

time from the date of this mortgage, declining to insure said 101) 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 loregoing, this option may not be exercised by the Mortgagee when the ineligibility for insurance under the National Housing Act is due to the Mortgagee's failure to remit the mortgage insurance premium to the Department of Flousing 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 Mortgages, without notice, become immediately due and payable.

And in The Event that the whole or said debt is declared to be due, the Mortgages 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 pursons 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 then be occupied by the owner of the equity of redemption, as a homestead, enter an order placing the Mortgages in possession of the premises, or appoint a receiver for the benefit of the Morigagee 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 Mortgages 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 Mortgages, 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 Mortgages; 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 Foresioeure 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 purpliance of any such decree: (1) All the costs of such suit or suit. So sertising, 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 hits note secured hereby, from the time such advances are made; (1) all the socrued interest remaining unpaid on the indebtedness hereby accured; and (4) all the said principal money remaining unpaid. The overplus of the proceeds of the sale, if any, shall then be paid (5) the Mortgagor.

If Mortgagor shall pay said note at the time and in the manner aforesaid and shall abide by, compy with and duly perform all the covenants and agreements herein, the rights 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 horsely 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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FHA ASSUMPTION RIDER TO THE MORTGAGE/DEED OF TRUST

This Rider, dated this 3rd day Mongage/Deed of Trust of even date by and	
, herealtor referred to as Mortgagor	r/Grantor, and HOME FAMILY MORIGAGE CORP.
or his designee, declare all sums secured by	e or Hokler of the Note, as follows: il, with the prior approval of the Federal Housing Commissioner, y the mortgage/deed of trust to be immediately due and payable if a transferred (other than by devise, descent or operation of law)
by the mortgagor/grantor, pursuant to a 🕬	ract of sale executed not later than 12 months after the
been approved in accordance with the requi	endorsed for insurance, to a purchaser whose credit has not remer is of the Commissioner.
IN WITNESS WHEREOF, MICHAEL	F. PERRY, A BACHELOR
sel HIS	hands(s) and seal(s) the day and year first aloresaid.
MARIE	MICHAEL F. PERRY, A BACHELOR
	[Seal]
	[Seal]
	[Seal]
Signed, sealed and delivered in the presence of	
Micro C.E. Mhain	•