

# UNOFFICIAL COPY

88531722

State of Illinois

## Mortgage

FHA Case No 0331100020  
1315569581

This Indenture, made this 4TH day of NOVEMBER, 1988, between  
JAMES PARASHOS AND FAY L. PARASHOS, HUSBAND AND WIFE AND MICHAEL J. PARASHOS, Mortgagee, and

MIDAMERICA FEDERAL SAVINGS AND LOAN ASSOCIATION  
a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA  
Mortgagee

Witnesseth: That whereas the Mortgagee is justly indebted to the Mortgagee as is evidenced by a certain promissory note bearing even date herewith, in the principal sum of ONE HUNDRED FIVE THOUSAND EIGHT HUNDRED AND NO/100 Dollars (\$ 105,800.00 )

payable with interest at the rate of TEN AND ONE HALF per centum ( 10.50% ) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in CICERO, IL 60650, 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

NINE HUNDRED SIXTY SEVEN AND 79/100 Dollars (\$ 967.79 )  
on JANUARY 1989, 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 DECEMBER

1988

Now, Therefore, the said Mortgagee, 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:

THE SOUTH 24.8 FEET OF BLOCK 9 IN CALVIN F. TAYLOR'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P. I. N. 16-33-322-032

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 Mortgagee 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 (c)) in accordance with the regulations for those programs.

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0000 COUNTY RECORDER  
#001 # D \* 818-034722

FILED WITH 2011 11 28 10 10

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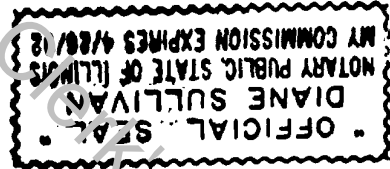
108-11

Property of Cook County

WHEN RECORDED RETURN TO:  
MIDAMERICA FEDERAL SAVINGS  
AND LOAN ASSOCIATION  
5900 W. CERMAK  
CICERO, IL 60650

THIS INSTRUMENT WAS PREPARED BY:  
KENNETH KORANDA  
5900 W. CERMAK  
CICERO, IL 60650

*Handwritten note:* mail to



at o'clock m. and duly recorded in Book \_\_\_\_\_ of \_\_\_\_\_  
County, Illinois, on the \_\_\_\_\_ day of \_\_\_\_\_ AD 19 \_\_\_\_\_  
Filed for Record in the Recorder's Office of \_\_\_\_\_  
Doc. No. \_\_\_\_\_

Notary Public \_\_\_\_\_

Given under my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_ AD 19 \_\_\_\_\_  
free and voluntary, act for the uses and purposes therein set forth, including the release and waiver of the right of homestead  
person and acknowledged that \_\_\_\_\_  
person whose name is \_\_\_\_\_  
and \_\_\_\_\_  
aforesaid, Do Herby Certify That JAMES PARASHOS  
I, DIANE SULLIVAN  
County of Cook  
State of Illinois

Witness the hand and seal of the Notary Public in and for the county and State of Illinois  
\_\_\_\_\_  
MICHAEL J. [Signature]  
\_\_\_\_\_  
JAMES PARASHOS  
\_\_\_\_\_  
PAY/L. PARASHOS  
\_\_\_\_\_  
[Signature]

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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 in 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 \_\_\_\_\_ 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 \_\_\_\_\_ NINETY \_\_\_\_\_ days subsequent to the 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. 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 Mortgagee'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.

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 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 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.

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 promptly when due, any premiums on such insurance provision for payment of which has not been made hereinbefore. 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 Mortgagee will give immediate notice by mail to the Mortgagee, who may make proof

And as Additional Security for the payment of the indebtedness the rents, issues, and profits now due or which may hereafter become due for the use of the premises hereinabove described

That privilege is reserved to pay the debt, in whole or in part on any installment due date

And the said Mortgagee further covenants and agrees as follows

It is expressly provided, however that 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 improvement situated thereon, so long as the Mortgagee shall, in good faith, conduct 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 as Additional Security for the payment of the indebtedness the amount of principal then remaining unpaid under said note under subsection (a) of the preceding paragraph as a credit accumulated, the balance then remaining in the funds accumulated in payment of such proceedings or at the time the property is otherwise acquired, the Mortgagee shall apply, at the time of the commencement of this mortgage resulting in a public sale of the premises covered hereby, or if the Mortgagee acquires the property otherwise after paragraph. If there shall be a default under any of the provisions cumulated under the provisions of subsection (a) of the preceding paragraph, the Mortgagee may, in its discretion, credit to the account of the Mortgagee any balance remaining in the funds accumulated in computing the amount of such indebtedness, credit to the account of the entire indebtedness represented thereby, the Mortgagee shall in any time the Mortgagee shall tender to the Mortgagee, in accordance with the provisions of the note secured hereby, full payment of the entire indebtedness represented thereby, or insurance premiums shall be due. If at any time the Mortgagee shall be in default, deficiency, on or before the date when payment of such ground rents, taxes, assessments, or insurance premiums shall be due. If at any time the Mortgagee shall be in default, deficiency, on or before the date when payment of such ground rents, taxes, assessments, or insurance premiums, as the case may be, when the same shall become due and payable, then the Mortgagee shall pay to the Mortgagee any amount necessary to make up the deficiency, on or before the date when payment of such ground rents, taxes, assessments, or insurance premiums, as the case may be, preceding paragraph shall not be sufficient to pay ground rents, payments made by the Mortgagee under subsection (a) of the preceding paragraph, or refunded to the Mortgagee. If, however, the monthly payments shall be credited on subsequent payments to be made by the Mortgagee, or if the loan is current, at the option of the Mortgagee, such excess, if the loan is current, at the option of the Mortgagee, taxes, and assessments, or insurance premiums, as the case may be, of the payments actually made by the Mortgagee for ground rents, subsection (a) of the preceding paragraph shall exceed the amount of the total of the payments made by the Mortgagee under

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

It is expressly provided, however that 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 improvement situated thereon, so long as the Mortgagee shall, in good faith, conduct 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

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## DUE-ON-TRANSFER-RIDER

0331190020

Notice: The 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 4<sup>TH</sup> day of NOVEMBER, 19 88, 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 (the "Lender") of the same date (the "Note") and covering the property described in the Instrument and located at:

3747 S. 52ND CT., CICERO, IL 60650

(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:

James Parashos (Seal)  
JAMES PARASHOS Borrower

Ray L. Parashos (Seal)  
RAY L. PARASHOS Borrower

Michael J. Parashos (Seal)  
MICHAEL J. PARASHOS Borrower

\_\_\_\_\_  
Borrower (Seal)

\_\_\_\_\_  
(space below this line for acknowledgement)

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Property of Cook County Clerk's Office

2-4 FAMILY RIDER (Assignment of Rents)

NOVEMBER

day of

19 88

THIS 2-4 FAMILY RIDER is made this 4TH day of NOVEMBER 19 88, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to Mid America Federal Savings and Loan Association (the "Lender") of the same date and governing the property described in the Security Instrument and located at:

3747 S. 52ND CT., CIGERO, IL 60650

(Property Address)

2-4 FAMILY COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. USE OF PROPERTY; COMPLIANCE WITH LAW. Borrower shall not seek, agree to or make a change in the use of the Property or its zoning classification, unless Lender has agreed in writing to the change. Borrower shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.

B. SUBORDINATE LIENS. Except as permitted by federal law, Borrower shall not allow any lien inferior to the Security Instrument to be perfected against the Property without Lender's prior written permission.

C. RENT LOSS INSURANCE. Borrower shall maintain insurance against rent loss in addition to the other hazards for which insurance is required by Uniform Covenant 5.

D. "BORROWER'S RIGHT TO REINSTATE" DELETED. Uniform Covenant 18 is deleted.

E. ASSIGNMENT OF LEASES. Upon Lender's request, Borrower shall assign to Lender all leases of the Property and all security deposits made in connection with leases of the Property. Upon the assignment, Lender shall have the right to modify, extend or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph E, the word "lease" shall mean "sublease" if the Security Instrument is on a leasehold.

F. ASSIGNMENT OF RENTS. Borrower unconditionally assigns and transfers to Lender all the rents and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender or Lender's agents. However, prior to Lender's notice to Borrower of breach of any covenant or agreement in the Security Instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of breach to Borrower, (i) all rents received by Borrower shall be held by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by the Security Instrument; (ii) Lender shall be entitled to collect and receive all of the rents of the Property; and (iii) each tenant of the Property shall pay all rents due and unpaid to Lender or Lender's agent on Lender's written demand to the tenant. Borrower has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Lender from exercising its rights under this paragraph F.

Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

G. CROSS-DEFAULT PROVISION. Borrower's default or breach under any note or agreement in which Lender has an interest shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument.

JAMES PARASHOS (Seal)

FAY T. PARASHOS (Seal)

MICHAEL J. PARASHOS (Seal)

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STATE OF ILLINOIS }  
COUNTY OF ..... } ss.

I, ..... a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

..... President of ..... and ..... Secretary of said Corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ..... President, and ..... Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said Instrument as their own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth;

and the said ..... Secretary then and there acknowledged that ..... as custodian of the corporate seal of said Corporation, did affix the corporate seal of said Corporation to said Instrument as ..... own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this ..... day of ..... A. D., 19 .....

.....  
Notary Public.

Property of Cook County Clerk's Office  
88521722