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State of Illinois

Mortgage

02-01-65597

FMA Case No.

131-5298897-703

This Indenture, made this 22ND day of DECEMBER 1987, between
PERRY SUSRAL AND ALINA SUSRAL, HUSBAND AND WIFE

, Mortgagor, and

INVESTORS RESIDENTIAL MORTGAGE CORP.a corporation organized and existing under the laws of **THE STATE OF TEXAS**, Mortgagee.Witnesseth: That whereas the Mortgagor is justly indebted to the Mortgaggee, as is evidenced by a certain promissory note bearing even date herewith, in the principal sum of **FIFTY ONE THOUSAND FIVE HUNDRED FIFTY****AND NO/100 Dollars (\$ 51,550.00)**payable with interest at the rate of **TEN AND ONE HALF** per centum **10.500 3%** per annum on the unpaid balance until paid, and made payable to the order of the Mortgaggee at its office in**P.O. BOX DRWNR 1710, LUBBOCK, TEXAS 79408** 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

FOUR HUNDRED SEVENTY ONE AND 55/100 Dollars (\$ **471.55**)
on the first day of **FEBRUARY 1988** 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 **JANUARY 2018**.

Now, Therefore, the said Mortgagor, 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 Warrant unto the Mortgaggee, 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 8 AND 9 IN BLOCK 4 IN MECHANIC'S ADDITION TO DES PLAINES, A SUBDIVISION OF THE SOUTH 15 ACRES OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SERVICES # 1460

09-17-211-021 *All*
AGO m.

COMMONLY KNOWN AS: **368 GRACELAND AVENUE
DES PLAINES, ILLINOIS 60016**

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 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 (d)) in accordance with the regulations for those programs.

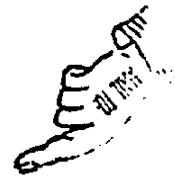
Previous edition may be used
until supplies are exhausted

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HUD-92116-M.1 (9-86 Edition)
24 CFR 203.17(a)

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78-024625

ATTN: REBECCA K. DAHMER

LIBERTYVILLE, ILLINOIS 60048
1580 SOUTH MILWAUKEE - SUITE 411MCRTGAGE CORP.
INVESTORS RESIDENTIAL

RECORD AND RETURN TO:

PREPARED BY:
REBECCA K. DAHMER
LIBERTYVILLE, IL 60048County, Illinois, on the day of Month, year
A.D. 19Filed for Record in the Recorder's Office of
Doc. No.

Notary Public

19

day

22

Given under my hand and Notarial Seal this
free and voluntary act for the uses and purposes herein set forth, including the release and waiver of the right of nonsuited.

person whose name is ARRG signed, sealed, and delivered the said instrument as - LIBERTY
 person who has his wife, personally known to me to be the same
 and ALINA SUSRAL subscribed to the foregoing instrument, appearing before me this day in
 and ALINA SUSRAL
 a notary public, in and for the county and state
 1. State of Illinois
 County of Cook

66-2825
66-2825

COOK COUNTY RECORDER

45097-6-C *-78-024625

14333 TRAN 6001 01/15/88 13:54:08

DEPT-01

S1625

1541

ALINA SUSRAL

ALINA SUSRAL

PERRY SUSRAL

Witness the hand and seal of the Notary Public, the day and year first written

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5 4 3 2 1

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 to 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 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 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 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 in its discretion it may deem necessary for the proper preservation thereof, and the 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.

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 improvement situated thereon, so long as the Mortgagor 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.

And the said Mortgagor further covenants and agrees as follows:

That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. Privilege is reserved to pay the debt in whole or in part on any installment due date.

That, together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, the Mortgagor will pay to the Mortgagee, on the first day of each month until the said note is fully paid, the following sums:

(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) 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

special assessments; and

- (b) All payments mentioned in the preceding subsection of this paragraph and all payments to be made under the note secured hereby shall be added together and the aggregate amount thereof shall be paid by the Mortgagor each month in a single payment to be applied by the Mortgagee to the following items in the order set forth:
- (i) ground rents, if any, taxes, special assessments, fire, and other hazard insurance premiums;
 - (ii) interest on the note secured hereby;
 - (iii) amortization of the principal of the said note; and
 - (iv) late charges.

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 this mortgage. The Mortgagee may collect a "late charge" not to exceed four cents (4¢) for each dollar (\$1) for each payment more than fifteen (15) days in arrears, to cover the extra expense involved in handling delinquent payments.

If the total of the payments made by the Mortgagor under subsection (a) of the preceding paragraph shall exceed the amount of the payments actually made by the Mortgagee for ground rents, taxes, and assessments, or insurance premiums, as the case may be, such excess, if the loan is current, at the option of the Mortgagor, shall be credited on subsequent payments to be made by the Mortgagor, or refunded to the Mortgagor. If, however, the monthly payments made by the Mortgagor under subsection (a) of the preceding paragraph shall not be sufficient to pay ground rents, taxes, and assessments, or insurance premiums, as the case may be, when the same shall become due and payable, then the Mortgagor 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 shall be due. 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 shall, in computing the amount of such indebtedness, credit to the account of the Mortgagor any balance remaining in the funds accumulated under the provisions of subsection (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 shall apply, at the time of the commencement of such proceedings or at the time the property is otherwise acquired, the balance then remaining in the funds accumulated under subsection (a) of the preceding paragraph as a credit against the amount of principal then remaining unpaid under said note.

And 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.

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 Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof

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The foregoing References herein Contained shall bind, and the benefits and advantages shall accrue to the respective heirs, executors, and administrators, and the singular number shall include the plural, the singular used, the singular number shall include the plural, the plural like singular, and the masculine gender shall include the feminine.

"It is expressly agreed that no extension of the time for pay-
ment of the debt hereby secured 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 the Mortgagor shall pay and note at the time and in the manner aforesaid and shall be by, completely with, and duly per-
form all the covenants and agreements herein, then this con-
veyance shall be null and void and Mortgagee will, within thirty
(30) days after written demand therefor, by Mortgagor, execute a
release of satisfaction of this mortgagee, and Mortgagor hereby
waives the benefits of all statutes or laws which require the
carrier's execution of such release or satisfaction by
Mortgagee.

And Three Shall be lackinge in any decree forredising this
mortgagge and be paid out of the proceeds of sny safe made in
pursuancie of any such decree: (1) All the costs of such suit or
suits, adverstising, saile, and conveycacie, including attorneyes
solicitors, and stenographers fees, outlays for documentation
evidencie and cost of said abstracte and examination of title; (2)
all the monies advanced by the Mortgagge, in any rate per
pose; authorized in the mortgagge with interest at such advances
at thre rates set forth in the note secured hereby, from the time
such advances are made; (3) all the accrued increases remaining
at the rate set forth in the note secured hereby, from the time
principall mony remayning unpaid. The overplus of the proceeds
of the sale, if any, shall then be paid to the Mortgagge.

And in Case of Forfeiture of this mortgage by said Alter-
garage in any court of law or equity, a reasonable sum shall be
allowed for the solicitor's fees, and scraggeaphers 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 recordation; and in case of any
other suit, or legal proceeding, wherein the plaintiff shall be
made a party thereto by reason of this mortgage, his costs and
expenses, and the reasonable fees and charges of the attorney
or solicitors of the plaintiff, so made parties, for services in
such suit or proceeding, shall be a further item and charge upon
the said premises under this mortgage, and all such expenses
shall become so much additional indebtedness secured hereby.

whichever life 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, like 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 said premises in such insurancce in such amounts as shall have been re- quired by the Mortgagor; lease the said premises to like other - lessors of 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 heretofore described; and employ other persons and expend itself such amounts as are reasonable.

In the Event of Default in making any monthly payment pro-
vided 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, when the whole
or said principal sum remaining unpaid together with accrued in-
terest thereon shall, at the election of the holder of the negotiable
note, become immediately due and payable.

The National Housing Act further specifies that should this mortgagee and the note secured hereby not be eligible for insurance under the National Housing Act, within 60 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 subsequently to the 60 days from the date of this mortgagee, detailing to insure said note and this mortgage being deemed conclusive proof of such insurability, and this mortgagee shall sums secured hereby immediately due and payable, notwithstanding the foregoing, this option may not be exercised by the National Housing Act due to the Mortgagee's failure to remit the N.A.

politics when in force shall pass to the purchaser or trustee.
right, title and interest of the lessor in and to any insurance
property in exchange or other transfer of title to the mortgagor, all
chancery in this mortgage or hereby secured hereby, all
consideration of receipt of the property damaged, in return of force,
either to the reduction of the indebtedness hereby secured or to the
mortgagor and the mortgagee jointly, and the insurance proceeds,
ment for such loss directly to the mortgagee instead of to the
company concerned to hereby authorized and directed to make pay-
or loss it will make promptly by mortgagee, and each insurance

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3 3 0 2 4 6 2 5
Loan No.: 02-01-65597

FHA Case No.: 131:5298897

HUD DUE ON SALE/ASSUMPTION RIDER

THIS RIDER is made this 22ND day of DECEMBER, 1987, 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 "Mortgagor") to secure Mortgagor's Note to:

INVESTORS RESIDENTIAL

MORTGAGE CORP.

(the "Mortgagee") of the same date and covering the property described in the Security Instrument and located at:

368 GRACELAND AVENUE

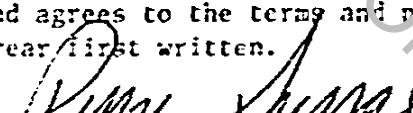
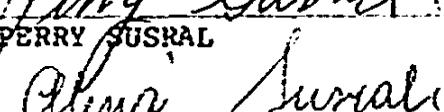
DES PLAINES, ILLINOIS 60016

(Property Address)

In addition to the covenants and agreements made in the Security Instrument, Mortgagor and Mortgagee further covenant and agree as follows:

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.

BY SIGNING BELOW, Mortgagor accepts and agrees to the terms and provisions contained in this Rider, the day and year first written.


PERRY SUSRAL (SEAL)

ALINA SUSRAL (SEAL)

(SEAL)

(SEAL)