State of Illinois

 \mathcal{A}_{i}

land \$ 3032

Mortgage

FHA	Case	No.		
13	1:5	352091	703B	

This Indenture, made this FABIANA L. MONZON/ A SPINSTER

5th day of MAY

, 1988 . between

, Mortgagor, and

FIRST STANDARD MORTGAGE CORPORATION

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 bearing even date herewith, in the principal sum of THIRTY FOUR THOUSAND EIGHT HUNDRED FIFTY AND 0/100

Dollars (\$ 34,850.00

payable with interest at the rate of ---- TEN AND ONE HALF ----

%) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in CHICAGO, IL 60016

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 EIGHTFEN AND 79/100

Dollars (\$

on the first day of JULY 88 , and a like surp 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 solve that all be due and payable on the first day , 20 18

Now, Therefore, the said Mortgagor, for the beder 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 Mortgagee, its successors or assigns, the following described Real Estate situate, lying, and being in the county of COOK 88196569 and the State of Illinois, to wit:

LOT 11 IN BLOCK 47 IN CHICAGO UNIVERSITY SUBDIVISION OF THE NORTH 1/2 OF SECTION 7. TOWNSHIP 38 NORTH, RANGE 14. EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED APRIL 24/1872 IN BOOK 2 OF MAPS PAGE 28, IN COOK COUNTY, ILLINOIS.

4924 SOUTH MARSHFIELD. CHICAGO, IL 6000 COMMONLY KNOWN AS:

RECORD AND RETURN TO: MORTGAGE CORRESPONDENTS OF ILLINOIS, INC. 345 GEORGETOWN SQUARE WOOD DALE, IL 60191

THIS DOCUMENT PREPARED BY: PAMELA SOLAK WOOD DALE, IL 6019

T#4444 TRAN 2373 85/89/88 15:19:00

#2640 # D *-88-196569

COOK COUNTY RECORDER

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

Previous edition may be used until supplies are exhausted

Page 1 of 4

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

CAID-4A(IL) (8710)

r-Marise-Quh		4 to 4 egs9		
	(O. S.)			
		>		
4.D. 19	Recorder's Office of day of	Sec. Sec. Name	HOTARY PUBLIC SIL	sec. No.
HER before me this day in	ed to the foregoing instrument, applied delivered the said instrument as the release and waiver of the right. YAM YAM	signed, sealed, as as forth, including	EHE and purpose thereis the same of the less thereis the later of the less than the later of the	person whose name inches of the same whose the distriction and woluntary act for the same whose may hand a
and for the county and State	ASTER	iigs a "Nosnom	T THIT PRIM	County of Philosophy Carl June Act 3 1, This Understand Ito Hereby Carl Mark Strain Carl M
[Seal]		[les?]		

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

[les2]

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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 and the of indebtedness upon this Mortgage, and the Note secured hereby remaining unpaid, are hereby assigned by the Mortgager to the Mortgagee and shall be paid forthwith to the Mortgagee to be applied by it on account of the indebtedness secured hereby, whether due of pole

The Mortgagor Further Agrees in a should this mortgage and the note secured hereby not be eligible to insurance under the National Housing Act, within from the date hereof (written statement of ary officer of the Department of Housing and Urban Development or authorized agent of the Secretary of Housing and Urban Development dated subsequent to the subsequent to the on time from the date of this mortgage, declining to insure said note and this mortgage being deemed conclusive proof of such i teligibility), 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 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 Mortgager 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 uit), advertising, sale, and conveyance, including attorneys', sour iters', and stenographers' fees, outlays for documentary evidence and cost of said abstract and examination of title; (2) all the more ys advanced by the Mortgagee, if any, for the purpose authorized in the mortgage with interest on such advances at the rate set form 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 the said to the Mortgagor.

If the Mortgagor shall pay sid 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.

acceptable to the Mortgagee. In event of loss Mortgagor will give

have attached thereto loss payable clauses in favor of and in form

ment of which has not been made hereinbefore. All insurance shall ly, when due, any premiums on such insurance provision for pay-

periods as may be required by the Mortgagee and will pay prompt-

hazards, casualties and contingencies in such amounts and for such from time to time by the Mortgagee against loss by fire and other

That He Will Keep the improvements now existing or hereafter

erected on the mortgaged property, insured as may be required

become due for the use of the premises hereinabove described. the rents, issues, and profits now due or which may hereafter

aforesaid the Mortgagor does hereby assigned the Mortgagee all And as Additional Security for the payment of the indebtedness

the amount of principal then remaining impaid under said note.

under subsection (a) of the preceding, staggaph as a credit against acquired, the balance then remaining in the funds accumulated

default, the Mortgagee shall apply, at the time of the commence-ment of such proceedings or go the time the property is otherwise

hereby, or if the Mortgages acquires the property otherwise after

this mortgage resulting in a public sale of the premises covered

paragraph. If there shall be a default under any of the provisions

cumulated under the provisions of subsection (a) of the preceding

count of the Mc tgagor any balance remaining in the funds ac-

in computing the amount of such indebtedness, credit to the ac-

any ime the Mortgagor shall tender to the Mortgagee, in accorn nis, taxes, assessments, or insurance premiums shall be due. If at

eficiency, on or before the date when payment of such ground

preceding paragraph shall not be sufficient to pay ground rents,

gagor, or refunded to the Mortgagor. If, however, the monthly

shall be credited on subsequent payments to be made by the Mort-

such excess, if the loan is current, at the option of the Mortgagor,

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

If the total of the payments made by the Mortgagor under

more than lifteen (15) days in arrears, to cover the extra expense

date of the next such payment, constitute an event of default

amortization of the principal of the said note; and

ment shall, unless made good by the Mortgagor prior to the due Any deficiency in the amount of any such aggregate monthly pay-

not to exceed four cents (4¢) for each dollar (\$1) for each payment under this mortgage. The Mortgagee may collect a "late charge"

involved in handling delinquent payments.

interest on the note secured hereby;

payments made by the Mortgagor under subsection (a) of the

apply bay to the Mortgagee any amount necessary to make up the

when the same shall become due and payable, then the Mortgagor laxes, and assessments, or insurance premiums, as the case may be,

of the entire indebtedness represented thereby, the Mortgagee shall,

dame, with the provisions of the note secured hereby, full payment

policies and renewals thereof shall be held by the Mortgagee and

be carried in companies approved by the Mortgagee and the

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(f) ground rents, if any, taxes, special assessments, fire, and other shall be paid by the Mortgagor each month in a single payment to hereby shall be added together and the aggregate amount thereoff paragraph and all payments to be made under the note secured (d) All payments mentioned in the preceding subsection of this

be applied by the Mortgagee to the following items in the order, sat

benefits, to said Mortgagor does hereby expressly release and waive. Exemption Laws of the State of Illinois, which said rights and from all rights and benefits under and by virtue of the Homestead and assigns, forever, for the purposes and uses herein set forth, free appurtenances and fixtures, unto the said Mortgagee, its successors To Have and to Hold the above-described premises, with the

And Sald Movigagor coverients and agrees:

of insulance, and in such amounts is may be required by the debtedness, insured for the Lenelit of the Mortgagee in such forms time be on said premises, in grine continuance of said inthere of; (2) a sum sufficer to keep all buildings that may at any linois, or of the county, sawn, village, or city in which the said land is situate, upon the inforteagor on account of the ownership or assessment that my be levied by authority of the State of Ilcient to pay all taxes and assessments on said premises, or any tax hereinalter provided, until said note is fully paid, (1) a sum suffimen to attach to said premises; to pay to the Mortgagee, as instrument; not to suffer any lien of mechanics men or material thereof, or of the security intended to be effected by virtue of this be done, upon said premises, anything that may impair the value To keep said premises in good repair, and not to do, or permit to

debtedness, secured by this mortgage, to be paid out of proceeds of moneys so paid or expended shall become so much additional in may deem necessary for the proper preservation thereoffard gry such repairs to the property herein mortgaged as in its its invitation it assessments, and insurance premiums, when due, and mey make premises in good repair, the Mortgagee may pay such taxes, that for taxes or assessments on said premises, or :? keep said payments, or to satisfy any prior lien or inclum undirece other than In case of the relusal or neglect of the Mortgagor to make such

shall not be required nor shall it have the right to pay, discharge, mortgage to the contrary notwithstanding), that the Mortgages It is expressly provided, however (all other provisions of this the sale of the morrgaged premises, if not otherwise paid by the

thereof to satisfy the same. contested and the sale or forfeiture of the said premises or any part operate to prevent the collection of the tax, assessment, or lien so ceedings brought in a court of competent jurisdiction, which shall test the same or the validity thereof by appropriate legal prosituated thereon, so long as the Mortgagor shall, in good faith, conpremises described herein or any part thereof or the improvement or remove any tax, assessment, or tax lien upon or against the

And the said Mortgaght further covenants and agrees as follows:

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

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

essessments will become delinquent, such sums to be held by Mortto the date when such ground rents, premiums, taxes and divided by the number of months to elapse before one month prior estimated by the Mertgagee) less all sums already paid therefor taxes and assessments next due on the mortgaged property (all as and other hazard inqurance covering the mortgaged property, plus premiums that will next become due and payable on policies of fire (a) A sum equal to the ground rents, if any, next due, plus the

gagee in trust to pay said ground rents, premiums, taxes and immediate notice by mail to the Mortgagee, who may make proof

special assessments; and

late charges.

hazard insurance premiums;

(A)

(n)

FHA ASSUMPTION POLICY RIDER

NOTICE: THIS RIDER ADDS A PROVISION TO THE INSTRUMENT ALLOWING THE MORTGAGEE TO REQUIRE PAYMENT OF THE NOTE IN FULL UPON TRANSFER OF ALL OR PART OF THE PROPERTY.

This Assumption Policy Rider is made this 5TH day of MAY , 19 88 and is incorporated into and shall be deemed to amend and supplement the Mortgage, Feed of Trust, or Deed to Secure Debt (the ''Instrument'') of the same date given by the undersigned (the ''Mortgagor'') to secure the Mortgagor's Note (the ''Note'') of the same date to

FIRST STANDARD MORTGAGE CORPORATION

(the ''Mortgagee'') and covering the property described in the Instrument and located at:

4924 SOUTH MARSHFIELD, CHICAGO, IL 60609

(rioperty Address)

AMENDED COVENANT. In addition to the Lovenants and agreements made in the Instrument, Mortgagee and Mortgagor Further covenant and agree as follows:

The Mortgagee shall, with the prior approved of the Federal Housing Commissioner, or his designee, declare all sums secured by this mortgage to be immediately due and payable if all or part of the property is sold or otherwise transferred (other than by devise, decent or operation of law) by the mortgagor, pursuant to a contract of sale executed not later than [X] 12 [] 24 months after the date on which the mortgage is andorsed for insurance, to a purchaser whose credit has not been approved in accordance with the requirements of the Commissioner.

IN WITHESS WHEREOF, the Mortgagor has executed this Assumption Policy Rider.

Fabiona & MON	ga-(Seal)	(Scal
FABIANA L. MONZON	Mortgagor	
	(Seal)	(Seal)
	Mortgagor	Mortgagor

NOTE: If the property is not the principal or secondary residence of the Mortgagor, 24 months will be checked instead of 12 months.

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Property of County Clerk!