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Loan # 025859561FHA Case No.
131:5309592-703

State of Illinois

Mortgage

This Indenture, made this 24th day of May, 1988, between
BOOKER T. BROWN MARRIED TO PHYLLIS JEAN BROWN
Midwest Funding 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 Ninety thousand three hundred fifty and NO/100 Dollars (\$90,350.00)
payable with interest at the rate of Ten and one half per centum (10.50000 %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in DOWNTERS GROVE ILLINOIS, 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 Eight hundred twenty-nine and 47/100 Dollars (\$ 826.47)
on the first day of July , 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 June , 2013.

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 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 1/2 OF LOT 13 AND ALL OF LOTS 14 AND 15 IN BLOCK 13 IN CALUMET AND CHICAGO CANAL DOCK COMPANY'S SUBDIVISION OF PARTS OF FRACTIONAL SECTIONS 5 AND 6, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE RIDER TO STATE OF ILLINOIS FHA MORTGAGE ACCELERATION CLAUSE ATTACHED HERETO AND EXECUTED OF EVEN DATE HEREWITH IS INCORPORATED HERIN AND THE COVENANTS AND SUPPLEMENT THE COVENANTS AND AGREEMENTS SUPPLEMENT THE COVENANTS AND AGREEMENTS OF THIS MORTGAGE AS IF THE RIDER WERE A PART HEREOF.

Item # 26-06-107-028 & 26-06-107-029
Also known as 8734 SOUTH MUSKEGON AVE., CHICAGO

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

Previous edition may be used
until supplies are exhausted

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HUD-9211B-M.1 (9-88 Edition)
24 CFR 203.17(l)

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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 on 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 to insurance under the National Housing Act, within thirty 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 subsequent to the sixty days' time from the date of this mortgage, declining to insure said note and this mortgage being deemed conclusive proof of such ineligiblety), 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 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 suit, advertising, sale, and conveyance, including attorneys', solicitor's, and stenographers' fees, outlays for documentary evidence and cost of said abstract and examination of title; (2) all the money 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.

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that the will keep the improvements now existing or hereafter received on the mortgaged property, insured as may be required from time to time by the mortgagee against loss by fire and other hazards, assesses 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 provided for by the will of which has not been made heretofore. All insurance shall be carried in companies approved by the mortgagee and the sole trustee of the trust created by the will be the mortgagee.

And as Additional Secretary to the Pay Commission he introduced all the reforms, issues, and profits now due or which may hereafter become due for the use of the premises hereinafter described.

the amount of principal then remaining unpaid under said note
and the subsequent rate of the proceeds of a certificate as a credit against
the balance then remaining in the funds accumulated
out of such principalities or at the time the property is otherwise
disposed of, the Mortgagor shall apply, at the time of the conversion
thereof, or if the Mortgagor sells the property otherwise after
any sale of the premises covered
by this mortgagee resulting in a definite number any of the provisions
hereinabove, if there shall be a definite number any of the preceding
paraphraph, or if there shall be a definite number any of the provisions
enumerated under the provisions of subsection (a) of the preceding
section, or if there shall be a definite number any of the provisions
out of the Mortgagor any balance remaining in the funds as
computed the amount of such indebtedness, credit to the ac-
count of the Mortgagor, and subsequently converted thereby, the Mortgagor shall
dishes with the provisions of the note secured hereby, full payment
in full the principal shall tender to the Mortgagor, in accept-
ance, taxes, assessments, or insurance premium shall be due, if at
any time the Mortgagor shall tender to the date when payment of such sum
is necessary, or before the date when payment of such sum

amount shall, unless otherwise provided by the Mortgagee prior to the due date, be paid in full in the amount of any such aggregate amount paid under this mortgage. The Mortgagee may collect a "late charge" under this mortgage. The Mortgagee may collect a "late charge" if the amount due to exceed four cents (\$1) for each dollar less than fifteen (\$15) days in arrears, to cover the extra expense involved in handling delinquent payments.

DUE SQUADRASSETTE IPIEDS

The difference in the number of months to elapse before the monthly payment becomes due will become dependent upon such sums to be held by Mortgagor in trust to pay said ground rents, premiums, taxes and assessments.

(iii) A sum equal to the ground rent, if any, next due, plus the premiums that will next become due and payable on policies of life insurance and annuities held by the Mortgagor less all sums already paid therefore.

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

And the said mortgagor further covenants and agrees as follows:
That the said mortgagor shall pay the principal of and interest on the
indebtedness evidenced by the said note, at the times and in the
manner herein provided. Private is reserved to pay the debt in
whole or in part on any installment due date.

and the *Adventures* better to explore and appreciate as follows:

Williams describes the nature of this particular section of the manuscript as follows:

It is expressly provided, however, that other provisions of this
marginal to the current portion shall stand, that the defendant
shall not be required to pay any attorney's fees or expenses
or remove any tax assessment, or to bear upon or affect the
expenses of his defense, as they may be incurred by him in the
course of his defense.

assessments, and a supreme premium, 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 may deduct the same from the moneys so paid or expended shall become so much additional debt due and owing to the holder of this mortgage, and may sue for the recovery of the same, and may exercise all the rights and powers given by law to holders of mortgages.

In case of the result of negative of the Malaria test to make such payments, or to satisfy any prior lien or interim payment other than that for taxes or assessments on said premises, or to keep said premises in good repair, the Auditor-Receiver may sue such taxes.

(hereof) (2) a sum sufficient to keep all buildings that may at any time be on said premises, during the continuance of said in-
debtitudes, insured for the benefit of the Altergatee in such forms
of insurance, and in such amounts, as may be required by the
Altergatee.

neither can it be provided, without such heavy taxation, that will be sufficient to meet the expenses of the State of Illinois, or of the country over which the said State extends; and upon the adoption of this Constitution, the State of Illinois, or any other State, will be bound to pay all taxes and assessments on said premises, as if they were situated in the State of Illinois.

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, nor to suffer any loss or detriment from or by reason of any such act or omission.

To keep said premises in good repair, and not to do, or permit to do, anything which would interfere with the quiet enjoyment of the property by the lessee.

To Hawe and to Hold the above-described premises, with the appurtenances and fixtures, unto the said Mortgagor, his 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

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LOAN# 025059561

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FHA MORTGAGE ACCELERATION CLAUSE

All FHA Mortgages - Effective 12/01/86

The mortgage 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 no later than 12 months after the date on which the mortgage is endorsed for insurance, to a purchaser whose credit has not been approved in accordance with the requirements of the Commissioner. [If the property is not the principal or secondary residence of the mortgagor, "24 months" must be substituted for "12 months."]

Boxer T. Brown
Borrower

May 24, 1988

Date

Borrower

Date

Borrower

Date

Borrower

Date

88223702

State of Illinois

Notary Public
Mary Pat Valenta
State of Illinois
My Commission Expires 11/8/91

County of Cook

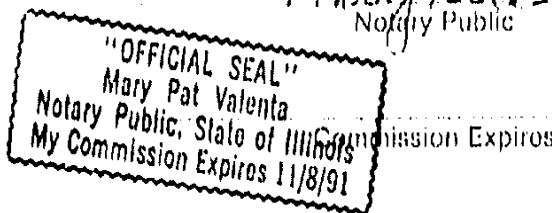
SS.

I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that BOXER T. BROWN MARRIED TO PHYLIS JANE BROWN

personnally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes herein set forth.

Given under my hand and official seal, this 10/1 day of May, 1988.

Mary Pat Valenta
Notary Public



This instrument was prepared by Midwest Funding Corporation
1020 31st Street, Suite 401, Downers Grove, Illinois 60515

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88223702