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331268-7

State of Illinois

Mortgage

FHA Case No

131:5430935-703

This Indenture, made this 3RD day of JUNE 1988, between

RANDY R. PROHASKA, DIVORCED NOT SINCE REMARRIED
ALLIED REALTY FINANCIAL CORPORATION

, Mortagor, and

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

, Mortgagee.

Witnesseth: That whereas the Mortagor is justly indebted to the Mortgagee, as is evidenced by a certain promissory note bearing even date herewith, in the principal sum of NINETY FOUR THOUSAND SEVEN HUNDRED SEVENTEEN AND 00/100 Dollars (\$ 94,717.00)

payable with interest at the rate of TEN AND ONE HALF

per centum (10 1/2 %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in

9957 S. ROBERTS ROAD, PALOS HILLS, ILLINOIS 60465

, 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 SIXTY SIX AND 41/100

Dollars (\$ 866.41)

on the first day of JULY 19 88, 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 20 18

Now, Therefore, the said Mortagor, 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:

LOTS 22 AND 23 IN BLOCK 2 IN WHITE'S STEEL CAR ADDITION TO RIVERVIEW IN SECTION 28, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

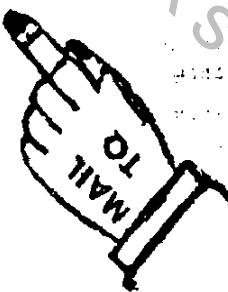
09-28-106-043

COMMONLY KNOWN AS: 1857 BENNETT PLACE, DESPLAINES, IL 60018

RECORD AND RETURN TO: CENTRUST MORTGAGE CORPORATION
350 S.W. 12TH AVENUE
DEERFIELD BEACH, FL 33442

THIS INSTRUMENT PREPARED BY: K. BUCK

-88-252993

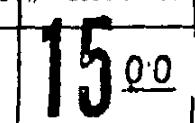


Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, and the rents, issues, and profits thereof, and all apparatus and fixtures of every kind for the purpose of supplying or distributing heat, light, water, or power, and all plumbing and other fixtures in, 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 Mortagor 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.

Previous edition may be used until supplies are exhausted

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MAIL

HUD-9216-M.1 (9-86 Edition)
24 CFR 203.17(a)

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politics and renewables shall be held by the Minister of Energy and
have attached thereto less payable clauses in favour of and in form
acceptable to the Minister, in respect of loss of less Minister will give
immediate notice by mail to the Minister who may make proposal

that He will keep the improvements now existing or hereafter erected on the riverbanked properties, measured 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 prompt payment of which has not been made hereinafore. All insurance shall be carried in companies approved by the mortgagee and the premium paid by him.

And as Additional Security for the payment of the imdebtendess aforesaid, the Mortgagor does hereby assign to the Mortgagete all the rents, issues, and profits now due or which may hereafter become due for the use of the premises hereinabove described.

If the total of the premiums made by the Mortgagor under subsection (a) of the preceding paragraph shall exceed the amount of the premiums made by the Mortgagor under subsection (a) of the preceding paragraph shall pay to the Mortgagor any amount necessary to make up the deficiency, or if before the date when payment of such deficiency shall be made by the Mortgagor under subsection (a) of the preceding paragraph shall become due and payable, then the Mortgagor when the same shall become due and payable, then the Mortgagor shall pay to the Mortgagor any amount necessary to make up the deficiency, or if before the date when payment of such deficiency shall be made by the Mortgagor under subsection (a) of the preceding paragraph shall become due and payable, then the Mortgagor when the same shall become due and payable, then the case may be treated as and assessedments, or insurance premiums, as the case may be.

any) technique(s) in the amount of any such aggregate monies paid shall, unless made good by the Aborigines prior to the due date of the next such payment, constitute an event of default under this mortgage. The Mortgage may collect a "late charge" in excess of four cents (\$1.00) for each dollar (\$1.) for each payment missed during fifteen (15) days in arrears, to cover the extra expense involved in handling delinquent payments.

(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.

(1) All payments mentioned in the preceding subsection of this paragraph shall be made under the note secured by the mortgagee to the following items in the order of priority:

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estimated by the Xerxesagger, less all sums already paid thereto
disbursed by the number of months to elapse before one month prior
to the date when such ground rents, premiums, leases and
assessments will become delinquent, such sums to be held by Xerxes
and payable to the trustee to pay said ground rents, premiums, leases and

(E) A sum equal to the amount paid or payable due on the premium plus the value and other hazard insurance contained in the mortgaged property, plus taxes and assessments next due on the mortgaged property, all as

That together with, and in addition to, the monthly payments of principal and interest paid under the terms of the note accrued hereon, the Lender will pay to the Assignee on the first day of each month until the said note is fully paid, the following sums

And the said Mloczegagor further certificants 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 herein provided by the said note, at the times and in the
whole or in part on any instalment due date

If it is expressly provided, however, that other provisions of this memorandum to the contrary notwithstanding, that the lessee shall not be required nor shall it have the right to pay, discharge or remove any part thereof or any part thereof or any part thereof so long as the lessor retains the same or the liability created thereby, in good faith, contributes thereto, so long as the lessor retains the same or the liability created thereby, in good faith, or if it is expressly provided in a court of competent jurisdiction, which shall operate to prevent the collection of the tax, assessment, or lien so created and the sale or forfeiture of the said premises or any part thereof to satisfy the same.

In case of the refusal or neglect of the obligator to make such payments, or to satisfy any prior lien or encumbrance other than that of taxes or taxes of assessments on said premises, or to keep said premises as in good repair, the mortgagee may sue in law for the recovery of the amount so due, and in addition, sue for damages for the loss sustained by reason of the non-payment of the taxes or assessments, or for the loss sustained by reason of the damage to the property.

where to attach to said premises, to pay to the attorney, as
agent to pay all taxes and assessments on said premises, (1) a sum suffi-
cient to pay provided, until said note is fully paid, (2) a sum suffi-
cient to pay all taxes and assessments on said premises, or any tax
imposed, or of the county, town, village, or city in which the said
house, or of the corporation that may be levied by authority of the State of Ill.
hereunder, or of its assessment, that may be levied by authority of the State of Ill.
and is situated, upon the premises or otherwise, or any other
thereof, (2) a sum sufficient to keep all buildings that may at any
time be on said premises, during the continuance of said in
deposited, and intended for the benefit of the attorney, as may be required by the
terms of this instrument, and in such amounts, as may be required by the
attorney.

To keep aid premises in good repair, and not to do, or permit to be done, upon said premises, anything that may impair the value thereto, or of the security intended to be effected by virtue of this instrument, nor to suffer any loss or mechanics men or material.

To those ends it should be made easier for the public to obtain the services of qualified professionals, within the appropriate codes and standards, under the said Act of Parliament, its successors and successors and to reward the those who do their best for the public welfare.

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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 for insurance under the National Housing Act within 90 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 90 days 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 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 Contained herein 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 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.

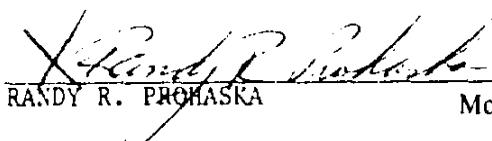
This Assumption Policy Rider is made this 3RD day of JUNE , 19 88 , and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Deed to Secure Debt (the "Instrument") of the same date given by the undersigned (the "Mortgagor") to secure the Mortgagor's Note (the "Note") of the same date to ALLIED REALTY FINANCIAL CORPORATION, AN ILLINOIS CORPORATION (the "Mortgagee") and covering the property described in the instrument and located at:

1857 BENNETT PLACE, DESPLAINES, ILLINOIS 60018
(Property Address)

AMENDED COVENANT. In addition to the covenants and agreements made in the Instrument, Mortgagee and Mortgagor 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 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 12 24 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.

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


RANDY R. PROHASKA (Seal)
Mortgagor

(Seal)
Mortgagor

(Seal)
Mortgagor

(Seal)
Mortgagor
(Sign Original Only)

NOTE: If the property is not the principal or secondary residence of the Mortgagor, 24 months will be checked instead of 12 months.
(Space below this line for acknowledgement)

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