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88311869

8 8 3 1 3 3 0

State of Illinois

Mortgage

FHA Case No.

131:5482564 703

This Indenture, made this 8TH day of JULY, 1988, between
ANDRE D. MCCANTS AND CYNTHIA McCANTS, HIS WIFE.

, Mortgagor, and

HERITAGE MORTGAGE COMPANY
a corporation organized and existing under the laws of THE STATE OF ILLINOIS
Mortgagor.

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

ONE HUNDRED SIX THOUSAND THREE HUNDRED FIFTY AND NO/100-Dollars (\$ 106,350.00) payable with interest at the rate of ELEVEN

per centum 11.00 (%) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in CHICAGO, ILLINOIS 60628 , 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 ONE THOUSAND TWELVE AND 80/100--

Dollars (\$ 1,012.80)

on SEPTEMBER 1, 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 AUGUST

20 18.

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:

LOT 20 IN BLOCK 13 IN CALUMET CITY FIRST ADDITION, BEING A SUBDIVISION OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

THIS INSTRUMENT PREPARED BY:

HERITAGE MORTGAGE COMPANY
1000 E. 111TH. STREET
CHICAGO, ILLINOIS 60628
JOHN R. STANISH, PRESIDENT

RETURN TO:
HERITAGE MORTGAGE COMPANY
1000 E. 111TH. STREET
CHICAGO, ILLINOIS 60628

PTIN:29-12-204-031 VOL. 205

PROPERTY ADDRESS:
306 BENSLEY,
CALUMET CITY, ILLINOIS 60409

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.

HMC#15-02482

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HUD-92116M.1 (8-85 Edition)

24 CFR 203.17(a)

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

88311869
1988 JUL 15 AM 11:41

BOX 64

at o'clock m., and duly recorded in Book of Page
County, Illinois, on the day of AD 19

Filed for Record in the Recorder's Office of
County, Illinois, on the day of AD 19

Given under my hand and Notarial Seal this 11/21/89
MY COMMISSION EXPIRES 11/21/89
Notary Public
AD 1988
88311869
Signature of CYNTHIA MCCANTS
and CYNTHIA MCCANTS are persons whose names
subscribed to the foregoing instrument, appeared before me this day in
person and acknowledged that they signed, sealed, and delivered the said instrument as
free and voluntary acts for the uses and purposes therein set forth, including the release and waiver of the right of homestead.
Doc. No.

County of COOK

State of Illinois

[Seal]

[Seal]

[Seal]

ANDRE D. MCCANTS

[Seal]

Witness the hand and seal of the Mortgagor, the day and year first written

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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 any 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 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 assess-

ments 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 Coverants Herein Contained shall bind, and the benefits and advantages shall include the heirs, executors, administrators, successors, and assigns of the parties hereto. Wherever used, the singular number shall include the plural. The plural shall include the masculine gender, and the feminine gender, and the neuter.

It is expressly agreed that no extension of the time for pay-
ment of the debt hereby secured by the Mortgage shall operate to any
successor in interest of the Mortgagor shall release in
any manner, the original liability of the Mortgagor.

If the Mortgagor shall fail to pay said note at the time and in the manner aforesaid and shall fail also to comply with, agree with, and duly perform all the covenants and agreements made by him, then this con-
tract shall be null and void and the demand therefor by the Mortgagor, execute a
waiver of the benefits of all covenants or laws which require the
earlier execution or delivery of such release or satisfaction by
Mortgagor.

And There Shall be included in any decree for cessions of this mortgagee 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 attorney's fees, solicitors', and stenographers', fees, outlays for documentary, recording, and other expenses, and all the expenses of the sale, if any, shall there be paid to the Mortgagee;.

And in Case of Foreclosure of this mortgage by said Mortgagor in any court of law or equity, a reasonable sum shall be allowed for the solicitor's fees, and stenographer's fees of the complainant in such proceeding, and also for all outlays for documentation 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, his costs and expenses, and the reasonable fees and charges of the attorney or solicitors, and the reasonable fees and charges of the attorney or solicitors of the Mortgagor, shall be a further charge upon the said premises under this mortgage. And all such expenses shall become so much additional indebtedness secured hereby which suit or proceeding, shall be a further lien and charge upon the said premises under this mortgage. And all such expenses shall be allowed in any decree foreclosing this mortgage.

items necessary for the protection and preservation of the property whenever the said Mortgagor under an order of a court in which above described premises 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 Mortgagor, in his 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 Mortgagor; 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, or 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.

Subsequent to the date of this mortgage, declining to insure said note days and this mortgage being decemed conclusive proof of such ineligibility), the Mortgagor of the holder of the note may, at his option, declare all sums secured hereby immediately due and payable. Notwithstanding the foregoing, this option may not be exercised by the Mortgagor when the insurance may not be under the National Housing Act is due to the Mortgagor'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 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 herein stipulated, then the whole of said principal sum remaining unpaid together with interest thereon, shall, at the election of the Mortgagor, without notice to the Mortgagor, become immediately due and payable.

That II 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 value, amount of indebtedness upon this Mortgage,
and the Note secured hereby remaining unpaid, are hereby assigned
by the Mortgagor to the Mortgaggee and shall be paid forthwith to
the Mortgaggee to be applied by it in an account of the indebtedness
secured hereby, whether due or not.

The Mortgagee agrees that should this Mortgage and
the note secured hereby not be eligible for insurance under the
National Housing Act, within 60 days

National Housing Act, within 60 days
from the date hereof (written statement of an officer of the
Department of Housing and Urban Development, or authorized
agent of the Secretary of Housing and Urban Development) delivered

of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment such loss directly to the Mortgagor instead of to the company for which it is liable and to charge the same against the Mortgagor and his wife and their estate.

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CASE # 131:5482564 703

FHA MORTGAGE ACCELERATION CLAUSE

All FHA Mortgages - Effective 12/01/86

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 12 months after the date of execution of this mortgage or not later than 12 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 requirement of the Commissioner.

1) Andre D. McCants
BORROWER ANDRE D. MCCANTS JULY 8, 1988 DATE
2) Cynthia McCants
BORROWER CYNTHIA MCCANTS JULY 8, 1988 DATE
3) _____
BORROWER _____ DATE
4) _____
BORROWER _____ DATE

STATE OF ILLINOIS

SS.

COUNTY OF COOK

I, the undersigned a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that ANDRE D. MCCANTS AND CYNTHIA McCANTS, HIS WIFE personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of JULY, 1988.

Sharon L. Westbrook
Notary Public

11/21/89

Commission Expires

This instrument was prepared by HERITAGE MORTGAGE COMPANY
NAME
1000 E. 111TH. STREET, CHICAGO, ILLINOIS 60628
ADDRESS

38311869

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