VA FORM 26-63 to (Home Lan) NOFFICIAL GORY 3
Rev. October 1974. Use Optional.
Section 1810, Title 38, U.S.C.
Acceptable to
Federal National Mortgage Association

MODEOCACE

MORTGAGE

46158) Q.O.D

THIS INDENTURE, made this

10th

day of

1989 , between

HARRY COLEMAN and FAIONA W. COLEMAN, his wife

89108873

, Mortgagor, and

FLEET MORTGAGE CORP.

a corporation organized and existing under the laws of Mortgagee.

the State of RHCDE ISLAND

March

WITNESSETH: "hat whereas the Mortgagor is justly indebted to the Mortgagee, as is evidenced by a certain promissory note executed and delivered by the Mortgagor, in favor of the Mortgagoe, and bearing even date FORTY FIVE THOUSAND ONE HUNDRED AND 00/100herewith, in the principal sum of Dollars (\$45,100.00) payable with interest at the rate of Eleven and One-Half per centum (1.500%) per annum on the unpaid inlance until paid, and made payable to the order of the Mortgagee at its office in STREET . W. SONSIN' 53201 or at such other place as the holder may designate in writing, and delivered or mailed to the Marragor; the said principal and interest being payable in monthly installments of FOUR HUNDRED FIFTY EIGHT AND 43/100- Dollars (\$ 458.43)) beginning on the first day of , 19 89, and continuing on the first day of each 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 March 1 2(10) first day of

NOW, THEREFORE, the said Mortga or, for the better securing of the payment of 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 Mortgrove, its successors or assigns, the following described real estate situate, lying, and being in the county of CCK) State of Illinois, to wit:

SEE ATTACHED LEGAL:

LOT 44 IN BLOCK & IN VILLAGE OF PARK FORES. AREA NO. 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST 174 AND THE NORTHEAST 174 OF SECTION 30. TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILROAD, ALL IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEPLOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON JUNE 25, 1951 AS DOCUMENT NO. 15107641. IN COOK COUNTY, ILLINOIS.

32-30-106-045 208 Allegheny Park forest, II. 60466

THIS LOAN IS NOT ASSUMABLE WITHOUT APPROVAL OF THE VETERANS ADMINISTRATION OR ITS AUTHORIZED AGENT.

SEE RIDER	ATTACHED	HERETO	AND INCORPOR	RATED	HEREIN	BY	REFERENCE
Initials X	1-te						

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, and the rents, issues, and profits thereof; and all fixtures now or bereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are, and shall be deemed to be, fixtures and a part of the realty, and are a portion of the security for the indebtedness

herein mentioned;	

Loan #: 706588-1

Page 1 of 4

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"The Mortgagor further agrees that should this Mortgage and the Note secured hereby not be eligible to guarantee under the Service of Reddistment, Act of 1944 as Amended within three months from the date mileof written statement of any officer of the Veterans Administration or authorized agent of the Administrator of Veterans Affairs dated subsequent to the three months time from the date of this Mortgage, declining to guarantee said Note and this Mortgage, being deemed conclusive proof of such ineligibility), the Mortgagee or holder of the note may, at its option, declare all sums secured hereby immediately due and payable."

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 purpose 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 the said Mortgager does hereby expressly release and waive.

AND SAID MORTGAGOP covenants and agrees:

To keep said premises it good repair, and not to do, or permit to be done, upon said premises, anything that may impair the value thereof, or 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 twied by authority of the State of Illinois, or of the county, town, village, or city in which the said land is situate, upon the Mortgager 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 type or types of hazard insurance, and in such amounts, as may be required by the Mortgagee.

In case of the refusal or neglect of the Mortge, or to make such payments, or to satisfy any prior lies 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 it surface premiums, when due, and may make such repairs to the property herein mortgaged as may reasonably to downed necessary for the proper preservation thereof, and any moneys so paid or expended shall become so much additional indebtedness, secured by this mortgage, shall bear interest at the rate provided for in the principal trachtedness, shall be payable thirty (30) days after domand and shall be paid out of proceeds of the sale of the gar gaged premises, if not otherwise paid by the Siortgager.

Upon the request of the Mortgagee the Mortgager shall execute and deliver a supplemental note or notes for the sum or sums advanced by the Mortgagee for the alteration, inderdication, improvement, maintenance, or repair of said premises, for taxes or assessments against the same and for any other purpose authorized hereunder. Said note or notes shall be secured hereby on a parity with and an fully as if the advance evidenced thereby were included in the note first described above. Said supplemental note or notes shall bear interest at the rate provided for in the principal indebtedness and shall be payable in approximately equal monthly payments for such period as may be agreed upon by the creditor and debtor. Failing to agree on the maturity, the whole of the sum or sums so advanced shall be due and payable thirty (30) days after demand by the creditor. In no event shall the maturity extend beyond the ultimate maturity of the note first described above.

It is expressly provided, however (all other provisions of this mortgage to the control 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 improvements 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, assessments, 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:

Privilege is reserved to prepay at any time, without premium or fee, the entire indebtedness or any part thereof not less than the amount of one installment, or one hundred dollars (\$100.00), whichever is less. Prepayment in full shall be credited on the date received. Partial prepayment, other than on an installment due date, need not be credited until the next following due date or thirty days after such prepayment, whichever is earlier.

Together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, the Mortgager will pay to the Mortgager as Trustee under the terms of this trust as hereinafter stated, 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, and of which the Mortgagor is notified) less all sums already paid therefor divided by the number of months to clapse before one month prior to the date when such ground rents, premiums, taxes and assessments will become delinquent, such sums to be held by Mortgagoe in trust to pay said ground.

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- (b) The aggregate of the amounts payable pursuant to the subparagraph (a) and those payable on the note secured hereby, shall be paid in a single payment each month, to be applied to the following items in the order stated:
 - I. ground rents, if any, taxes, assessments, fire, and other hazard insurance premiums;
 - II. interest on the note secured hereby; and
 - III. amortization of the principal of the said note.

Any deficiency in the amount of any such aggregate monthly payment shall, unless made good prior to the due date of the next payment, constitute an event of default under this Mortgage. At Mortgage's option, Mortgager will pay a "late charge" not exceeding four per centum (4%) of any installment when paid more than fifteen (15) days after the due date thereof to cover the extra expense involved in handling delinquent payments, but such "late charge" shall not be payable out of the proceeds of any sale made to satisfy the indebtedness secured hereby, unless such proceeds are sufficient to discharge the entire indebtedness and all proper costs and expenses secured hereby.

If the total of the payments made by the Mortgagor under subparagraph (a) of the preceding paragraph shall exceed the amount of payments actually made by the Mortgagoe as Trustee for ground rents, taxes, and assessments, or insurance premiums, as the case may be, such excess shall be credited on subsequent payments to be made by the Mortgagor for such items or, at the Mortgagoe's option as Trustee, shall be refunded to the Mortgagor. If, however, such monthly payments shall not be sufficient to pay such items when the same shall become due and payable, the Mortgagor shall pay to the Mortgagoe as Trustee any amount necessary to make up the difficiency. Such payments shall be made within thirty (30) days after written notice from the Mortgagoe stacing the amount of the deficiency, which notice may be given by mail. If at any time the Mortgagor shall tender v, the Mortgagoe, in accordance with the provisions of the note secured hereby, full payment of the entire indebtedness represented thereby, the Mortgagoe as Trustee shall, in computing the amount of such indebtedness credit to the account of the Mortgagoe any credit balance remaining under the provisions of subparagraph (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 Mortgagoe acquires the property otherwise after defealt, the Mortgagoe as Trustee shall apply, at the time of the commencement of such proceedings or at the time the property is otherwise acquired, the amount then remaining to credit of Mortgagor under said subparagraph (a) as a credit on the interest accrued and unpaid and the balance to the principal then remaining unpaid under said note.

AS ADDITIONAL SECURITY for the payment of the indebtedness aforesaid the Mortgagor does hereby assign to the Mortgagoe all the rents, issues, and profits now due or which may hereafter become due for the use of the premises hereinabove described. The Mortgagor shall be entitled to collect and retain all of said rents, issues and profits until default hereunder, EXCEPT rents, bonders and royalties resulting from oil, gas or other mineral leases or conveyances thereof now or hereafter in effect. The lessee, assignee or sublessee of such oil, gas or mineral lease is directed to pay any profits, because, rolls revenues or royalties to the owner of the indebtedness secured hereby.

MORTGAGOR WILL CONTINUOUSLY maintain hazard insure act, of such type or types and amounts as Mortgagoe may from time to time require, on the improvements now or dereafter on said premises, and except when payment for all such premiums has theretofore been made, he will propromptly when due any premiums therefor. All insurance shall be carried in companies approved by the Mortgagoe and the policies and renewals thereof shall be held by the Mortgagoe and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagoe. In event of loss Mortgagor will give immediate notice by mail to the Mortgagoe, who may make proof of loss if not made promptly by Mortgagor, and each lexurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagoe instead of to the Mortgagor and the Mortgagoe jointly, and the insurance proceeds, or any part thereof may be applied by the Mortgagoe 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 the 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.

IN THE EVENT of default in making any monthly payment provided for herein and it the note secured hereby, 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.

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 Mortgager, or any party claiming under said Mortgager, and without regard to the solvency or insolvency at the time of such application for a receiver, of the person or persons liable for the payment of the indebtedness secured hereby, and without regard to the value of said premises or whether the same shall then be occupied by the owner of the equity of redemption, as a homestead, 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 suite and, in case of sale and a deliciency, 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.

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 of the complainant and for stenographers' fees of the complainant in such proceeding, and also for all outhrys for documentary evidence and the cost of a complete abstract of title for the purpose of such foreclesure; 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 aytorneys or solicitors of the Mortgagee, so made parties, for services in such suit or proceed-

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ings, 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.

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: (A) All the costs of such suit or suits, advertising, sale, and conveyance, including reasonable 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 any purpose authorized in the mortgage, with interest on such advances at the rate provided for in the principal indebtedness, from the time such advances are made; (3) all the accrued interest remaining unpaid on the isdebtedness hereby secured; (4) all the said principal money remaining unpaid; (5) all sums paid by the Veterans Administration on account of the guaranty or insurance of the indebtedness secured hereby. The overplus of the proceeds of sale, if any, shall then be paid to the Mortgagor.

If 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 Mortgagoe will, within thirty days after written demand therefor by Mortgagor, execute a release or satisfaction of this mortgago, and Mortgagor hereby waives the benefits of all statutes or laws which require the earlier execution or delivery of such release or satisfaction by Mortgagoe.

The lien of this instrument shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness or any part thereof hereby secured; and no extension of the time of payment of the debt hereby secured given by the Mortgagee to any successor in interest of the Mortgager shall operate to release, in any manner, the original liability of the Mortgager.

If the indebtodness so ared hereby be guaranteed or insured under Title 38, United States Code, such Title and Regulations issued increunder and in effect on the date hereof shall govern the rights, duties and liabilities of the parties heret, and any provisions of this or other instruments executed in connection with said indebtedness which are incornstent with said Title or Regulations are hereby amended to conform thereto.

THE COVENANTS HEREIN CONTAINS 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 use of any gender shall include all genders, and the term "Mortgagee" shall include any payee of the indebtedness hereby secured or any transferee thereof whether by operation of law or other virit.

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STATE OF ILLINOIS	Mortgage	HARRY COLEMAN and FAIONA W. COLEMAN, his wife	TO FLEET MORTGAGE CORP.	Doc. No. Filed for Record in the Recorder's Office of County, Illinois, on the day of . A.D. 19 , at o'clock m and duly recorded in Book of , page	

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ASSUMPTION RIDER

This rider is made this 10th day of March, 1989 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 "Grantor") to secure Grantor's Note to FLEET MORTGAGE CORP. (the "Grantee") of the same date (the "Note") and covering the property described in the Security Instrument and located at 208 ALLEGHENY, PARK FOREST, ILLINOIS 60466 (the "Property Address").

AMENDMENT: In addition to the covenants and agreements made in the Security Instrument, Grantor and Grantee further covenant and agree to the following amendment:

"This Loan is immediately due and payable upon transfer of the property securing such loan to any transferee, unless the acceptability of the assumption of the loan is established pursuant to section 1817A of Chapter 37, title 38 Urited States Code.

- Funding Tee. "A fee equal to one-half of 1 percent of the balance of this loss as of the date of transfer of the property shall be payable at the time of transfer to the loan holder or its authorized agent, as trustee for the administration of Veterans Affairs. If the assumer fails to pay this fee at the time of transfer, the fee shall constitute an additional dribt to that already secured by this instrument, shall bear interest at the rate herein provided, and, at the option of the payee of the indettelness hereby secured or any transferee thereof, shall be immediately due and payable. This fee is automatically waived if the assumer is exempt under the provisions of 38 U.S.C. 1829 (b)."
- b. Processing Charge. "Upon application for approval to allow assumption of this loan, a processing fee may be charged by the loan holder or its authorized agent for determining the creditworthiness of the assumer and subsequently revising the holder's ownership records when an approved transfer is completed. The amount of this charge shall not exceed the maximum established by the Veterans Administration for a loan to which section 1817A of Chapter 37, title 35 United States Code applies."
- c. Indemnity Liability. "If this obligation is assumed, then the assumer hereby agrees to assume all of the obligations of the veteran under the terms of the instruments creating and securing the loan, including the obligation of the veteran to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness created by this instrument.

IN WITNESS WHEREOF, HARRY COLEMAN and FAIONA W. COLEMAN, his wife has set their hands and seals this day and year first aforesaid.

Lun

FAIONA W. Land COLEMAN

Signed, sealed and delivered in the presence of

" OFFICIAL SEAL " DARRYL C. WILSON HOTARY PUBLIC, STATE OF ILL MY COMMISSION EXPIRES 6/10

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