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HUD-92116M-1

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BOX 333 - TH

Preparer's Name PAMELA SOTAK

WOODDALE, IL 60191

MORTGAGE CORRESPONDENTS OF ILLINOIS, INC

345 GROSVENOR SQUARE

RECORD AND RETURN TO:

BOX 333 - TH

(Seal)

of

Page

of

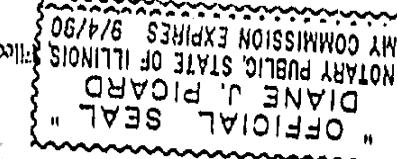
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all

A.D. 19

day of

County, Illinois, on the



Doc. No.

89125338

Given under my hand and Notarized Seal this

free and voluntary act for the uses and purposes herein set forth, including the release and waiver of the right of homestead,

signed, sealed, and delivered the said instrument is

THUR

person and acknowledged that

subscribed to the foregoing instrument, appeared before me this day in

and whose name is

his wife, personally known to me to be the same

and afforsaid, DO HEREBY CERTIFY THAT MICHAEL L. ALLEN

a notary public, in and for the county and State

County of

State of Illinois

AND HOMESTEAD RIGHTS.

[Seal]

THE SOLE PURPOSE OF RELEASING MARITAL RIGHTS

GAIL S. ALLEN/NOT AS CO-NOTAGOR BUT FOR

MICHAEL L. ALLEN

[Seal]

Witness the hand and seal of the Notary, the day and year first written.

THIS DOCUMENT IS NOT TO BE RECORDED TO ADD RIDER
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State of Illinois

89108095 Mortgage



File Case No.
131:5540268 703B

This Indenture, made this 10th day of MARCH

MICHAEL L. ALLEN/MARRIED TO GAIL S. ALLEN

19 89 , between

, Mortgagor, and

MORTGAGE CORRESPONDENTS OF ILLINOIS, INC.,
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 FIFTY THREE THOUSAND AND 0/100

Dollars (\$ 53,000.00)

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

per centum (11.500 %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in

WOOD DALE, IL 60191 , 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

FIVE HUNDRED TWENTY FOUR AND 85/100

Dollars (\$ 524.85)

on the first day of MAY , 19 89 , 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 APRIL , 2019 .

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 8 (EXCEPT THE NORTH 10 FEET THEREOF) AND LOT 9 (EXCEPT THE SOUTH 10 FEET THEREOF) IN BLOCK 11 IN CALUMET TRUST'S SUBDIVISION IN SECTION 12 BOTH NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND FRACTIONAL SECTION 7 NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN A PLAT WHICH SUBDIVISION WAS RECORDED IN RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON DECEMBER 30, 1925 AS DOCUMENT 9137462, IN COOK COUNTY, ILLINOIS.

PTI# 25-12-404-053-0000 VOL. 287.

COMMONLY KNOWN AS: 9926 SOUTH LUELLA AVENUE, CHICAGO, IL 60617

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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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

HUD-9211G-M.1 (9-86 Edition)
24 CFR 203.17(a)

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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 ~~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' time 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 suit, 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 monies 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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monopolies and rewards thereof shall be held by the Major-gangster and his immediate relatives by nullity to the Major-gangster, who may make profit accaptable to the Major-gangster. In event of loss Major-gangster will form another limited liability company in favor of and in form

that the will keep the improvements now existing of heretofore received on the mortgaged property, insured as may be required to secure to the mortgagor his rights and to prevent loss by fire and other hazards, casualties and contingencies in such amounts and for such periods as may be required by the Mortgagor.

And as Abandonment seems to fit the pattern of the McGehee family's
more recent history, does he really deserve it? O the Motherfucker all
the rents, issues, and profits now due or which may hereafter
become due for the use of the premises hereinabove described.

overcharging passengers shall not be sufficient to pay ground rents.

(a) of the preceding paragraph shall exceed the sum total of the payments made by the debtor under

under this moratorium. The other, 800 may collapse if there comes to be no
more than fifteen [15] days in arrears, to cover the extra expense
incurred in liquidating delinquent payments.

Many difficulties in the solution of my such a problem may arise from the fact that the new such problem, consisting in even of defining

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¹Amortization of the principal of the said note) and

• **Interest on the note secured by credit:**

hazardous materials, if any, taxes, special assessments, fire, and other

already shall be added together and the aggregate sum entered in a column under the heading:

(b) All payments mentioned in the preceding subsection of this

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Specified assessments; and

estimated by the Mortgagor less all sums already paid therefor to the date when such ground rents, premiums, taxes and assessments will become due and, such sums to be held by Mortgagor in trust to pay said ground rents, premiums, taxes and

(ii) 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 of certain times when due and payable to the holder of the mortgage), plus

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

And the said Aborigines further covenants and agrees as follows:

That he will promulgate by the command of and interest on the undepended areas provided by the said note, at the times and in the manner herein provided. Privilege is reserved to pay the debt in

cease and desist from publishing in a country of comparative jurisdiction, which shall operate to prevent the collection of the law, assessment, or lien so contracted and the sale or forfeiture of the said premises or any part thereof to satisfy the same.

for removing any such encumbrance or lien upon or against the
property, and it shall have the right to pay, discharge,
or remove any such encumbrance or lien upon or against the
property, and it shall have the right to pay, discharge,

the side of the interrogated premises, if not otherwise paid by the defendant, secured by this witness, to be paid out of damages.

In case of the reversal or negation of the *Averageage* to make such
programmes, or to satisfy any prior tenor of the *averageage* other than
that for taxes or assessments on land premises, or to keep said
assessments in mind, the *Averageage* may do what it pleases.

land is situated upon the coast of the overrunning
three of (?) a sun's diameter to keep all buildings thin may be
time be on said premises among the countenance of said in
desiderious, intended for the use in of the aforesaid in such forms
of instrument, and in such manner, as may be required by the

when to withdraw from said premises, to pay to the mortgagor, as liquidated damages, to pay all taxes and assessments on said premises, or to pay all taxes and assessments due, and may be levied by authority of the State of Illinois, or out of the county, town, village, or city in which the said

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; nor to suffer any loss or damage to the material

and said Worcester governants and officers
benefit to said Worcester 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 assisias, forever, for the purposes and uses herein set forth, free
and without charges and intertances, unto the said Worcester, its successors
and assigns.

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PLA CASE NO.

131:5540268 703B

TRANSFER OF PROPERTY RIDER TO DEED OF TRUST/MORTGAGE

This Transfer of Property Rider is made this 10th day of MARCH, 1989 and amends the provisions of the Deed of Trust/Mortgage, (the "Security Instrument") of the same date, by and between

MICHAEL L. ALLEN

, the Trustors/Mortgagors,

MORTGAGE CORRESPONDENTS OF ILLINOIS, INC.

, the Beneficiary/Mortgagee, as follows:

Adds the following provision:

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 more than 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 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 the principal or secondary residence of the mortgagor, enter "12"; if the property is not the principal or secondary residence of the mortgagor, "24" must be entered.)

IN WITNESS WHEREOF, Trustor/Mortgagor has executed this Transfer of Property Rider.

Signature of Trustor(s)/Mortgagor(s)

Michael L. Allen

MICHAEL L. ALLEN

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