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State of Illinois

Mortgage

, 1989 22ND . between day of JUNE This Indenture, made this LENORE S. MURDOCK, DIVORCED NOT SINCE REMARRIED

, Mortgagor, and

THE TALMAN HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF ILLINOIS a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA

. 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 SIXTY NINE THOUSAND EIGHT HUNDRED

Dollars (\$ AND NO/100

69,800.00

payable with interest at the rate of ELEVEN

11.000 %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in per centum (

4242 NORTH MARLEM, NORRIDGE, ILLINOIS 60634 at such other place as the noticer may designate in writing, and delivered; the said principal and interest being payable in monthly installments of

Dollars (\$ 664.72 SIX HUNDRED SIXTY FOUR AND 72/100 , and a like sum on the first day of each and every month thereafter until the note on the first day of AUGUST , 1989 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 JULY

Now, Therefore, the said Mortgagor, for the bester sensing 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 27 in Block 1 in Cobe and McKinnon's 63rd Street Subdivision of the Southeast 1/4 of the Southeast 1/4 of Section 13 and the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois,

-88-288001

COMMONLY KNOWN AS: 6153 SOUTH ARTESIAN CHICAGO, ILLINOIS 60629

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, and the rents, issues, and profits thereof; and all appearatus 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 (ii) in accordance with the regulations for those programs.

Previous edition may be used until supplies are exhausted

HUD-92116-M.1 (9-86 Edition) 24 CFR 203.17(a)

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COOK COUNTY RECORDER

NORD SIRUAL : NTTA CHICAGO, ILLINOIS 67903 2201 SOUTH KEDZIE AVENUE LOAN ASSOCIATION OF ILLINOIS THE TALMAN HOME FEDERAL SAVINGS AND RECORD AND RETURN TO: CHICAGO, IL 67909 LAURIE GRON PREPARED BY: JO m., and duly recorded in Book o'dock. to yab County, Illinois, on the 61 'CI'∀ Filed for Reacted in the Recommendation 3/17/191 Doc. No. y Yuu Notary Public. 14101380 V.D. 19 > Carven under my hand and Notarial Seal thing free and voluntary act for the uses and purpose therein set forth, including the release and waiver of the jagin of homestead. signed, sealed, and delivered the said instrument as ME, CHE person and acknowledged that HIS/HEB OSI subscribed to the foregoing instrument, appeared before me this day in person whose name XXXXXXX personally known to me to be the same aforesaid, Do Hereby Ceuri That LENORE 8. MURDOCK /DIVORCED NOT SINCE REMARRIED , a notary public, in and for the county and State 89285003 -State of Illinois

[Scal] ..

REMARRIED

S. MURDOCK/DIVORCED NOT SINCE

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

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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 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 mortgago 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 Mortgager to the Mortgage and shall be paid forthwith to the Mortgagee to be applied by it on account of the indebtedness secured hereby, whether due of 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 National Housing Act, within 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 45 time from the date of this mortgage, declining to insure said note and this mortgage being deemed conclusive proof of such ne'spibility), the Mortgagee or the holder of the note may, at its option declare all sums secured hereby immediately due and payable. Not withstanding 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 in terest 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 arrays 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 mide; (3) all the accrued interest remaining unpaid on the indebt chess 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 agreentent, berein, then this conveyance shall be null and void and Mortgagoe 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 Mortgagoe.

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

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:

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 therein provided. Privilege is reserved to pay the debt in whole or in part on any installment due date.

And the said Mortgagor further covenants and agrees as follows:

It is expressly provided, however (all other provisions of this mortgage to the contrary notwithstanding), that the Mortgagee shall not be required not shall it have the right to pay, discharge, or remove any tax, assessment, or tax hen upon or against the premises described herein or any part thereof or the improvement est 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 taid premises or any part thereof is satisfy the same

In case of the refusal or neglect of the Mortgagor to make such payments, or to satisfy any prior lien or incuring roce other than that for taxes or assessments on said premises, or to keep said premises, or to keep said premises in good repair, the Mortgagee may pay such taxes, assessments, and insurance premiums, when due, and mey make such repairs to the property herein mortgaged as in its classition it may deem necessary for the proper preservation thereof, and pay many deem necessary for the proper preservation thereof, and pay the moneys so paid or expended shall become so much additional in the sale of the mortgage, to be paid out of proceeds of the sale of the mortgages, to be paid out of proceeds of the sale of the mortgaged to missing the line.

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 therefol, 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 innois, or of the county, town, village, or city in which the said lines, or of the county, town, village, or city in which the said line there of; (2) a sum sufficer to keep all buildings that may at any there of; (2) a sum sufficer, to keep all buildings that may at any debtedness, insured for the bone?, of the Mortgagee in such forms of insurance, and in such amounts, is, may be required by the Mortgagee.

And Said Mortgagor covenants and agrees:

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.

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 prompt by, when due, any premiums on such insurance provision for pay ment of which has not been made hereinbefore. All insurance shall be estried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and the acceptable to the Mortgagee in favor of and in form acceptable to the Mortgagee. In eveni of loss Mortgagor will give acceptable to the Mortgagee. In eveni of loss Mortgagor will give minicialiste notice by mail to the Mortgagee, who may make proof miniciate notice by mail to the Mortgagee, who may make proof

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.

the amount of principal then remaining unpaid under said note. under subsection (a) of the preceding persgraph as a credit against acquired, the balance then remaining in the funds accumulated ment of such proceedings of at the time the property is otherwise default, the Mortgagee shad apply, at the time of the commence hereby, or if the Mortgages acquires the property otherwise after of this mortgage resulting in a public sale of the premises covered paragraph. If there shall be a default under any of the provisions complated under the provisions of subsection (a) of the preceding count of the Mo tgagor any balance remaining in the funds acin computing the amount of such indebtedness, credit to the acof the entire indebtedness represented thereby, the Mortgagee shall, dance with the provisions of the note secured hereby, full payment any time the Mortgagor shall tender to the Mortgagee, in accortrats, taxes, assessments, or insurance premiums shall be due. If at deliciency, on or before the date when payment of such ground shall pay to the Mortgagee any amount necessary to make up the when the same shall become due and payable, then the Mortgagor taxes, and assessments, or insurance premiums, as the case may be, preceding paragraph shall not be sufficient to pay ground rents, payments made by the Mortgagor under subsection (a) of the gagor, or refunded to the Mortgagor, if, however, the monthly shall be credited on subsequent payments to be made by the Mortsuch excess, if the loan is current, at the option of the Mortgagor, taxes, and assessments, or insurance premiums, as the case may be, of the payments actually made by the Mortgagee for ground rents, anpacetion (a) of the preceding paragraph shall exceed the amount If the total of the payments made by the Mortgagor under

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 (45) for each dollar (51) for each payment more than fifteen (15) days in arrears, to cover the extra expense involved in handling delinquent payments.

- (h) late charges.
- dill) amortization of the principal of the said note; and
 - (ii) interest on the note secured hereby;

hazard insurance premiums;

(i) Bround rents, if any, taxes, special assessments, fire, and other

(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 Mortgagor to the following items in the order set

special assessments; and

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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 22ND day of JUNE ,1989, 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 THE TALMAN HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF ILLINOIS (the "Mortgagee") and covering the property described in the Instrument and located at:

6153 SOUTH ARTESTAN, CHICAGO, ILLINOIS 60629

(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 \(\begin{align*} \begin{align*} \text{12} & \quad \text{24} months after the date on which the mortgage is executed, to a purchaser whose credit has not been approved in accordance with the requirements of the Commissioner.

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