

UNOFFICIAL COPY

CYC# 105557-3

State of Illinois

Mortgage 0 2 0 0

FNA Case No.:	
131:	203/244

RETURN TO BOX 43

This Indenture, Made this 6th day of July, 1959, between

Rimberly Y. Eddington, spinster
Crown Mortgage Co., Mortgagee, and

a corporation organized and existing under the laws of the State of Illinois
Mortgagee.

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Witnesseth: That whereas the Mortgagee is justly indebted to the Mortgagee, as is evidenced by a certain promissory note bearing even date herewith, in the principal sum of Fifty Thousand and No/100ths

(\$ 50,000.00) Ten and Dollars
payable with interest at the rate of One Half per centum (10.50 -- 1/2) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in Oak Lawn, Illinois 60453
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 Four Hundred Fifty Seven and 37/100ths Dollars (\$ 457.37) on the first day of August 1, 1959, and a like sum of 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 July 1, 1959.

Now, therefore, the said Mortgagee, 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 Warranty 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 # and the East 1.29 feet of Lot 1 in the Resubdivision of Lots 18 to 31 inclusive in Block 2 in E. O. Lamphere's Addition to Englewood, being a Subdivision of Block 1 to 15 inclusive and the North half of Block 16 in Sea's Subdivision of the East half of the Southeast quarter of Section 19, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Tax Number: 20-19-429-038
1718 W. 71st Street, Chicago, Illinois 60636

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Together with all and singular the tenements, hereditaments and appurtenances therunto 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 Mortgagee in and to said premises.

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 the said Mortgagee does hereby expressly release and waive.

And said Mortgagee 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; nor 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 Mortgagee 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.

This form is used in connection with mortgages insured under the one- to four-family programs of the National Housing Act which provide for periodic Mortgage Insurance Premium payments.

INT 2152 (3/53) 110

In case of the refusal or neglect of the Mortgagee 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 may seem necessary for the proper preservation thereof, and any money so paid or expended shall become so much added to the principal of the mortgage, secured by this mortgage, to be paid out of proceeds of the sale of the mortgaged premises, if not otherwise paid by the Mortgagee.

It is expressly provided, however, that the Mortgagee shall not be liable for the cost of repairs, or for the cost of any improvements described herein or any part thereof or the improvement situated thereon, so long as the Mortgagee 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 Mortgagee 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 Mortgagee will pay to the Mortgagee, on the first day of each month until the said note is fully paid, the following sums:

(a) An amount sufficient to provide the holder hereof with funds to pay the next mortgage insurance premium if this instrument and the note secured hereby are insured, or a monthly charge (in lieu of a mortgage insurance premium) if they are held by the Secretary of Housing and Urban Development, as follows:

(1) If and so long as said note of even date and this instrument are insured or are reinsured under the provisions of the National Housing Act, an amount sufficient to accumulate in the hands of the holder one (1) month prior to its due date the annual mortgage insurance premium, in order to provide such holder with funds to pay such premium to the Secretary of Housing and Urban Development pursuant to the National Housing Act, as amended, and applicable Regulations thereunder; or

(2) If and so long as said note of even date and this instrument are held by the Secretary of Housing and Urban Development (in lieu of a mortgage insurance premium) which shall be in an amount equal to one-twelfth (1/12) of one-half (1/2) per centum of the average outstanding balance due on the note computed without taking into account delinquencies or prepayments;

(b) A sum equal to the ground rent, 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 certified 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 rent, premiums, taxes and assessments will become delinquent, such sums to be held by Mortgagee in trust to pay said ground rent, premiums, taxes and special assessments; and

(c) All payments mentioned in the two preceding subsections 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 Mortgagee each month in a single payment to be applied by the Mortgagee to the following items in the order set forth:

(1) Premium charges under the contract of insurance with the Secretary of Housing and Urban Development, or monthly charge (in lieu of mortgage insurance premium), as the case may be;

(2) Ground rent, if any, taxes, special assessments, fire, and other hazard insurance premiums;

(3) Interest on the note secured hereby;

(4) Amortization of the principal of the said note; and

(5) Late charges.

Any deficiency in the amount of any such aggregate monthly payment shall, unless made good by the Mortgagee 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 Mortgagee under subsection (b) of the preceding paragraph shall exceed the amount of the payments actually made by the Mortgagee for ground rent, taxes, and assessments, or insurance premiums, as the case may be, such excess, if the loan is current, at the option of the Mortgagee, shall be credited on subsequent payments to be made by the Mortgagee, or refunded to the Mortgagee. If, however, the monthly payments made by the Mortgagee under subsection (b) of the preceding paragraph shall not be sufficient to pay ground rent, taxes, and assessments, or insurance premiums, as the case may be, when the same shall become due and payable, then the Mortgagee shall pay to the Mortgagee an amount necessary to make up the deficiency, on or before the date when payment of such ground rent, taxes, assessments, or insurance premiums shall be due. If at any time the Mortgagee 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 Mortgagee all payments made under the provisions of subsection (a) of the preceding paragraph which the Mortgagee and Urban Development, and any balance remaining in the funds accumulated under the provisions of subsection (b) 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, pursuant to 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 (b) of the preceding paragraph as a credit against the amount of principal then remaining unpaid under said note and shall multiply said payments which shall have been made under subsection (a) of the preceding paragraph.

And as additional security for the payment of the indebtedness aforesaid the Mortgagee 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 provided for payment of which has not been made hereunder.

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All insurance shall be carried in companies approved by the Mortgagee and the policies and receipts therefor 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 of the premises or any part thereof, or any part thereof, may be authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagee and the Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee as its option either to the reduction of the indebtedness hereby secured or to the satisfaction or part of the property carried. 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 Mortgagee in and to any insurance policies then in effect shall pass to the purchaser or grantee.

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 in 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, leave the said premises, either with or without other upon such terms and conditions, either within or beyond any period of redemption, as are approved by the court; collect and receive the rent, issues, and profits for the use of the premises hereinafore 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 attorneys' fees of the complainant in such proceedings, 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 partner, for services in such suit or proceeding, 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 such sale made in pursuance of any such decree (1) All the cost of such suit or legal proceedings, and attorneys' fees, including attorneys' fees, and photographers' fees, and examination of titles (2) all the monies advanced in the Mortgagee, if any, for the purpose authorized in the mortgage when interest on such advances at the rate set forth in the mortgage is due, from the time such advances are made (3) all the unpaid interest remaining due and on the date of the foreclosure hereof (4) all the said principal money so advanced (5) all the proceeds of the proceeds of sale, if any, shall then be paid to the Mortgagee.

If Mortgagee shall pay all or any part of the time and in the manner stipulated 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 Mortgagee, cause a release or satisfaction of this mortgage, and Mortgagee hereby waives the benefits of all covenants or laws which require the earlier redemption 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 one or any manner, the original liability of the Mortgagee.

The covenants herein contained shall bind, and the benefits and advantages shall inure, to the respective heirs, assigns, and administrators, executors, and assigns of the parties hereto. Whereof used, the singular number shall include the plural, the plural the singular, and the masculine gender shall include the feminine.

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 Mortgagee, or any party claiming under said mortgage, and without regard to the payment or discharge of the person or persons liable for the payment of the indebtedness secured hereby, at the time of such application for appointment of a receiver, or for an order placing the Mortgagee in possession of the premises, and without regard to the value of said premises or whether the same are sold to satisfy the Mortgagee in possession of the premises, and shall then be occupied by the owner of the equity of redemption, as a homestead, until a receiver is appointed for the benefit of the Mortgagee with power to collect the rent, issues, and profits of the said premises during the pendency of such foreclosure suit and in case of a deficiency, during the full term of the period of redemption, and such rents, issues, and profits when collected may be applied toward the payment of the indebtedness.

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 accreted interest thereon, shall, at the election of the Mortgagee, become immediately due and payable.

Without notice, become immediately due and payable.

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 accreted interest thereon, shall, at the election of the Mortgagee, become immediately due and payable.

The Mortgagee further agrees that should this mortgage and the note secured hereby not be eligible for inclusion under the National Housing Act within thirty (30) days from the date hereof, written agreement of any officer of the Department of Housing and Urban Development or authorized agent of the Secretary of Housing and Urban Development dated and captioned to the effect that the mortgage and the note secured hereby are deemed to insure said note and the mortgage being deemed to the effect that the mortgage and the note secured hereby may, at its option, declare all sums secured hereof immediately due and payable.

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 accreted interest thereon, shall, at the election of the Mortgagee, become immediately due and payable.

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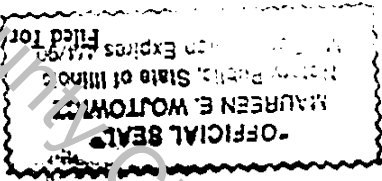
\$140000

COOK COUNTY RECORDS
81834 N D # 197-320855
74444 TRAN 8778 87/14/87 11:04:09
SEPT-81

THIS DOC. PREPARED BY: Annette M. Ledbetter
CROM MORTGAGE CO.
6131 WEST 95TH STREET
OAK LAWN, ILLINOIS 60453

Property of Cook County

at _____ o'clock
m., and duly recorded in Book _____ of
page _____
County, Illinois, on the _____ day of _____ A.D. 1987



Maureen E. Wolton
Notary Public
A.D. 1987

Given under my hand and Notarial Seal this _____ day of _____ A.D. 1987.
I, *Maureen E. Wolton*, Notary Public, do hereby certify that _____
and _____, his wife, personally known to me to be the same
person whose name _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged
that she signed, sealed, and delivered the said instrument as her free and voluntary act for the uses and purposes
therein set forth, including the release and waiver of the right of homestead.

State of Illinois)
County of Cook)
)
)
)

(SEAL) _____

(SEAL) _____
Kimberly V. Eddington, spinster

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

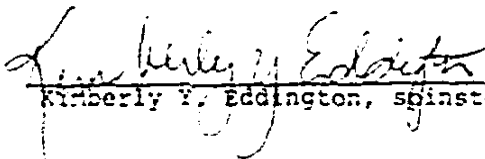
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Attached to and made a part of the FHA Mortgage dated July 6th, 1989,
between Crown Mortgage Co., mortgagee and Kimberly Y. Eddington, spinster
_____ as mortgagor

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 on which
the mortgage is executed, to a purchaser whose credit has not been approved in
accordance with the requirements of the Commissioner. (If the property is not
the principal or secondary residence of the mortgagor, "24 months" must be
substituted for "12 months.")



Kimberly Y. Eddington, spinster

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