

State of Illinois

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00229523

Mortgage 90030100

FHA Case No. 91-596-2643-703B

This Indenture, Made this 11TH day of JANUARY, 19 90, between JOHNNIE THOMAS, JR., MARRIED TO ENID B. THOMAS, Mortgagor, and COMMONWEALTH MORTGAGE COMPANY OF AMERICA, L.P., organized and existing under the laws of DELAWARE, 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 FORTY FOUR THOUSAND TWO HUNDRED EIGHTEEN AND 00/100

(\$ \*\*\*\*\*44,218.00 ) Dollars

payable with interest at the rate of TEN AND 00000/100000 per centum ( 10.00 %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in HOUSTON, TEXAS 77027 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 THREE HUNDRED EIGHTY EIGHT AND 05/100 Dollars (\$ \*\*\*\*\*388.05 ) on the first day of MARCH, 19 90, 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 FEBRUARY, 20 20.

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:

THE NORTH 1/2 OF THE SOUTH 1/2 OF LOT 5 IN BLOCK 5 IN FOURTH ADDITION TO BROADVIEW ESTATE, A SUBDIVISION OF LOTS 1 TO 14 AND LOTS 25 TO 28 ALL INCLUSIVE IN BLOCK 4, ALL IN BLOCK 5, LOTS 1 TO 18 AND LOTS 29 TO 32 ALL INCLUSIVE IN BLOCK 11 AND LOTS 1 TO 18, 29 TO 32, ALL INCLUSIVE IN BLOCK 12 IN JAMES H. WALLACE'S ADDITION TO MAYWOOD IN THE WEST 1/2 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

DEPT-01 RECORDING \$15.25  
1444 TRAR 2508 01/19/90 09:39:00  
45478 # D \*--90-030100  
COOK COUNTY RECORDER

90030100

1500  
Junk

PROPERTY ADDRESS: 1444 S.20TH AVENUE, MAYWOOD, ILLINOIS 60153  
TAX I.D.# 15-15-115-025

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 provide for a one-time Mortgage Insurance Premium payment.

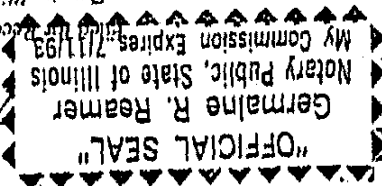
S1218542  
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PREPARED BY: DANA IOVINO  
RETURN TO:  
COMMONWEALTH MORTGAGE CO OF AMERICA, L.P.,  
1920 HIGHLAND AVE., SUITE 220  
LOMBARD, ILLINOIS 60148



Doc. No. \_\_\_\_\_  
County, Illinois, on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_  
m., and duly recorded in Book \_\_\_\_\_ of \_\_\_\_\_  
page \_\_\_\_\_ of \_\_\_\_\_

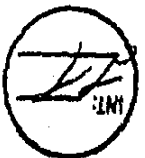


Given under my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_

THE UNDERSIGNED  
JOHNNIE THOMAS, JR., MARRIED TO ENID B. THOMAS and Enid B. Thomas married to  
Johnnie Thomas, Jr. IS subscribed to the foregoing instrument, appeared before me this \_\_\_\_\_ day in person and acknowledged  
that HE signed, sealed, and delivered the said instrument as HIS 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 ) ss: \_\_\_\_\_  
\_\_\_\_\_ )

WITNESS the hand and seal of the Mortgagor, the day and year first written.  
\_\_\_\_\_  
JOHNNIE THOMAS, JR. (SEAL)  
\_\_\_\_\_  
ENID B. THOMAS (SEAL)  
\_\_\_\_\_



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 IN 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 (24 MONTHS IF THE PROPERTY IS NOT THE PRINCIPAL OR  
SECONDARY RESIDENCE OF THE MORTGAGOR) AFTER THE DATE ON WHICH THE MORTGAGE  
IS EXECUTED (CLOSED), TO A PURCHASER WHOSE CREDIT HAS NOT BEEN APPROVED IN  
ACCORDANCE WITH THE REQUIREMENTS OF THE COMMISSIONER.

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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 the 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 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, 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 assessments 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, 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 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

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

It is expressly agreed that no extension of the time for payment of the debt hereby secured given to the Mortgagee to any successor in interest of the Mortgagor shall operate to release, in any manner, the original liability of the Mortgagor.

Execution of the Mortgagee shall be subject to the provisions of the Mortgagee.

It is expressly agreed that no extension of the time for payment of the debt hereby secured given to the Mortgagee to any successor in interest of the Mortgagor shall operate to release, in any manner, the original liability of the Mortgagor.

And there shall be included in any decree foreclosing this mortgage and 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' fees, solicitors' fees, and stenographers' fees; (2) All the moneys 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; (4) All the said principal money remaining unpaid. The proceeds of the sale, if any, shall then be paid to the Mortgagor.

And in the 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 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 thereby 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 he allowed in any decree foreclosing this mortgage.

It is the intention of the parties hereto that the Mortgagee shall have the right 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 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.

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

property; and other items necessary for the protection and preservation of the applied toward the payment of the indebtedness, costs, taxes, insurance, redemption, and such rents, issues, and profits when collected may be cause of sale and a deficiency, during the full statutory period of the said premises during the pendency of such foreclosure suit and, in benefit of the Mortgagee with power to collect the rents, issues, and profits Mortgagee in possession of the premises, or appoint a receiver for the of the equity of redemption, as a homestead, enter an order placing the of said premises or whether the same shall then be occupied by the owner Mortgagee in possession of the premises, and without regard to the value such applications for appointment of a receiver, or for an order to place liable for the payment of the indebtedness secured hereby, at the time of notice to the said Mortgagee, or any party claiming under said Mortgagee and without regard to the solvency or insolvency of the person or persons fled may at any time thereafter, either before or after sale, and without notice upon the filing of any bill for that purpose, the court in which such bill is Mortgagee shall have the right immediately to foreclose this mortgage, and And in the event that the whole of said debt is declared to be due and

payable; election of the Mortgagee, without notice, become immediately due and agreement herein stipulated, then the whole or any other covenant or the due date thereof, or in case of a breach of any other covenant or hereinafter and in the note secured hereby for a period of thirty (30) days after In the event of default in making any monthly payment provided for declare all sums secured hereby immediately due and payable.

The Mortgagor further agrees that should this mortgage and the note of the indebtedness secured hereby, whether due or not, and shall be paid forthwith to the Mortgagee to be applied by it on account remaining unpaid, are hereby assigned by the Mortgagor to the Mortgagee and the consideration for such acquisition, to the extent of the full amount of indebtedness upon this Mortgage, and the Note secured hereby

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, are hereby assigned by the Mortgagee 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.

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.