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W5232 # 40-186690
COOK COUNTY RECORDER

[Space Above This Line For Recording Date]

State of Illinois

AP #: 2052799

MORTGAGE

IMA Case No.

13115928959-703

THIS MORTGAGE ("Security Instrument") is made on APRIL 19, 1990.

The Mortgagor is

XXMMNNNN ANDERSON MARRIED TO SONYA ANDERSON.
Torrence - 701

whose address is 9010 S. MORGAN STREET
CHICAGO, IL 60620

, ("Borrower"). This Security Instrument is given to

which is organized and existing under the laws of THE STATE OF CALIFORNIA , and whose address is 350 S.W. 12TH. AVE. DEERFIELD BEACH, FL 33442 (Center). Borrower owes Lender the principal sum of

SIXTY TWO THOUSAND FOUR HUNDRED THIRTY FIVE AND NO/100

Dollars (U.S. \$ 62,435.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on MAY 1, 2020 . This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions, and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 6 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in

COOK

County, Illinois:

LOT 9 IN BLOCK 2 IN COLE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH 20 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE WEST 4.21 ACRES OF THE SOUTH 20 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.
P.I.N. 25-05-229-033

which has the address of Illinois 60620

9010 S. MORGAN STREET, CHICAGO
(ZIP Code), ("Property Address");

[Street, City];

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

1. Payment of Principal, Interest and Late Charge. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

2. Monthly Payments of Taxes, Insurance and Other Charges. Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, an installment of any (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required by paragraph 4.

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Any amounts disbursed by Lender under this Paragraph shall become an additional debt of Borrower and be secured by this Security Inter-
est. These amounts shall bear interest from the date of disbursement, at the Note rate, and in the
option of Lender, shall be immediately due and payable.

11. Borrower certifies to make the above payments or the payments required by Paragraph 12, or fails to perform any other obligation
and agrees to pay all attorney's fees and costs incurred in collecting such amounts, or there is a legal proceeding which may ultimately affect a Lender's rights
in the Property (such as a proceeding in bankruptcy), for condemnation or to enforce rights in the Property, including payment
of taxes, hazard insurance and other items mentioned in Paragraph 2.

o. Changes to Borrower and Co-borrower's Residences in the Property; Borrower shall pay all good faith amounts of unmet charges, fines and impositions that are not included in Paragraph 2. Borrower shall pay those obligations on time directly to the entity which is owed the payment, if failure to pay would adversely affect Lender's interest in the Property, upon Lender's request. Borrower shall provide Lender receipts evidencing these payments.

3. Pre-termination and termination of the Property, Leasesholds, Borrower shall not commit, waste or destroy, damage or subdivide the Property or allow the Property to deteriorate, reasonable wear and tear excepted. Lender hereby reserves the right to require the Borrower to make such repairs as may be necessary to keep the Property in good condition and repair, and to deduct from the monthly payments the amount necessary to pay for such repairs.

In the event of foreclosure, title rights and interests of Borrower in and to insurance policies in force shall pass to the Purchaser.

In the event of loss, Borrower shall give Lender immediate notice by mail, Lender may make proof of loss if not made promptly by Borrower. Each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Lender, instead of to Borrower, and to Lender jointly. All or any part of the insurance proceeds may be applied directly to Lender, instead of to Borrower, and to Lender jointly. A/ or any part of the insurance proceeds may be applied directly to Lender, either (a) to the reduction of the indebtedness under the Note and this Security Instrument, or (b) to any deficiency amount as provided in the order in Paragraph 3, and when so applied, shall not exceed the amount of the monthly payments which are referred to in Paragraph 2, or change the amount of such payments. Any excess insurance proceeds over the amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled to receive it.

4. Fine, Flood and Other Hazard Insurance, etc., cover all improvements on the Property, whether now in existence or subsequently erected, against hazards, casualties, and contingencies, including fire, for which Lender now in requiring shall insure in favor of, and in a form acceptable to, Lender.

3. Application of Premiums—All payments under paragraphs 1 and 2 shall be applied by Lender as follows:
First, to the mortgagee in trustee premium to be paid by Lender to the Secretary or to the monthly charge by the Secretary instead of the monthly mortgagee in trustee premium to be paid by Lender to the Secretary instead of the monthly
Second, to the monthly mortgagee in trustee premium, unless Borrower paid the entire mortgagee insurance premium when
Security instrument was signed;
Third, to any taxes, special assessments, leasehold payments or ground rents, and fire, flood and other hazard insurance premiums, as required;
Fourth, to amortization of the principal of the Note;
Fifth, to late charges due under the Note;

If Borrower fails to tender to Lender or the full payment of all sums secured by this Security Instrument, Borrower's account shall be credited with the balance remaining for all installments for terms (a), (b), and (c).

As used in this Security Instrument, "Secretary" means the Secretary of Housing and Urban Development or his or her designee. Major Security instruments under this program require advance payment of his or her balance due on the Note.

Each monthly payment for items (a), (b), and (c) shall equal one-twelfth of the annual amounts, as reasonably calculated by Lender, plus an amount sufficient to maintain an additional annual amount for each item for items (a), (b), and (c) shall be accumulated by Lender within a period ending on the last day of each month before an item would become delinquent. Lender shall hold the amounts collected in trust to pay items (a), (b), and (c) before they become delinquent. If at any time the total of the payments payable to Lender for such items exceeds by more than one month any amount paid by Lender prior to such date, and if payments on the Note are current, then Lender shall either refund the excess over one-sixth of the estimated payments or credit the excess over one-sixth of the estimated payments to the Borrower, at the option of Borrower. If the total of the payments made by Borrower for items (a), (b), and (c) is insufficient to pay the item when due, then Borrower shall pay to Lender any amount necessary to make up the deficiency on or before the date the item becomes due.

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Any application of the proceeds to the principal shall not exceed or postpone the date of the monthly payments, which are referred to in Paragraph 2, or change the amount of such payments. Any excess proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

8. Fees. Lender may collect fees and charges authorized by the Secretary.

9. Grounds for Acceleration of Debt.

(a) **Default.** Lender may, except as limited by regulations issued by the Secretary in the case of payment defaults, require immediate payment in full of all sums secured by this Security Instrument if:

(i) Borrower defaults by failing to pay in full any monthly payment required by this Security Instrument prior to or on the due date of the next monthly payment, or

(ii) Borrower defaults by failing, for a period of thirty days, to perform any other obligations contained in this Security Instrument.

(b) **Sale Without Credit Approval.** Lender shall, if permitted by applicable law and with the prior approval of the Secretary, require immediate payment in full of all the sums secured by this Security Instrument if:

(i) All or part of the Property is otherwise transferred (other than by devise or descent) by the Borrower, and

(ii) The Property is not occupied by the purchaser or grantee as his or her primary or secondary residence, or the purchaser or grantee does so occupy the Property but his or her credit has not been approved in accordance with the requirements of the Secretary.

(c) **No Waiver.** If circumstances occur that would permit Lender to require immediate payment in full, but Lender does not require such payment, Lender does not waive its rights with respect to subsequent events.

(d) **Regulations of the Secretary.** In many circumstances regulations issued by the Secretary will limit Lender's rights in the case of payment defaults to require immediate payment in full and foreclose if not paid. This Security Instrument does not authorize acceleration or foreclosure if not permitted by regulations of the Secretary.

10. Reinstatement. Borrower has a right to be reinstated if Lender has required immediate payment in full because of Borrower's failure to pay an amount due under the Note or this Security Instrument. This right applies even after foreclosure proceedings are instituted. To reinstate the Security Instrument, Borrower shall tender in a lump sum all amounts required to bring Borrower's account current including, to the extent they are obligations of Borrower under this Security Instrument, foreclosure costs and reasonable and customary attorneys' fees and expenses properly associated with the foreclosure proceeding. Upon reinstatement by Borrower, this Security Instrument and the obligations that it secures shall remain in effect as if Lender had not required immediate payment in full. However, Lender is not required to permit reinstatement if: (i) Lender has accepted reinstatement after the commencement of foreclosure proceedings within two years immediately preceding the commencement of a current foreclosure proceeding; (ii) reinstatement will preclude foreclosure on different grounds in the future, or (iii) reinstatement will adversely affect the priority of the lien created by this Security Instrument.

11. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time of payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successor in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

12. Successors and Assigns Bound; Joint and Several Liability; Co-Signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 9.b. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the term of this Security Instrument or the Note without that Borrower's consent.

13. Noticees. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

14. Governing Law; Severability. This Security Instrument shall be governed by Federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

15. Borrower's Copy. Borrower shall be given one conformed copy of this Security Instrument.

16. Assignment of Rents. Borrower unconditionally assigns and transfers to Lender all the rents and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender or Lender's agents. However, prior to Lender's notice to Borrower of Borrower's breach of any covenant or agreement in the Security Instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of breach to Borrower: (a) all rents received by Borrower shall be held by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by the Security Instrument; (b) Lender shall be entitled to collect and receive all of the rents of the Property; and (c) each tenant of the Property shall pay all rents due and unpaid to Lender or Lender's agent on Lender's written demand to the tenant.

Borrower has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Lender from exercising its rights under this paragraph 16.

Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

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1

CENTRUST MORTGAGE CORPORATION

2

350 S.W. 12 AVENUE

3

OCEANFIELD BEACH, FL 3342

4

Record and return to:

5

This instrument was prepared by: /, Notary Public, State of Illinois
Signature Date July 16, 1991My Commission expires: *July 16, 1992*EDWINA GASKIN
NOTARY PUBLIC
CERTICAL SEAL

Given under my hand and official seal, this **19th day of April 1990**
 signed and delivered the said instrument as **hereby** free and voluntary for the uses and purposes set forth,
 subscriber to the foregoing instrument, appeared before me this day in person, and acknowledged him to be **the same person(s)** whose name(s)

that **Eduwina Gaskin, Sonya Anderson, HIS WIFE**, a Notary Public in and for said county and state do hereby certify
 personally known to me to be **the same person(s)** whose name(s)

STATE OF ILLINOIS.

Cook County IL

Witnesses:
Eduwina Gaskin (Seal) Borrower Page 4 of 4
Sonya Anderson (Seal) Lender
Terry Anderson (Seal) Witness
John Anderson (Seal) Witness

BY SIGNING BELOW, Borrower accepts and agrees to the terms contained in this Security Instrument and in any rider(s)
 executed by Borrower and recorded with it.

Riders to this Security Instrument, if one or more riders are executed by Borrower and recorded together with this
 Security Instrument, the coverings of each such rider are incorporated into and shall amend and supplement this covering
 and agreements of this Security Instrument as if the rider(s) were in a part of this Security Instrument. [Check if applicable]
 Condominium Rider Adjustable Rate Rider Graduated Payment Rider Other _____
 Condominium Rider Adjustable Rate Rider Graduated Payment Rider Other _____
 of inaccuracy is solely due to Lender's failure to make a mortgage misstatement to the secretary.
 Proof of such inaccuracy, notwithstanding the foregoing, this option may not be exercised by Lender whom the universality
 from the date hereof, declining to insure this Security Instrument and the note secured thereby, shall be deemed conclusive
 instrument, a written statement of any authorized agent of the Secretary dated subsequent to 90 days
 its option and notwithstanding anything to the contrary in Paragraph 9, require immediate payment in full of all sums secured by this Security
 instrument. For insurance under the National Housing Act within 90 days
 from the date hereof, Lender may not be eligible
 Acceleration Clause. Borrower agrees that should this Security Instrument and the note secured thereby not be eligible
 and agree to the following:
 1. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.
 2. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument
 without charge to Borrower. Borrower shall pay any recording costs.
 3. Remedies. If Lender requires immediate payment in full under Paragraph 9, Lender shall be entitled to collect all expenses incurred in pursuing the remedies
 provided in this paragraph 17, including, but not limited to, reasonable attorney's fees and costs of little evidence.
 Security instrument by judicial proceeding, Lender shall be entitled to collect all expenses incurred in pursuing the remedies
 provided in this paragraph 17, including, but not limited to, reasonable attorney's fees and costs of little evidence.
 NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows: