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4R(1L) (8103)

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MVP MORTGAGE FORMS - (31)31293-8100 - (800)521-7291

Initial: *[Signature]*
FHA Illinois Mortgage - 2/91
DPS 1609

which has the address of 2522 NORTH ARTESIAN AVENUE, CHICAGO
Illinois 60647 ("Property Address");

13-25-422-020-0000

Streetcity:

described property located in
LOT 34 IN BLOCK 27 IN CROSBY AND OTHERS SUBDIVISION OF THE EAST
1/2 AND SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE
13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK
County, Illinois:
instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following
security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security
extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 6 to protect the
This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals,
monthly payments, with the full debt, if not paid earlier, due and payable on SEPTEMBER 1, 2021

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for
Dollars (U.S. \$ 120,229.00)
ONE HUNDRED TWENTY THOUSAND TWO HUNDRED TWENTY NINE AND 00/100
("Lender"). Borrower owes Lender the principal sum of
SCHAMBURG, ILLINOIS 60173
address is 1301 NORTH BASSWOOD-4TH FLOOR
which is organized and existing under the laws of THE UNITED STATES
, and whose

UNITED SAVINGS ASSN OF THE SOUTHWEST FSB

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

2522 NORTH ARTESIAN AVENUE, CHICAGO, ILLINOIS 60647

MARIA EMERSON SPINSTER

THIS MORTGAGE ("Security Instrument") is made on AUGUST 29, 1991 . The Mortgagor is

572935

131:6461968-703

FHA Case No.

MORTGAGE

State of Illinois

[Space Above This Line For Recording Data]

RECORD AND RETURN TO:
UNITED SAVINGS ASSN OF THE SOUTHWEST FSB
1301 NORTH BASSWOOD-4TH FLOOR
SCHAMBURG, ILLINOIS 60173

91463441

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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.

Each monthly installment for items (a), (b), and (c) shall equal one-twelfth of the annual amounts, as reasonably estimated by Lender, plus an amount sufficient to maintain an additional balance of not more than one-sixth of the estimated amounts. The full annual amount for each item shall be accumulated by Lender within a period ending one 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 held by Lender for items (a), (b), and (c), together with the future monthly payments for such items payable to Lender prior to the due dates of such items, exceeds by more than one-sixth the estimated amount of payments required to pay such items when due, 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 subsequent payments by Borrower, at the option of Borrower. If the total of the payments made by Borrower for item (a), (b), or (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.

As used in this Security Instrument, "Secretary" means the Secretary of Housing and Urban Development or his or her designee. In any year in which the Lender must pay a mortgage insurance premium to the Secretary, each monthly payment shall also include either: (i) an installment of the annual mortgage insurance premium to be paid by Lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security Instrument is held by the Secretary. Each monthly installment of the mortgage insurance premium shall be in an amount sufficient to accumulate the full annual mortgage insurance premium with Lender one month prior to the date the full annual mortgage insurance premium is due to the Secretary, or if this Security Instrument is held by the Secretary, each monthly charge shall be in an amount equal to one-twelfth of one-half percent of the outstanding principal balance due on the Note.

If Borrower tenders to Lender 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 items (a), (b), and (c) and any mortgage insurance premium installment that Lender has not become obligated to pay to the Secretary, and Lender shall promptly refund any excess funds to Borrower. Immediately prior to a foreclosure sale of the Property or its acquisition by Lender, Borrower's account shall be credited with any balance remaining for all installments for items (a), (b), and (c).

3. **Application of Payments.** All payments under paragraphs 1 and 2 shall be applied by Lender as follows:

First, to the mortgage insurance premium to be paid by Lender to the Secretary or to the monthly charge by the Secretary instead of the monthly mortgage insurance premium;

Second, to any taxes, special assessments, leasehold payments or ground rents, and fire, flood and other hazard insurance premiums, as required;

Third, to interest due under the Note;

Fourth, to amortization of the principal of the Note;

Fifth, to late charges due under the Note.

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