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INOFFICIAL CO AFTER RECORDING MAIL TO

MIDWEST FUNDING CORPORATION 1020 STST STREET, SUITE

DOWNERS GROVE, ILLINOIS 60515



91521576

, and whose address is

LOAN NO. 7306636

STATE OF ILLINOIS

[Space Above This Line For Recording Data]:

FHA MORTGAGE

FHA CASE NO.

131:6430721 703

This Mortgage ("Security Instrument") is given on September 27, 1991. The Mortgagor is antonio mangel, a pichelon, vincenta mangel, a widow and NOONXXX mangel, a Sachelon,

RODOLFO

whose address is 2 1/5 NORTH LAPORTE AVENUE, CHICAGO, IL 60639

("Borrower"). This Security Instrument is given to
FIRST FEDERAL OF FLGIN, F.S.A.
which is organized and existing under the laws of ILLINOIS
28 NORTH GROVE AVENUE, ELGIN, IL 60120

("Lender"). Borrower owes Lender me principal sum of the Hundred Twenty Thousand Four

Hundred and no/100 Dollars (U.S. \$ 1 2 0 , 4 0 0 . 0 0). This debt is evidenced by Borrower's note dated the same date a Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and). This debt is evidenced by Borrower's note dated the same date as this payable on october 1, 2021, it is Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all rankwals, 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 Borrower's covenants and agreements under mile Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the performing described property located in County, Illinois:

LOT TWENTY-FIVE (25) IN QUINLAN'S RETUBDIVISION OF LOTS ONE (1) TO FORTY EIGHT (48) INCLUSIVE IN BLOCK FOURTEEN (14) OF CHICAGO LAND INVESTMENT COMPANY'S SUBDIVISION IN THE NORTH EAST QUARTER OF SECTION THIRTY THREE (33), TOWNSHIP FORTY (40) NORTH, RANGE THIRTEEM (3), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

91521578

DEPT-01 RECORDING

\$15.00

T#6666 TRAN 6508 10/07/91 12:39:00 \$5905 ÷ *-91-521576 **COOK COUNTY RECORDER**

Tax 1.0. #:13-33-220-016

which has the address of

2113 NORTH LAPORTE AVENUE

[Street]

60639 Illinois

[Sip Code]

("Property Address");

[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 selzed 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.

Mote and this Security Instrument, first to any delinquent amounts applied in the order provided in Paragraph 3, and then to prepayment of principal. Any argustion of the provided in the order provided in Paragraph 3, and then tuchous monrocast roam.

Send 1900 Fig. 1919 Fig. * ISC/FMDTIL//0661/(2-91)-L on a leasehold, Borrower shall comply with the provisions of the lease, if Borrower acquires fee title to the Property, the leasehold, Borrower shall comply with the provisions of the lease to the merger in whiling.

3. Charges to Borrower and Protection of Lender's fights in the Property. Borrower shall pay all governments or municipal charges to Borrower shall promptly the state of the payment. If some and the same and the same and the payment, if failure to pay would adversely affect Lender's interest in the Cooperaty of the payments or the payment, or there is a legal proceeding these payments. If Borrower take to an adversely affect Lender's and generally affect the payment of the payments or the payment or there is a legal proceeding these payments. If Borrower take and agreements containing these payments affect Lender's and affect the Property and Lender's affect Lender's and agreements containing payment of the proceeding in benkuished, for condemnation or to enforce laws or regulations), then Lender may do and pay whatever is necessary to rondemnation or to enforce laws or required by the Property and Lender's and lender may do and payment of takes, heargyaph strall become an additional in paragraph as a proceeding in benkuished of the Property and Lender's and Lender's formed by the Security Instrument. These amounts and almost and after the conformation or other taking be minimallandy due and payable.

7. Condemnation or other taking of any part of the Property, or for conveyance in place of condemnation, are break and and this Security Instrument, Instrument, Instrument of the Property or for conveyance in place of condemnation, are break and the Brotect and the Security Instrument, and approach and the independent and the independent and the independent and the independent of or conveyance in place of condemnation, are been payed to Lender and the payable.

In the payed of the payed to Lender to the proceeds to the proceed of condemnation, are the process of condemnation, and the independent and t representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower and comply with the provisions of the lease, if Borrower acquires fee title to the Property, the inspect the Property if the Property or secent or abandoned or the loan is in default. Lender may take reasonable action to protect the Property if the Property is vacant or abandoned Property. Borrower shall also be in default if B hir wer, during the loan application process, gave materially take or insocurate information or statements to Lender (c, failed to provide Lender with any material information) in connection with the loan evidenced by the Note including, but not limited to, sender with any material information in connection with the loan evidenced by the Modern for Lender of Indianal Loanness and Indianal Loanness in Indianal Loanness in this Security instruments. Or, land in a most increpant so, tempor, and the form that in the vent increpant so, tempor, and the most in the control of the payer and give Lender insing dive Lender insing the brook authorized and directed to make proof of loce if not the form to form the form to form the form to form the form to form the form th At Fire, Flood and Other Hezard Incurance. Borrower shall incurs all improvements on the Property, whether now in axistence or subsequence. This incursors and say hezards, casualties, and contingencies, including fire, for which Lender requires insurance. This insurance shall say hezards, casualties, and for the periods that Lender requires. Borrower shall also insure all improvements on the fire amounts and for the periods that Lender requires. Borrower shall be carried with companies approximate loss by floods to the under required by the Secretary. At insurance shall be carried with companies approximate on the Lander. The insurance policies and any renewals shall be had by Lender and shall include loss payable clauses in favor of, and in a form acceptable to, Lander.

In the event of loss, Borrower shall give Lander immediate to may make proof of loss if not an area of loss, Borrower shall give Lander immediate by mail. Lender may make proof of loss if not make promptly by Borrower. Each insurance company curremy is hereby authorized and directed to make payment made promptly by Borrower. Each insurance company curremy is hereby authorized and directed to make payment FOURTH, to amortization of the p'mores of the Mote; FIFIH, to late charges due under it to Nate. insurance premiums, as recuit and interest the cree; FIRST, to the montgage by urance premium to be paid by Lender to the Secretary or to the monthly charge by the Secretary instead of the monthly charge insurance premium; secretary instead of the monthly charge by the secretary instead of the monthly charge insurance monthly charge by the secretary insurance monthly the monthly charge by the secretary to any taken and other hazard insurance monthly charge by the secretary to the the secretary the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Secretary instrument is held by the Secretary. Each monthly installment of the secretary. Each monthly installment of the secretary instrument is due to the Secretary, or if this Secretary instrument, is held by the Secretary, each monthly Sarge instrument, is now that seems the following principal balance due on the Molecular shall be credited. An the balance remaining for all installments (s), (b) and (c) and any montgage inagenes aball be credited. An the balance remaining for all installments (s), (b) and (c) and suy montgage inagenes are not become obligated to pay to the Secretary, and Lender Lander has not become obligated to pay to the Secretary, and Lender as follows:

3. Application of An mendal and with any balance remaining for all installments for items (s), (b) and (c).

3. Application of An mendal and the promium to be paid by Lender to the Secretary or to the monthly charge by the HISE. To the montgage lykurance premium to be paid by Lender to the Secretary or to the monthly charge by the 1. Payment of Principal, Interest and Late Charge. Borrower shall pay when due the principal of, and laterest on, and defeated the charges due under the those will be loted and the charges due under the those of the principal of, and laterest as and the charges are downwar shall include in each monthly payment.

2. Monthly payments of Taxes, Insurances and Orban Charges. Borrower shall include in each monthly payment, together with the principal and insurance are guinar in the Note and any late charges, an include in each monthly payment property, and (c) premiums for insurance required by property, and (c) premiums for insurance required by a satisficial payments or ground rents on the property and (c) premiums for insurance required by a satisficial to a satisfication of the annual amounts, as reasonably estimated amounts. The full annual amount for each item and accumulated by Lender within a pendod anding one month before an farm would become delinquent.

Each month before an farm would become delinquent.

Each month before the payments for each item and the amounts collected in trust to pay items (a), (b) and (c) before they become delinquent.

Each month before the payments in the for each items and the amounts on the Note are currently beyments for each item and the amount of payments for each items, exceeds by more farm one-both the estimated payments for such and the payments in the form one-both items when due, then Borrower it in a form one-both items and a such items, exceeds by more farm one-both items and a such items, exceeds by more farming the estimated payments on the Note are current, than annual necessary to make up the deficiency on or before the date the item becomes chall the payments on the Borrower in the payments on the lender and the payments on the security for the security of the connection of payments in any year in which the Lender more payments more payments in any year in which the Lender more payments of the more farming the payments of the security for the security for the sec

FOWN 40' LIBBER

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.

8. 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, or a beneficial interest in a trust owning all or part of the Property, is sold or 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 principal 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 payments. Lender does not waive its rights with respect to subsequent events.
- (d) Regulations of HUD Secretary. In many circumstances regulations issued by the Secretary will limit Lender's rights, in the care 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.
- (e) Mortgage Not in juried. Borrower agrees that should this Security Instrument and the note secured thereby not be eligible for insurance under the National Housing Act within 60 DAYS from the date hereof, Lender may, at its option and notwithstanding anything in Paragraph 9, require immediate payment in full of all sums secured by this Security Instrument. A written statement of any authorized agent of the Security Instrument of the secure of the Security Instrument of the security in the Security Instrument of the security is secured to the Security Instrument of the security is secured to the Security Instrument of the security is secured to the Security Instrument of the Security I from the date hereof, declining to insure this Security Instrument and the subsequent to 60 DAY note secured thereby, shall be deemed conclusive proof of such ineligibility. Notwithstanding the foregoing, this option may not be exercised by Lender when the unavailability of insurance is solely due to Lender's failure to remit a mortgage insurance premium to 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 amounts required to bring Borrower's account current industry, to the extent they are obligations of borrower under this Security Instrument, foreclosure costs 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 "Lander 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 proceeding 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 I sector in Strument.
- 11. Borrower Not Released; Forbearance by Lender Not / 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 our cessor 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 for Jectance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or lemedy.
- 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 Linder 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 terms of this Security Instrument or the Note without that Borrower's consent.
- 13. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by collecting 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 wile 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.
 - 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. PAGE 3 OF 4

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MON-INILOUM CONENNATS. Borrower and Lender further coverient and agree as follows: