

WHEREAS, the OFFICE OF THRIFT SUPERVISION, pursuant to Section 5(d)(2) of the HOME OWNERS' LOAN ACT of 1933 and by ORDER NO. 91-495 dated August 16, 1991, appointed the RESOLUTION TRUST CORPORATION as RECEIVER of UNITED SAVINGS OF AMERICA ("Assignor"), successor in interest to UNITED SAVINGS ASSOCIATION OF AMERICA, GUARDIAN SAVINGS AND LOAN ASSOCIATION, GRUNWALD SAVINGS AND LOAN ASSOCIATION, UNITED SAVINGS AND LOAN ASSOCIATION, RELIANCE FEDERAL SAVINGS AND LOAN ASSOCIATION, FIRST SAVINGS AND LOAN ASSOCIATION OF SYCAMORE, WORTH FEDERAL SAVINGS AND LOAN ASSOCIATION, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF TAYLORVILLE, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF BERWYN, ADVANCE SAVINGS AND LOAN ASSOCIATION, FAIRWAY SAVINGS AND LOAN ASSOCIATION, and WEST PULLMAN SAVINGS AND LOAN ASSOCIATION;

NOW, THEREFORE, the RESOLUTION TRUST CORPORATION, as RECEIVER of UNITED SAVINGS OF AMERICA, for value received does hereby grant, sell, assign, transfer, set over and convey to GMAC MORTGAGE CORPORATION OF IOWA ("Assignee"), its successors and assigns without recourse and without any warranties, any interest the Assignor may have in a Mortgage dated DECEMBER 29, 1986, made and executed by CAROLYN J. JONES, DIVORCED AND LEON L. CRUTCHFIELD AND IMOGENE CRUTCHFIELD, HUSBAND AND WIFE, as Mortgagor(s), to UNITED SAVINGS OF AMERICA, as Mortgagee, given to secure the obligations evidenced by a Note given by the Mortgagor(s) to the Mortgagee, and recorded JANUARY 9, 1987, in the office of the Recorder of COOK County, State of ILLINOIS, in Book Page , as Document No. 87014991, covering the property described in Exhibit A attached hereto, together with the Note, debt and claim secured by the Mortgage.

IN WITNESS WHEREOF, this ASSIGNMENT has been executed this 29th day of October, 1991.

DEPT-01 RECORDING \$13.00
T2222 TRAN 4228 12/27/91 15:08:00
RESOLUTION TRUST CORPORATION #8706 # *-91-685405
as RECEIVER of UNITED SAVINGS OF AMERICA COOK COUNTY RECORDER

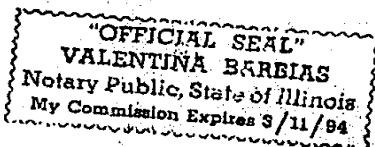
By: Thomas J. Kelly
THOMAS J. KELLY
ATTORNEY-IN-FACT PURSUANT TO
ACKNOWLEDGEMENT
THOMAS J. KELLY
ATTORNEY-IN-FACT, PURSUANT TO
POWER OF ATTORNEY DATED 10-29-91

STATE OF ILLINOIS
COUNTY OF COOK

On this 29th day of October, 1991, before me appeared THOMAS J. KELLY ATTORNEY-IN-FACT, PURSUANT TO POWER OF ATTORNEY DATED 10-29-91 to me personally known, who, being duly sworn, did say that s/he is for RESOLUTION TRUST CORPORATION, as RECEIVER of UNITED SAVINGS OF AMERICA, and that the Instrument was signed for the purposes contained therein on behalf of the Corporation, and by authority of the Corporation, and s/he further acknowledged the Instrument to be the free act and deed of the Corporation as RECEIVER of UNITED SAVINGS OF AMERICA.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Valentina Barbias
Notary Public
My Commission Expires:



This Instrument was prepared by:
Robin Hennig, Asset Marketing
RESOLUTION TRUST CORPORATION,
as RECIEVER of UNITED SAVINGS OF AMERICA
25 Northwest Point Blvd.
Elk Grove Village, IL 60007

13.00

UNOFFICIAL COPY
MORTGAGE

214628
882534107

This form is used in connection with mortgages insured under the one to four-family provisions of the National Housing Act.

FHA CASE NO. 131:478-2090-703B

THIS INDENTURE, Made this 29th day of DECEMBER, 1986 between CAROLYN J. JONES, DIV. NOT REMARR. AND LEON L. CRUTCHFIELD AND IMOGENE CRUTCHFIELD, HUSBAND AND WIFE, Mortgagor, and UNITED SAVINGS OF AMERICA, a corporation organized and existing under the laws of THE STATE OF ILLINOIS 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

FIFTY THREE THOUSAND NINE HUNDRED AND NO/100 Dollars (\$ 53,900.00)

payable with interest at the rate of NINE AND ONE HUNDRED FIFTH per centum (9.500 %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in 1300 EAST IRVING PARK ROAD, STREAMWOOD, ILLINOIS 60103 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 THREE AND 22/100 Dollars (\$ 453.22) on the first day of FEBRUARY, 1987, and a like sum on 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 JANUARY, 2007 2017 *Ed F.H.B. J.C.*

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:

LOT 16 IN FIRST ADDITION TO EVERGREEN HEIGHTS, BEING A SUBDIVISION OF LOT 3 IN BLOCK 3 IN PETERSON AND WEATHERFORD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4, TOGETHER WITH VACATED STREETS BETWEEN BLOCKS 1 AND 3 AND VACATED EAST 14 FEET OF STREET ADJOINING BLOCK 4 ON WEST IN HARRY W. HONORE, JR. SUBDIVISION OF THE NORTH HALF OF THE EAST HALF OF THE NORTH THREE EIGHTHS OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Ed F.H.B. J.C.
This instrument is a true and correct copy of the original instrument executed by the Mortgagor.
County of Cook, Illinois
Authorized Signatory

24-12-204-021 COMMONLY KNOWN AS: 9541 SOUTH MAPLEWOOD, EVERGREEN PARK, ILLINOIS 6

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.

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 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.