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MORTGAGE

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CHICAGO, 11/1/1018

SCHAUMBURG, IL

RECORD & RETURN TO:

LEBRUARY 1

LILIA O. GONZALEZ, DIVORCED NOT SINCE REMARRIED THIS MORTGAGE ("Security Instrument") is made on

CORRESPONDENT POST CLOSING

EL109 1251 N, PLUM GROVE ROAD, SUITE 105

CENTRUST MORTGAGE CORPORATION

67909

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

FHA Case No.

THE STATE OF ILLINOIS

which is organized and existing under the laws of THE STATE O address is 10661 SOUT! ROBERTS ROAD-SUITE 101, SOCO MORTGACE CORPORATION ODOS

2028 SOUTH CALIFORNIA AVENUE

("Lender"). Borrower owes Lender the principal sum of

ONE HUNDRED TWENTY THREE THOUSAND ONE HUNDRED FIFTY AND NO/100 9709 PALOS HILLS, ILLINDIS

Dollars (U.S. \$ 123,150.00). This debt is evidenced by Botrower's note dated the same date as this Security Instrument ("Note"), which provides for incentily payments, with the full debt, if not paid earlier, due and payable on the payment of the payment of the debt evidenced by the repayment of the debt evidenced by the payment of all other sums, 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

advanced under paragraph 6 to protect the security of this Security Instrument; and (c) the performance of Borrows and agreements under this Security Instrument and the Note. For this purpose, Borrows does hereby mortgage, grant and convey to Lender the following described property located in

LOT 9 AND LOT 10 IN BLOCK 8 IN COLF AND MC KINNON'S 63RD STREET

LOT 9 AND LOT 10 IN BLOCK 8 IN COLF AND MC KINNON'S 63RD STREET

LOT 9 AND LOT 10 IN BLOCK 8 IN COLF AND MC KINNON'S 63RD STREET

LOT 9 AND LOT 10 IN BLOCK 8 IN COLF AND MC KINNON'S 63RD STREET

PRINCIPAL MERIDIAN, IN COOK COUNTY, ILL'NOIS.

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(Street, City),

(N.Property Address"); 6028 SOUTH CALIFORNIA AVENUE, CHICAGO

sionill 60939 which has the address of

19-13-312-030

1-107162-61

LAND TITLE COMPANY

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

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

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

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

411681 (71)Db.

Each monthly installment for items (a), (b), and (c) shall Qual bire Overlan 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. Most Security Instruments insured by the Secretary are insured under programs which require advance payment of the entire mortgage insurance premium. If this Security Instrument is or was insured under a program which did not require advance payment of the entire mortgage insurance premium, then 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

If Borrower tender to Lender the full payment of all sums secured by this Security Instrument, Borrower's account shall be credited with the balt no: 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 examing 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 insuran a premium, unless Borrower paid the entire mortgage insurance premium when this Security Instrument was signed;

Second, to any taxes, special assessments, jearchold payments or ground rents, and fire, flood and other hazard insurang

premiums, as required;

Third, to interest due under the Note;

Fourth, to amortization of the principal of he Note;

Fifth, to late charges due under the Note.

4. Fire, Flood and Other Hazard Insurance. Borro ver shall insure all improvements on the Property, whether now in existence or subsequently erected, against any hazards, casua ties and contingencies, including fire, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. Borrower shall also insure all improvements on the Property, whether now in existence or subsequently crected, against loss by floods to the extent required by the Secretary. All insurance shall be carried with companies approved by Lender. The insurance policies and any renewals shall be held by Lender and shall include loss payable charges in favor of, and in a form acceptable to, Lender.

In the event of loss, Borrower shall give Lender immediate notice by nail. 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 by Lender, at its option, either (a) to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order in Paragraph 3, and then to prepayment of principal, or (b) to the restoration or repair of the damaged property. Any application of the proceeds to the principa (3) all not extend or postpone the due date of the monthly payments which are referred to in Paragraph 2, or change the amount of such payments. Any excess insurance 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.

In the event of foreclosure of this Security Instrument or other transfer of title to the Property that extinguishes the indebtedness, all right, title and interest of Borrower in and to insurance policies in force shill plass to the purchaser.

- 5. Preservation and Maintenance of the Property, Leaseholds. Borrower shall not commit waste or destroy, damage or substantially change the Property or allow the Property to deteriorate, reasonable wear and tear excepted. Lender may inspect the property if the property is vacant or abandoned or the loan is in default. Lender may take reasonable action to protect and preserve such vacant or abandoned property. If this Security Instrument is on a leasehold, Borrower stall comply with the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and fee title shall not be merged unless Lender agrees to the merger in writing.
- 6. Charges to Borrower and Protection of Lender's Rights in the Property. Borrower shall pay all governmental or municipal charges, fines and impositions that are not included in Paragraph 2. Borrower shall pay these 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 promptly furnish to Lender receipts evidencing these payments.

If Borrower fails to make these payments or the payments required by Paragraph 2, or fails to perform any other covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, for condemnation or to enforce laws or regulations), then Lender may do and pay whatever is necessary to protect the value of the Property and Lender's rights in the Property, including payment of taxes, hazard insurance and other items mentioned in Paragraph 2.

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

7. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in place of condemnation, are hereby assigned and shall be paid to Lender to the extent of the full amount of the indebtedness that remains unpaid under the Note and this Security Instrument. Lender shall apply such proceeds to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order provided in Paragraph 3, and then to prepayment of principal.

Any application of the proceeds to the principal shall not extend or postpone the de day of the plontally 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.

СВУ ЯНБИЯТИВНИК ЕХИНКА БИКИКАХУМИКК ХВЫК ХКОВХ ХКУВИККАННЫ БИКИХЖХЖЕКИН БИКИХЖХКИКАТИКАТИКАТИКАТИКАТИКАТИКАТИКА

- (c) No Waiver. If c reumstances occur that would permit Lender to require immediate payment in full, but Lender does not require so in payments, Lender does not waive its rights with respect to subsequent events.
- (d) Regulations of HU's Secretary. In many circumstances regulations issued by the Secretary will limit Lender's rights in the case of payment derealts 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. Howe er, 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 liet 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 of 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 remed' 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 Be trover, 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 not grade, 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 vithout that Borrower's consent.
- 13. Notices. 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 ic. if 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 of 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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NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

17. Forecidance Procedure. If Lender requires immediate payment in full under paragraph 9, Lender may foreclose this 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 attorneys' fees and costs of title evidence.

18. 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 recordation costs.

19. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.

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SOCO MORTGAGE CORPORATION

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FHA ASSUMPTIQN POLICY RIDERS 2

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SOCO MORTGAGE CORPORATION
secure the Mortgagor's Note (the "Instrument") of the same date given by the undersigned (the "Mortgagor") to secure the Mortgagor's Note (the "Mortgagor") of the same date to secure the Mortgagor's Note (the "Mortgagor") of the same date to

(the "Mortgagee") and covering the property described in the Instrument and located at:

6028 SOUTH CALIFORNIA AVENUE, CHICAGO, ILLINOIS 60629

(Property Address)

AMENDED COVEN ANT #9 (b), in addition to the covenants and agreements made in the instrument, Mortgages and Mortgagor further covenant and agree as follows:

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.

IN WITNESS WHEREOF, the Mortgagor has executed this Assumotion Policy Rider.

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FHA ACCELERAPIÓN RIDER

This Acceleration Rider is made this and the Dead of PEBRURRY of Dead to Dead to Secure incorporated into and shall be deemed to amend and supplement the Mortgage, Dead of Trust, or Dead to Secure Debt (the "Instrument") of the same date given by the undersigned (the "Mortgagor") is secure the Mortgagor's Mote (the "Mote") of the same date to Divorced by the undersigned (the "Mote") of the same date to Divorced and Considers, Divorced in the Instrument and located at:

6028 S. CALIFORNIA AVE., CHICAGO, ILLINOIS 60629

MENDED COVENANT. In addition to the co-chants and agreements made in the instrument, Mortgagee and Mortgagee and Mortgagee and

So tower agrees that should this Security Instrument and the nois secured thereby not be eligible for incurance under the National Housing Act within 90 DAYS

Netect Lender may, at its option and notwithetanding anything in Paragraph 4, require immediate payment, in full of all sums secured by this Security Instrument. A written statement of any authorized agent of the Secretary dated subsequent to 90 DAYS from the date hereof, security instrument and the note secured thereby, shall be deemed conclusive proof of such inclicibility. Notwithstanding the foregoing, this option may not be exercised by Lender when the unavailability. Notwithstanding the foregoing, this option may not be exercised by Lender when the unavailability of insurance is solely due to I ender's failure to remit a mortgage incurance premium to the secretary.

IN WITNESS WHEREOF, the Mongager has executed this Acceleration Rider.

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