

PREPARED BY:
ROBIN DYSON
CHICAGO, IL 60631

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RECORD AND RETURN TO:
ALLIED MORTGAGE CORPORATION
8600 W. BRYN MAWR AVENUE-SUITE 725-S
CHICAGO, ILLINOIS 60531

MAIL TO

91083163

9147771

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on FEBRUARY 12, 1991
The mortgagor is ROBERT A. POYNTON
AND ROSALIE POYNTON, HUSBAND AND WIFE

91083163

(Space Above This Line for Recording Data)
("Borrower"). This Security instrument is given to ALLIED MORTGAGE CORPORATION
THE STATE OF ILLINOIS, which is organized and existing under the laws of
CHICAGO, ILLINOIS 60631, and whose address is 8600 W. BRYN MAWR AVENUE-SUITE 725-S
("Lender").

Borrower owes Lender the principal sum of
SIXTY THOUSAND AND 00/100

Dollars U.S. \$ 60,000.00

1. 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 MARCH 1, 2021. 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 7 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 4 - BLOCK 11 IN MEDEMA'S EL VISTA SOUTH, BEING A SUBDIVISION OF THE
SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP
36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING
TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1959 AS DOCUMENT
17463329, IN COOK COUNTY, ILLINOIS.

DEPT-91 RECORDING \$15.29
T#7777 TRAN 8939 02/22/91 10:54:00
#7910 # *--91-083163
COOK COUNTY RECORDER

28-09-307-005

which has the address of 14935 SOUTH MISSION AVENUE
(Street)

OAK FOREST
(City)

Illinois 60452
(Zip Code)

("Property Address")

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.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited
variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

- PAYMENT of PRINCIPAL and INTEREST; PREPAYMENT and LATE CHARGES. Borrower shall promptly pay when due
the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

ILLINOIS-Single Family-FNMA/FHLMC UNIFORM INSTRUMENT

Borrower(s) Initials: Raf AI
ve-264 Rev. 10/89 14664

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Amended 5/87

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2. FUNDS FOR TAXES AND INSURANCE		Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum [Funds] equal to one-twelfth of (a) yearly taxes and assessments which may attain priority over this Security instrument; (b) yearly hazard insurance premiums; and (c) yearly mortality premiums, if any. These items are called "escrow items". Lender may estimate the Funds due on the basis of current data and reasonable estimates of future escrow items.		
STATE AGREEMENT		The Funds shall be held in an institution the depositor or account holder by a federal or state agency including Lender if Lender is such an institution. Lender shall apply the Funds to pay the escrow items, unless Lender may not charge for holding and applying the account or verifying the escrow items.		
CURRANT DEBT AND REASONABLE ESTIMATES OF FUTURE ESCROW ITEMS		Lender may not charge for holding and applying the account or verifying the escrow items, unless Lender may estimate the Funds due on the basis of current data and reasonable estimates of future escrow items.		
INSURANCE PAYMENTS OR GROUND RENTS ON THE PROPERTY, IF ANY		Lender may estimate the Funds due on the basis of current data and reasonable estimates of future escrow items.		
LEASEHOLD PAYMENTS WHICH MAY ATTAIN PRIORITY OVER THIS SECURITY INSTRUMENT; AND (b) YEARLY HAZARD INSURANCE PREMIUMS; AND (c) YEARLY MORTGAGE PREMIUMS, IF ANY		Lender may estimate the Funds due on the basis of current data and reasonable estimates of future escrow items.		
LENDER'S AGREEMENT		If the Funds held by Lender exceed the amount required to pay the escrow items, Lender shall pay the balance of the Funds to the escrow items by a date certain agreed upon by Lender, Borrower and the escrow items.		
LENDER'S AGREEMENT		Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum [Funds] equal to one-twelfth of (a) yearly taxes and assessments which may attain priority over this Security instrument; (b) yearly hazard insurance premiums; and (c) yearly mortality premiums, if any. These items are called "escrow items". Lender may estimate the Funds due on the basis of current data and reasonable estimates of future escrow items.		
3. APPLICABILITY OF PAYMENTS		If the amount of the Funds held by Lender exceeds the amount required to pay the escrow items, Lender shall pay the balance of the Funds to the escrow items by a date certain agreed upon by Lender, Borrower and the escrow items.		
4. CHARGES; LIENS		Borrower's obligation to pay all taxes, assessments, charges, fines and impositions attributable to the property which may attain priority over this Security instrument, and leasehold payments when due, at the dates of the escrow items, shall exceed the amount required to pay the escrow items when due, the excess shall be paid by Borrower, either pro rata or in full of all sums secured by this Security instrument to make up the deficiency to the amount of the Funds held by Lender, if Lender holds funds at the time of application as a credit, against the sums secured by this Security instrument.		
NOTE: THIRD, TO AMOUNTS PAYABLE UNDER PARAGRAPH 2; FOURTH, TO INTEREST DUE; AND LAST, TO PRINCIPAL DUE		Borrower's obligation to pay all taxes, assessments, charges, fines and impositions attributable to the property which may attain priority over this Security instrument, and leasehold payments when due, at the dates of the escrow items, shall exceed the amount required to pay the escrow items when due, the excess shall be paid by Borrower, either pro rata or in full of all sums secured by this Security instrument to make up the deficiency to the amount of the Funds held by Lender, if Lender holds funds at the time of application as a credit, against the sums secured by this Security instrument.		
3. APPLICABILITY OF PAYMENTS		Borrower shall pay the balance of the escrow items by a date certain agreed upon by Lender, Borrower and the escrow items.		
4. CHARGES; LIENS		Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the property which may attain priority over this Security instrument, and leasehold payments when due, at the dates of the escrow items, shall exceed the amount required to pay the escrow items when due, the excess shall be paid by Borrower, either pro rata or in full of all sums secured by this Security instrument to make up the deficiency to the amount of the Funds held by Lender, if Lender holds funds at the time of application as a credit, against the sums secured by this Security instrument.		
NOTE: THIRD, TO AMOUNTS PAYABLE UNDER PARAGRAPH 2; FOURTH, TO INTEREST DUE; AND LAST, TO PRINCIPAL DUE		Borrower shall pay the balance of the escrow items by a date certain agreed upon by Lender, Borrower and the escrow items.		
5. HAZARD INSURANCE		Borrower shall keep the improvements in good condition at Lender's expense, in the event of loss if not made prompty by Borrower, until the insurance carrier and Lender may make proof of loss if not made prompty by Borrower.		
ALL INSURANCE POLICIES AND RENEWALS SHALL BE ACCEPTABLE TO LENDER AND SHALL BE STANDARD MORTGAGE CLAUSE. LENDER		All insurance policies and renewals shall be acceptable to Lender and shall be a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender receives notice from Borrower giving the Lender all receipts of paid premiums and renewals notices, in the event of loss, Borrower shall give the Lender all necessary carriers and Lender may make proof of loss if not made prompty by Borrower.		
6. PRESERVATION AND MAINTENANCE OF PROPERTY; LEASEHOLDS		Unless Lender and Borrower otherwise agree in writing, any application of proceeds to preservation of the property which may attain priority in the security instrument, or the security instrument is on a leasehold, Borrower shall allow the Property to deteriorate or commit waste. If this Security instrument is on a leasehold, Borrower shall not merge unless Lender agrees to the merging.		
7. PROTECTION OF LENDER'S RIGHTS IN THE PROPERTY; MORTGAGE INSURANCE		Unless Lender rights in the Security instrument are breached, Borrower shall not destroy, damage or releasehold and fees title shall not merge unless Lender agrees to the merging.		

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Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the insurance in effect until such time as the requirement for the insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

8. INSPECTION. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

9. 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 lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

10. BORROWER NOT RELEASED; FORBEARANCE BY LENDER NOT A WAIVER. Extension of the time for 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 successors 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.

11. 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 17. 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.

12. LOAN CHARGES. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

13. LEGISLATION AFFECTING LENDER'S RIGHTS. If enactment or expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument unenforceable according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall take the steps specified in the second paragraph of paragraph 17.

14. 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 other 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.

15. 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.

16. BORROWER'S COPY. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

17. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER. If all or any part of the Property or any interest in it is sold or transferred or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security instrument without further notice or demand on Borrower.

Borrower(s) Initials *bif xsl*

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DPS 422

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DPS 423

Notary Public

NOTARY PUBLIC ST. TEE OF ILLINOIS PAGE 4 OF 4
MY COMMISSION EXPIRES 12/29/93
JANICE K. FEULNER
OFFICIAL SEAL

My Commission Expires:

Given under my hand and official seal, this 12 day of February, 1991.

Forgogoing instrument, appreared before me this day in person, and acknowledged that THEY signed and delivered the said instrument as THEIR free and voluntary act, for the uses and purposes therein set forth.

Personally known to me to be the same Person(s) whose name(s) ARB subscribed to the foregoing instrument, appreared before me this day in person, and acknowledged that THEY for said country and state, do hereby certify that ROBERT A. POYNTON

for said country and state, do hereby certify that ROBERT A. POYNTON, HUSBAND AND WIFE

AND ROSALEE POYNTON, HIS WIFE

1. Notary Public in and

State of Illinois, COOK County SS:

(Seal) (Seal) (Seal) (Seal) (Seal) (Seal) (Seal) (Seal)

ROSALEE POYNTON ROBERT A. POYNTON X X X X X X X X

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

Other(s) (Specify)

Graduated Payment Rider

Adjustable Rate Rider

condominium Rider

Planned Unit Development Rider

1-4 Family Rider

Instrument (Check applicable box(es))
and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend the rider(s) if one or more riders are executed by Borrower and recorded together.

22. WAIVER OF HOMESTEAD. Borrower waives all right of homestead exemption in the Property.

Instrument without charge to Borrower. Borrower shall pay any recordation costs.

21. RELEASE. Upon payment of all sums secured by this Security instrument, Lender shall release this Security from bonds and reasonable attorney fees, and then to the sum secured by this Security instrument.

the costs of management of the property and collection of rents, including, but not limited to, receiver's fees, premiums on the property including those fees. Any rents collected by Lender for the receiver's benefit shall be applied first to payment of the costs of management of the property and collection of rents, including, but not limited to, receiver's fees, premiums on

the property received, shall be entitled to enter upon, take possession of and manage the property and to collect the rents of prior to the expiration of an acceleration period paragraph 19 or abandonment of the property and at any time

20. LENDER IN POSSESSION. Upon acceleration under paragraph 19 or abandonment of the property and at any time title evidence

provided in this paragraph 19, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND COSTS OF JUDICIAL PROCESSION, LENDER SHALL BE ENTITLED TO COLLECT ALL EXPENSES INCURRED IN PURSUING THE REMEDIES BY THIS SECURITY INSTRUMENT WITHOUT FURTHER DEMAND AND MAY FORCLOSE THIS SECURITY INSTRUMENT BY SPECIFIED IN THE NOTICE, LENDER AT ITS OPTION MAY REQUIRE IMMEDIATE PAYMENT IN FULL OF ALL SUMS SECURED OF BORROWER TO ACCCELERATION AND FORCLOSURE. IF THE DEFULT IS NOT CURED ON OR BEFORE THE DATE

THE RIGHT TO ASSERT IN THE FORCLOSURE PROCEEDING THE NON-EXISTENCE OF A DEFULT OR ANY OTHER DEFULT PRIOR TO ACCCELERATION SHALL FURTHER INFORMATION BORROWER OF THE RIGHT TO REINSTATE AFTER ACCCELERATION AND PROPERTY. THE NOTICE SHALL SECURE BY JUDICIAL PROCEEDING AND SALE OF THE SUMS SECURED BY THIS SECURITY INSTRUMENT, FORCLOSURE IN THE NOTICE MAY RESULT IN ACCCELERATION OF THE SUMS SECURED BY THIS SECURITY INSTRUMENT, FORCLOSURE BY JUDICIAL PROCEEDING AND SALE OF THE

FAVORITE TO CURE THE DEFULT ON OR BEFORE THE DATE SPECIFIED IN THE NOTICE MAY RESULT IN ACCCELERATION OF DAYS FROM THE DATE THE NOTICE IS GIVEN TO BORROWER, BY WHICH THE DEFULT MUST BE CURED; AND (D) THAT SHALL SPECIFY: (A) THE DEFULT; (B) THE ACTION REQUIRED TO CURE THE DEFULT; (C) A DATE, NOT LESS THAN 30 TO ACCELERATION UNDER PARAGRAPHS 13 AND 17 UNLESS APPLICABLE LAW PROVIDES OTHERWISE. THE NOTICE

LENDER SHALL GIVE NOTICE TO BORROWER PRIOR TO ACCELERATION. LENDER SHALL SECURE BY JUDICIAL PROCEEDING AND SALE OF THE SUMS SECURED BY THIS SECURITY INSTRUMENT AS IF NO ACCELERATION

19. ACCELERATION; REMEDIES. Borrower and Lender further covenant and agree as follows:
NON-UNIFORML COVENANTS. However, this right to reinstate shall not apply in the case of acceleration under paragraphs 13 or 17.

this Security instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. Obligation to pay the sum secured by this Security instrument shall continue unchanged. Upon reinstatement by Borrower, security to assure that the lien of this Security instrument shall be removed from the property and Borrower

reasonably required to do so. (b) Lender shall take such action as Lender may desire to pay all expenses incurred in enforcing this Security instrument, including, but not limited to, reasonable attorney fees, and (d) takes such action as Lender may desire to pay all expenses which would be due under this Security instrument to any other party for services rendered in enforcing this Security instrument, including, but not limited to, reasonable attorney fees, and (e) pays all expenses incurred in enforcing this Security instrument, including, but not limited to, reasonable attorney fees, and (f) takes such action as Lender may

(a) pays all sums which would be due under this Security instrument to any other party for services rendered in enforcing this Security instrument, including, but not limited to, reasonable attorney fees, and (b) takes such action as Lender may

enforceable law may specify for reinstatement of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security instrument to any other party for services rendered in enforcing this Security instrument, including, but not limited to, reasonable attorney fees, and (d) takes such action as Lender may

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