UNOFFICIAL CORY

COOK COUNTY, ILL MOIS

1991 MAR #2 PH I: 21

91109891

FMC# 971185-2

FHA MORTGAGE

STATE OF ILLINOIS

FHA CASE NO.

131:6297108-703

This Mortgage "Sourity Instrument") is given on MARCH 8 .19 91

ASYMETH W. VEPE, A BACHELOR AND LAMERCHE VEPE, A VIDON

Laverne U V

whose address is

16020 SOUTH BONAN, MARKHAM, ILLINOIS 60426

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

LEET MORTGAGE CORP.

which is organized and existing under the laws of THE STATE OF RHODE ISLAND 11200 WEST PARKLAND AVEN (E. MILMAUKEE, WISCONSIN 53224

, and whose

91109891

(C'Lender"). Borrower owes Lender the principal sur

PORTY FIVE THOUSAND SIX HUNDRED SZVENTY TWO (MF) NO/100

Dollars (U.S.\$ 45,672.00-

This debt is evidenced by Borrower's note dated the same date as this Secretary Instrument ("Note"), which provides for ly payments, with the full debt, if not puid carlier, d se and payable on **APRIL 1, 2021**

This Security Instrument secures to Lender: (a) the repayment of the debt er idea ced by the Note, with interest, and all sions and modifications; (b) the payment of all other sums, white east, advanced under paragraph 6 to protect the security of this Security Instrument; and (e) the performance of Borray of s covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby months, grant and convey to Lender the ving described property located in County. COOK

THE MORTH 1/2 OF LOT 6 IN BLOCK 12 IN H. W. ELMOPH'S KEDZIE AVENUE RIDGE, BEING A SUBDIVISION OF THE MORTH EAST 1/4 AND THE SOUTH EAST 1/4 OF SECTION 23, TOWNSHIP 36 WORTH, RANGE 13 EAST OF THE TUFFED PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

28-23-211-021

which has the address of

16020 SOUTH HOMAN, MARKHAM

(City)

60426

("Property Address"); **IZioCodel**

nears now or hereafter crected on the property, and all extenents, rights; **TOGETHER WITH all the improv** ppurtenances, sents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or creather 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 Bossower is lawfully scient of the easte hereby conveyed and has the right to manage. grant and convey the Property and that the Property is unencombered, except for encombrances of record. Borrower warrants and will defend generally the title to the Property against all claims and domands, subject to any excentbrances of record.

TANKET

CHICAGO, ILLIAMAS EPOST Piece Morigage Corp. Patricia M. Picard
Hotary Public, State of Illinois
My Commission Expires 36/94 OFFICIAL SEAL and the world of 16 61 L'THE UNDERSTORED SIVIE OF ELECTS. BY SICHRIC BELOW, BORNEY रमा अंग के में ते प्रत्ये के

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- 9. Grounds for Acceleration of Dist. CIAL GORY, lations issued by the Secretary in the case of
 - (a) Default. Lender may, except as limited by rega ill of all sums secured by this Security Instru etc payment in fe
 - Borrower defaults by falling to pay in full any monthly payment required by this Security Instrument prior to or on e 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
 - b) Sale Without Credit Approval. Leader shall, if permitted by applicable law and with the prior approval of the Secretary, require manediate payment in full of all the sums secured by this Security Instrument if:
 - erwise transferred (other than by devise or descent) by the Bossower, 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 Socretary.
 - (c) No Wahrer. 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. ice such pays
 - (d) Regulations of HUD Secretary. In many circumstances regulations issued by the Secretary will limit Lender's rights, in the case 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.
- 10. Relastatement. 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 Astituted. To reinstate the Security Instrument, Borrower shall tender in a lump sum all amounts required to bring Borrow's's /ccount current including, to the extent they are obligations of Borrower under this Security Instrument, foreclosure costs / nd reasonable and customary attorney's fees and expenses properly associated with the foreclosure proceeding. Upper, neighborrower, this Security Instrument and the obligations that it secures shall remain in effect as accepted reinstatement after the commencement of foreclosure proceedings within two years immediately preceding the commencement of a commencement
- 2. Becrewer Not Released; 'w henrance By Lender Not a Walver. Extension of the time of payment or modification of preferation of the sums secured 'w this Security Instrument granted by Lender to any successor in interest of Borrower shall not seate to release the liability of the original Borrower or Borrower's successor in interest. Lender shall not be required to mesore proceedings against any a constant in interest or refuse to extend time for payment or otherwise modify amortization. operate to referee the lithe processing against any street in interest or stortower's successor in interest. Leader state not be required to ace proceedings against any street interest or refuse to extend time for payment or otherwise modify amortization states secured by this Security. Laterament by reason of any demand made by the original Borrower or Borrower's in interest. Any forbearance by Lander in energining any right or remody shall not be a waiver of or proclude the exist of any sight or res
- 12. Successors and Assigns Bound; Joint and Several Linklity; Co-Signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors of paragraph 9.b. Barrower's covenants and agreements shall be join as I everal. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security instrument only to anortgage, 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 don over may agree to extend, modify, forbear or make any accommodations with segand to the term of this Security Lutrament or the Note without that Borrower's concent.
- 23. Notices. Any notice to Borrower provided for in this Security/astrument shall be given by delivering it or by smalling it by first class small sudess 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 it: \$\langle \text{a} \rangle \text{rshall} \text{ be given by first class small to Lender's address atmed 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 when given as per \$\tilde{\chi} \text{ of in this paragraph.}
- r; Severability. This Security Instrument shall be governed by a detail law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Scurity Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Scurity 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
 - 15. Bessewer's Copy. Bessewer shall be given one conformed copy of this Security le a war.
- 16. Assignment of Rents. Borrower unconditionally assigns and transfers to Lender all the relat; and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the reats and revenues and hereby directs continued to pay the cents 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 revenue. The Property as trustee for the benefit of Lender and Borrower. This assignment of cents constitutes an absolute assignment at A fig. 2 on assignment for

If Lender gives notice of breach to Barrower: (a) all rents received by Barrower shall be held by Borrower at traveree for benefit of Lender only, to be applied to the sums secured by the Security Instrument; (b) Lender shall be excited to colk a viol 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 dumand to the tenant.

ver has not executed any prior assignment of the rents and has not and will not perform any act that we som exercising its rights under this paragraph 16.

Leader shall not be required to enter upon, take control of or maintain the Property before or after giving notice of brench to Dorrower. However, Leader 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 Leader. This assignment of rents of the Property fault serminate when the debt secured by the Security Instrument is paid in Sall.

& Form Leader may collect fees and charges authorized by the Socretary.

ts applied in the order provided in Paragraph 3, and then to prepayment of principal. Any application of intercept and the monthly payments, which are referred to in a the amount of rach payments. Any excess proceeds over an amount required to pay all outstanding inthe amount of rach payments. Any excess proceeds over an amount required to pay all outstanding inNote and this Security Instrument shall be paid to the entity legally entitled thereto. der the Mote and this Security Instru eing sol to thescore the proce dimensions. The proceeds of any event or chain for damages, direct or consequential, in consecution will large condensation, are bronced on the Property, or for conveyence in place of condensation, are bereigh assigned and shall be sader to the cutest of the two first of the fall amount of the technical of the indebtedness that remains under the Note and this Security lastrument, first to apply such proceeds to the reduction of the indebtedness under the Note and this Security lastrument, first to the the total in the order provided in Passagnaph 3, and then to prepayment of principal, Any annifestion of the total to the process. al of bing ndst 25dio 10 80

sediately due and payable. MAN TRACT

d by lender under this Paragraph shall become an additional debt of Borrower had be seemed by this ese amount shall bear interest from the date of disbursement, at the Note rate, and at the option of a disburaçdi by lender w

is mentioned in Paragraph 2. H Borrower fails to make these payments or the payments required by Paragraph 2, or fails to perform any other coverants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such a secessary to protect the value of the Property and Lender's rights in the Property, including payment of taxes, pay whatever is accessary to protect the value of the Property and Lender's rights in the Property, including payment of taxes, county for

6. Charges to Borrower and Protection of Leader's Rights in the Property. Borrower shall pay all govern seeisl or sunscipal barges, in face and impositions that are not included in Paragraph 2. Borrower shall pay these obligations on time directly to the airy which is owed the payment, upon Leader's reserve that promptly furnish to Leader recipits evidencing these payments.

S. Excentedes and Melaterance of the Property, Learning, Sourower shall not comme! A site of destroy, distance substantially change the Property or allow the Property to destribute, reasonable wear and tear of oct od Leader may take teasonable wear and tear of octon to protect and property is vacuat or abandoned or the lone is in default. Leader may take reason to abandoned property. If this Security instrument is on a leasehold, Borrower at all outply with the provisions of the lease and lee title to the Property, the leasehold and fee title shall not be Praped unless Leader and the paper. al (vante or detuny, da

rear of foreclosure of this Security instrument or other transfer of title to the Press to the purchaser.

by carified thereto. et in Paragraph 3, and then to prepayment of 1 the Jah, or (b) to the restoration or repair of the facation of the proceeds to the principal shall no. Literal or postpope the due date of the month to in Paragraph 3, or change the amount of such payer at Any excess insurance proceeds over to in Paragraph 3, or change the amount of such payer at Any excess insurance proceeds over the grant of the payer at Any excess insurance proceeds over the grant of the payer at Any excess insurance proceeds over the payer at Any excess insurance of the equity legs. ted to bey an outstan surf in Tabro aid ai b is the overt of loss, Borrower shall give Leader intractinte notice by a sail Leader may make proof of loss if not made pros by Borrower. Each insurance company concerned is hereby authorized. At directed to make payment for such loss direct alon, either of to the reduction of the indebtedness under the ringe and tan Security Instrument, first to any delined come, either of to the reduction of the indebtedness under the ringe and tan Security Instrument, first to any delined comes seeded, at the carbor of the indebtedness under the ringe of ringe of the relation of repair of Og (49 A)

d. They Illoss and Other Hazare' Insurance. Borrowersh's because all improvements on the Propeity, whether now in calendar and succeed, against any hazards, casualties, and or mingencies, including fire, for which Lender requires insurance shall be maintained in the amounts and for the rections that Lender requires. Borrower shall also insure the Property, whether now in estimate or subsequently erected, against loss by floods to the entered required the Secretary. All insurance policies and any reservable shall be carried with companies at the dry Lender. The insurance policies and any reservable at the bed by Lender. The insurance policies and any reservable as the bed by Lender and shall include loss payable clauses in favor of, and in a form acceptable to, Lender. ads any reservals the

FULL to inscrimation of the principal of & Prose

s, as requires; Lo interest due under the 186 ...

SECOMD, to any taxes, special smeasured and leasthold payments or ground rents, and fire, flood and other hazard inquismee أوجودنتي لم

SECOND, to any requirement. At or recents under paragraphs I and 2 sheet be applied by Leader as follows:

[RSI], to the mortgage insurance pive interesting, unless Sourower paid the carire mortgage insurance premium when remain was algored;

borrower tender. A. L. ader the full payment of all tenus secured by this Scanity incirelisms; Borrower's account that he had seen to be been said prompty refined any encions to be been t

Acceptance, total card control protects are also meaning change in the mortgage interests to be paid by Leader to Secretary, or (ii) a stoomisty change interested of the mortgage interests to incomplete the Secretary and (ii) a stoomisty change in mortgage interests to accomplete the full annual mortgage interests of this Security Instrument is held by the first to accomplete the full annual mortgage interests premium with Leader one month ficient to accomplete the full annual mortgage interests of this Security Instrument is held by the same as amount equal to one-twelfth of one-half percent of the outstanding principal s as ai só lladt sgr one are of (1) lade annimon are find outs stab sets of not mercon of Jessicialine : of this Security In a s lo bas meent, "Secretisty" meent the Societary of Homing and Urban 1997-repairing or me or little adveropment or me or little societary are insured under programs which require advance by the Security lastraneous is or was insured under a program which did not require advance their Security lastraneous is or was insured table sho include citizen (in an insulative cor under the Security by payment or life a monthly claimed in the Securitary, or (ii) a monthly claims instead of a month برخ مدد the Secretary of Housing and Urban Develop

or such issues payable to Leader prior to the due due of such locate, carcerde by more then one-simb the entimated amount of much issues payable to Leader she forms when due, and it payments required to pay such items when due, and it payments one the recent one-simb of the estimated payments to subsequent over one-simb of the estimated payments to subsequent over one-simb of the estimated payments to subsequent over one-simb of the estimated payments (a), (b), or (c) is substituted to pay the tiens when due, then Borrower, shall pay to Lender any amount accessary to make up the deficiency on or the day to Lender to make up the deficiency on or the day the item when due, then Borrower shall pay to Lender any amount necessary to make up the deficiency on or the day the item because the day. ma (b), (b), and (c), to dema, exceeds by more in not contact by blod son

please the foreign (a), (b) and (c) shall equil one position of the shanel seconds, as restouchly estimated by execute the sale foreign of the shanes of sor more than one-study of the calimated by Lender within a period cading one mound belone as men, I ender shall hold the smounts collected in trust to pay thems (a), (b) and (c) before they become delinquent. and to to design

Explaint of Principal, Institute and East Chings, Borrower shall pay when the principal of "spiritual of the day the contract on, the based by dies that here charges due the Mother Tables, and the Mother Tables, Distriction of the contract of the Charges Tables, Distriction of the costs monthly property, Sophier with the Charges Topical and institute as set forth in the Notes and any his charges, any spiritual spiritual costs to principal and special sensemed to be lavied against the Property, and special sensemed to be lavied against the Property, and (c) principals to provide against the Property, (b) best contract by Principals (c) principals on the Property, and (c) principals and the Property, and (c) principals and the Property (d) Principals (d) Principa scence required by Persgrap al ad on so h 33 F

source sound but where one the principal Of, and historie on, the dule