

91303148

PLEASE INITIAL  
MLP

(Space Above This Line For Recording Data) 91303148

State of Illinois

MORTGAGE

FHA Case No. 131:6258988-703

THIS MORTGAGE ("Security Instrument") is made on APRIL 29, 1991  
The Mortgagor is MARY L. POWELL, DIVORCED/NOT/SINCE/REMARIED  
SINGLE NEVER HAVING BEEN MARRIED MLP

PLEASE INITIAL  
MLP

whose address is 15 WEST 104TH PLACE, CHICAGO, ILLINOIS 60628  
~~XXXX WEST 104TH STREET CHICAGO, ILLINOIS 60628~~

("Borrower").

This Security Instrument is given to UNITED SAVINGS ASSN  
OF THE SOUTHWEST FSB which is organized and existing under the  
laws of UNITED STATES OF AMERICA, and whose address is  
1301 NORTH BASSWOOD-4TH FLOOR, SCHAUMBURG, ILLINOIS 60173  
("Lender").

Borrower owes Lender the principal sum of  
FORTY NINE THOUSAND FIVE HUNDRED SIXTY FOUR AND 00/100  
Dollars (U.S.\$ 49,564.00). 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  
MAY 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 6 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:  
THE EAST 25 FEET OF LOT 28 (EXCEPT THE SOUTH 8 FEET THEREOF CONVEYED  
TO CITY OF CHICAGO FOR ALLEY, IN LOUIS H. STAFFORD'S SUBDIVISION OF  
LOT 16 IN SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP  
37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*THIS MORTGAGE IS BEING RE-RECORDED TO CORRECT THE ADDRESS.  
DEPT-01 RECORDING \$15.29  
T#4444 TRAN 7922 06/21/91 14:06:00  
#6372 # D \*-91-303148  
COOK COUNTY RECORDER  
DEPT-01 RECORDING \$15.29  
T#2222 TRAN 9490 05/01/91 15:02:00  
#5191 # B \*-91-203533  
COOK COUNTY RECORDER

25-16-209-038

which has the address of 15 WEST 104TH PLACE, CHICAGO (Street, City)  
Illinois 60628 (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 seised 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.

1. PAYMENT OF PRINCIPAL, INTEREST AND LATE CHARGE. Borrower shall pay when due the principal of, and interest  
on, the debt evidenced by the Note and late charges due under the Note.

2. MONTHLY PAYMENTS OF TAXES, INSURANCE AND OTHER CHARGES. Borrower shall include in each monthly payment,  
together with the principal and interest as set forth in the Note and any late charges, an installment of any (a) taxes and special  
assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums  
for insurance required by paragraph 4.

Each monthly installment for items (a), (b), and (c) shall equal one-twelfth 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.

Borrower(s) Initials MLP  
VMP 40 (IL) (8001)

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Borrower(s) Initials M J

(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 (iii) Borrower defaults by failing, for a period of thirty days, to perform any other obligations contained in this Security Instrument.

9. GROUNDS FOR ACCELERATION OF DEBT.

8. FEES. Lender may collect fees and charges authorized by the Secretary. Any application of the proceeds to the principal shall 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 proceeds over an amount required to pay all first to any delinquent amounts applied in the order provided in Paragraph 3, and then to prepayment of principal. Lender shall apply such proceeds to the reduction of the indebtedness under the Note and this Security Instrument. Lender shall pay to Lender to the extent of the full amount of the indebtedness that remains unpaid under the Note and this Security Instrument, or for conveyance in place of condemnation, or for taking of any part of the Property, or for condemnation with any condemnation or other taking of any part of the Property, or for damages, direct or consequential, in connection with any The proceeds of any award or claim for damages, direct or consequential, in connection with any

7. CONDEMNATION.

Lender, shall be immediately due and payable. 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.

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.

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 loss 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 shall 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.

4. FIRE, FLOOD AND OTHER HAZARD INSURANCE.

Borrower shall insure all improvements on the Property, whether now in existence or subsequently erected, against any hazards, casualties, 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 erected, 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 clauses in favor of, and in a form acceptable to, Lender. In the event of loss, Borrower shall give Lender immediate notice by mail. 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 principal shall 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.

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 insurance premium, unless Borrower paid the entire mortgage insurance premium when this Security Instrument was signed; Second, to any taxes, special assessments, leasehold payments or ground rents, and fire, flood and other hazard insurance premiums, as required; Third, to interest due under the Note; Fourth, to amortization of the principal of the Note; Fifth, to late charges due under the Note. If Borrower tenders to Lender the full payment of all sums secured by this Security Instrument, Borrower's account shall be credited with the balance 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 remaining 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 insurance premium, unless Borrower paid the entire mortgage insurance premium when this Security Instrument was signed; Second, to any taxes, special assessments, leasehold payments or ground rents, and fire, flood and other hazard insurance premiums, as required; Third, to interest due under the Note; Fourth, to amortization of the principal of the Note; Fifth, to late charges due under the Note. If Borrower tenders to Lender the full payment of all sums secured by this Security Instrument, Borrower's account shall be credited with the balance 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 remaining for all installments for items (a), (b), and (c).

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19. WAIVER OF HOMESTEAD

Borrower waives all right of homestead exemption in the Property. Borrower shall pay any recordation costs.

18. RELEASE

Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower.

17. FORECLOSURE PROCEDURE

IF LENDER REQUIRES IMMEDIATE PAYMENT IN FULL UNDER PARAGRAPH 9, LENDER MAY INCURRED IN PURSUING THE REMEDIES PROVIDED IN THIS PARAGRAPH 17, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND COSTS OF TITLE EVIDENCE.

NON-UNIFORM COVENANTS

Borrower and Lender further covenant and agree as follows:

16. ASSIGNMENT OF RENTS

Borrower shall be given one conformed copy of this Security Instrument. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay rents to Lender or Lender's agents. However, prior to Lender's notice to Borrower of 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.

15. BORROWER'S COPY

Borrower shall be given one conformed copy of this Security Instrument. Borrower shall be given one conformed copy of this Security Instrument. To this end the provisions of this Security Instrument and the Note are declared to be severable.

14. GOVERNING LAW; SEVERABILITY

shall be deemed to have been given to Borrower or Lender when given in this paragraph. address stated herein or any address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument

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 office 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

12. SUCCESSORS AND ASSIGNS; 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 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 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 term of this Security Instrument or the Note without that Borrower's consent.

11. BORROWER NOT RELEASED; FORBEARANCE BY LENDER NOT A WAIVER

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 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. A forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

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 attorney's 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. However, 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 lien created by this Security Instrument.

9. REGULATIONS OF HUD SECRETARY

Lender does not waive its rights with respect to subsequent events. 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 foreclosure if not paid. This Security Instrument does not authorize acceleration or foreclosure if not permitted by regulations of the Secretary.

8. 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 is otherwise transferred (other than by devise, descent) by the Borrower, and (iii) The Property is not occupied by the purchaser or grantee as his or her primary 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.

7. FORECLOSURE

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.

6. COVENANTS

Borrower shall not execute the Note or this Security Instrument until 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 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. A forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

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# UNOFFICIAL COPY

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MLP

**ACCELERATION CLAUSE.** Borrower agrees that should this Security Instrument and the note secured thereby not be eligible for insurance under the National Housing Act within EIGHT ~~DAYS~~ MONTHS 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 Secretary dated subsequent to EIGHT ~~DAYS~~ MONTHS from the date hereof, declining to insure this Security Instrument and the 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.

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

Condominium Rider  
 Planned Unit Development Rider

Adjustable Rate Rider  
 Graduated Payment Rider

Growing Equity Rider  
 Other

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

Witness:

\_\_\_\_\_

Mary L. Powell (Seal)  
MARY L. POWELL Borrower

\_\_\_\_\_

\_\_\_\_\_ (Seal)  
Borrower

\_\_\_\_\_

\_\_\_\_\_ (Seal)  
Borrower

\_\_\_\_\_

\_\_\_\_\_ (Seal)  
Borrower

STATE OF ILLINOIS,

County ss:

I, the undersigned, a Notary Public in and for said county and state do hereby certify that MARY L. POWELL, ~~DIVORCED/NOT SINCE REMARRIED~~ SINGLE NEVER HAVING BEEN MARRIED *MCP* personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that She signed and delivered the said instrument as *free* free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29 day of April, 19\_\_.

91203533

"OFFICIAL SEAL"  
Lisa A. Foster  
Notary Public, State of Illinois  
My Commission Expires 2/16/93

Lisa A. Foster  
Notary Public

My commission expires:

This Instrument was prepared by: JOANNE ALITTO  
SCHAUMBURG, IL 60173

RECORD AND RETURN TO: UNITED SAVINGS ASSN OF THE SOUTHWEST FSB  
1301 NORTH BASSWOOD-4TH FLOOR  
SCHAUMBURG, ILLINOIS 60173



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