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## FHA MORTGAGE

STATE OF ILLINOIS

FHA CASE NO.  
131:6833403-729

This Mortgage "Security Instrument" is given on **OCTOBER 8, 1992**  
The Mortgagor is **RUBEN MENDEZ, A MARRIED MAN, NOT HEREIN JOINED BY SPOUSE**

whose address is **1416 N AVERS AVENUE CHICAGO, ILLINOIS 60651**

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

**DEPENDABLE MORTGAGE, INC**

which is organized and existing under the laws of **STATE OF INDIANA**, and whose  
address is **1400 TORRENCE AVENUE  
CALUMET CITY, ILLINOIS 60409**

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

**FIFTY EIGHT THOUSAND FOUR HUNDRED AND NO/100**

Dollars (U.S. \$ **58,400.00** ).  
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 **NOVEMBER 1, 2022**.  
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 debts, with interest, advanced under paragraph 8 to  
protect the security of this Security Instrument; and (c) the provisions of the Note's covenants and agreements under  
the Security Instrument and the loan, by this mortgage. Therefore, this mortgage is given to secure the  
following debt:

Doc 588 2093  
L-411316-64 885 2093

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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 to the Lender in the order provided in Paragraph 3, and then to payment of the monthly principal. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly instrument, first to any delinquent amounts applied in the order provided in Paragraph 3, and then to payment of the monthly principal. Lender shall apply such proceeds to the reduction of the indebtedness under the Note and this Security Instrument. Lender shall be paid to Lender in the extent of the full amount of the indebtedness that remains unpaid under the Note and this Security Instrument. 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 4.

6. Charges to Borrower and Protection of Lender's Rights in the Property. Borrower shall pay all governmental or municipal charges, taxes 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 4.

5. (Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Indebtedness, all right, title and interest of Borrower in and to insurance policies in force shall pass to the purchaser in the event of foreclosure of this Security Instrument or other transfer of title to the Property that extinguishes the instrument shall be paid to the entity legally entitled thereto.

4. The Lender and other third parties, including the Lender, shall have all important interests in the Property, whether now or hereafter, and shall be held by Lender and shall in full have payable clauses in favor of, and in a form acceptable to, Lender.

3. 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.

2. 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. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. 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.

1. The Lender and other third parties, including the Lender, shall have all important interests in the Property, whether now or hereafter, and shall be held by Lender and shall in full have payable clauses in favor of, and in a form acceptable to, Lender.

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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.

(b) **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, or a beneficial interest in a trust owning all or part of the Property, is sold or 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 principal 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.

(c) **No Waiver.** 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.

(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.

(e) **Mortgage Not Insured.** Borrower agrees that should this Security Instrument and the note secured thereby not be eligible for insurance under the National Housing Act within **NINETY (90) DAYS** 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 **NINETY (90) DAYS** 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.

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. 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.

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 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.

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 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: (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.

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 for in 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 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.

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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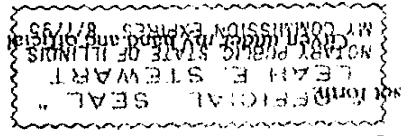
MAIL TO

(Address)  
1400 TORRENCE AVE  
CALUMET CITY, ILLINOIS 60409

(Name)  
DEPENDABLE MORTGAGE, INC  
MARY T. HARRIS

This instrument was prepared by:

My Commission expires:



day of OCTOBER, 1992

Notary Public  
*[Signature]*

signed and delivered the said instrument as HIS  
subscribed to the foregoing instrument, appeared before me this day in person, in acknowledged that HE  
personally known to me to be the same person(s) whose name(s) IS

do hereby certify that RUBEN MENDEZ, A MARRIED MAN, NOT HEREIN JOINED BY SPOUSE  
I, THE UNDERSIGNED  
STATE OF ILLINOIS, COOK  
County ss:

(Seal) Borrower  
\_\_\_\_\_  
(Seal) Borrower  
\_\_\_\_\_  
(Seal) Borrower  
\_\_\_\_\_  
(Seal) Borrower  
*Ruben Mendez*  
RUBEN MENDEZ

Witnesses:  
*[Signature]*

BY SIGNING BELOW, Borrower accepts and agrees to the terms contained in pages 1 through 4 of this Security  
instrument and in any riders (if any) executed by Borrower and recorded with it.

- Planned (but Development Rider
- Other (Specify:  MULTISTATE ADJUSTABLE RATE RIDER
- Contingent Payment Rider
- Growing Equity Rider

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 riders) were in a part of this Security Instrument.  
[Check applicable box(es)]

17. Foreclosure Proceeds. If Lender requires immediate payment in full under paragraph 9, Lender may foreclose  
the Security Instrument by public proceeding, and any other remedies permitted by applicable law. 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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## FHA MULTISTATE ADJUSTABLE RATE RIDER

THIS ADJUSTABLE RATE RIDER is made this 8<sup>TH</sup> day of OCTOBER, 1992 and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed ("Security Instrument") of the same date given by the undersigned ("Borrower") to secure Borrower's Note ("Note") to DEPENDABLE MORTGAGE, INC

(the "Lender") of the same date and covering the property described in the Security Instrument and located at:  
1426 N. AVERS AVENUE CHICAGO, ILLINOIS 60651

(Property Address)

THE NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN THE INTEREST RATE AND THE MONTHLY PAYMENT. THE NOTE LIMITS THE AMOUNT THE BORROWER'S INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE THE BORROWER MUST PAY.

**ADDITIONAL COVENANTS.** In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

### INTEREST RATE AND MONTHLY PAYMENT CHANGES

#### (A) Change Date

The interest rate may change on the first day of JANUARY, 1994 and that day of each succeeding year. "Change Date" means each date on which the interest rate could change.

#### (B) The Index

Beginning with the first Change Date, the interest rate will be based on an Index. "Index" means the weekly average yield on United States Treasury Securities adjusted to a constant maturity of one year, as made available by the Federal Reserve Board. "Current Index" means the most recent index figure available 30 days before the Change Date. If the Index (as defined above) is no longer available, Lender will use as a new Index any index prescribed by the Secretary. As used in this Rider, "Secretary" means the Secretary of Housing and Urban Development or his or her designee. Lender will give Borrower notice of the new Index.

#### (C) Calculation of Interest Rate Changes

Before each Change Date, Lender will calculate a new interest rate by adding a margin of two

points to the current index and rounding the sum to the nearest one-eighth of one percent. If the sum is not a multiple of one-eighth of one percent, the sum will be rounded up to the next higher one-eighth of one percent.

The new interest rate will be the sum of the current index plus the margin of two points, rounded to the nearest one-eighth of one percent. If the sum is not a multiple of one-eighth of one percent, the sum will be rounded up to the next higher one-eighth of one percent.

If the new interest rate is higher than the current interest rate, the new monthly payment amount will be the amount of the new monthly payment amount, rounded to the nearest cent. If the new interest rate is lower than the current interest rate, the new monthly payment amount will be the amount of the new monthly payment amount, rounded to the nearest cent. The result of this calculation will be the amount of the new monthly payment of principal and interest.

#### (D) Notice of Changes

Lender will give notice to Borrower of any change in the interest rate and monthly payment amount. The notice must be given at least 25 days before the new monthly payment amount is due, and must set forth (i) the date of the notice, (ii) the Change Date, (iii) the old interest rate, (iv) the new interest rate, (v) the new monthly payment amount, (vi) the current index and the date it was published, (vii) the method of calculation, and (viii) the amount of the new monthly payment of principal and interest.

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The undersigned hereby certifies that the foregoing is a true and correct copy of the original as the same appears in the records of the County Clerk's Office.

COOK COUNTY CLERK'S OFFICE  
10/11/11