

UNOFFICIAL COPY

VA FORM 26-6310 (Home Loan)
Rev. August 1987. Use Optional
Section 1810, Title 38, U.S.C.
Acceptable to
Federal National Mortgage Association

93596317

ILLINOIS
LOAN NO. 8701031
CASE NO. LH630-680

MORTGAGE

THIS LOAN IS NOT ASSUMABLE WITHOUT THE APPROVAL OF THE VETERANS AFFAIRS OR ITS AUTHORIZED AGENT.

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THIS INDENTURE, made this 27th day of July, 1993, between DERRICK B. SMALL and SHIRLENE SMALL, HIS WIFE

, between

, Mortgagor, and

MIDWEST FUNDING CORPORATION, AN ILLINOIS CORPORATION a corporation organized and existing under the laws of ILLINOIS, Mortgagee.

WITNESSETH: That whereas the Mortgagor is justly indebted to the Mortgagee, as is evidenced by a certain promissory note executed and delivered by the Mortgagor, in favor of the Mortgagee, and bearing even date herewith, in the principal sum of One Hundred Fifty Five Thousand Eight Hundred Dollars and no/100 Dollars (\$ 155,800.00) payable with interest at the rate of Seven and One / Half per centum (7.5000 %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in Downers Grove, Illinois, or at such other place as the holder may designate in writing, and delivered or mailed to the Mortgagor; the said principal and interest being payable in monthly installments of One Thousand Eighty Nine Dollars and 38/100 Dollars (\$ 1,089.38) beginning on the first day of September, 1993, and continuing on the first day of each month thereafter until the note is fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of August, 2023.

NOW, THEREFORE, the said Mortgagor, for the better securing of the payment of said principal sum of money and interest and the performance of the covenants and agreements herein contained, does by these presents MORTGAGE and WARRANT unto the Mortgagee, its successors or assigns, the following described real estate situate, lying, and being in the county of COOK and the State of Illinois, to wit:

LOT 86 IN JOHN BAIN'S RESUBDIVISION OF PART OF FOREST RIDGE, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 IN SECTION 7, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY, ILLINOIS
FILED FOR RECORD

93 JUL 30 AM 10:25

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Tax I. D. #: 25-07-112-021-0000

Also known as: 9622 SOUTH HAMILTON AVENUE, CHICAGO, IL 60643

THE RIDER TO STATE OF ILLINOIS VA MORTGAGE ACCELERATION CLAUSE ATTACHED HERETO AND EXECUTED OF EVEN DATE HERewith IS INCORPORATED HEREIN AND THE COVENANTS AND AGREEMENTS OF THE RIDER SHALL AMEND AND SUPPLEMENT THE COVENANTS AND AGREEMENTS OF THIS MORTGAGE AS IF THE RIDER WERE A PART HEREOF.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, and the rents, issues, and profits thereof; and all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are, and shall be deemed to be, fixtures and a part of the realty, and are a portion of the security for the indebtedness herein mentioned;

The Mortgagor further agrees that should this Mortgage and the Note secured hereby not be eligible for guarantee under Chapter 37, Title 38 U.S.C. (38 CFR 36.4303) within sixty (60) days from the date hereof, written or verbal statements of any officer of the Veterans Administration or authorized agent of the Administrator of Veterans Affairs dated within said sixty (60) days time period, declining to guarantee said Note and this Mortgage being deemed conclusive proof of such ineligibility, the Mortgagee or the holder of the Note, may, at its option, declare all sums secured hereby immediately due and payable.

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TO HAVE AND TO HOLD the above-described premises, with the appurtenances and fixtures, unto the said Mortgagee, its successors and assigns, forever, for the purposes and uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the said Mortgagee does hereby expressly release and waive.

AND SAID MORTGAGOR covenants and agrees:

To keep said premises in good repair, and not to do, or permit to be done, upon said premises, anything that may impair the value thereof, or of the security intended to be effected by virtue of this instrument; not to suffer any lien or mechanics men or material men to attach to said premises; to pay to the Mortgagee, as hereinafter provided, until said note is fully paid, (1) a sum sufficient to pay all taxes and assessments on said premises, or any tax or assessment that may be levied by authority of the State of Illinois, or of the county, town, village, or city in which the said land is situated, upon the Mortgagee on account of the ownership thereof; (2) a sum sufficient to keep all buildings that may at any time be on said premises, during the continuance of said indebtedness, insured for the benefit of the Mortgagee in such type or types of hazard insurance, and in such amounts, as may be required by the Mortgagee.

In case of the refusal or neglect of the Mortgagee to make such payments, or to satisfy any prior lien or incumbrance other than that for taxes or assessments on said premises, or to keep said premises in good repair, the Mortgagee may pay such taxes, assessments, and insurance premiums, when due, and may make such repairs to the property herein mortgaged as may reasonably be deemed necessary for the proper preservation thereof, and any moneys so paid or expended shall become so much additional indebtedness, secured by this mortgage, shall bear interest at the rate provided for in the principal indebtedness, shall be payable thirty (30) days after demand and shall be paid out of proceeds of the sale of the mortgaged premises, if not otherwise paid by the Mortgagee.

Upon the request of the Mortgagee the Mortgagee shall execute and deliver a supplemental note or notes for the sum or sums advanced by the Mortgagee for the alteration, modernization, improvement, maintenance, or repair of said premises, for taxes or assessments against the same and for any other purpose authorized hereunder. Said note or notes shall be secured hereby on a party with and as fully as if the advance evidenced thereby were included in the note first described above. Said supplemental note or notes shall bear interest at the rate provided for in the principal indebtedness and shall be payable in approximately equal monthly payments for such period as may be agreed upon by the creditor and debtor. Falling to agree on the maturity, the whole of the sum or sums so advanced shall be due and payable thirty (30) days after demand by the creditor. In no event shall the maturity extend beyond the ultimate maturity of the note first described above.

It is expressly provided, however (all other provisions of this mortgage to the contrary notwithstanding), that the Mortgagee shall not be required to pay, discharge, or remove any tax, assessment, or tax lien upon or against the premises described herein or any part thereof or the improvements situated thereon, so long as the Mortgagee shall, in good faith, contest the same or the validity thereof by appropriate legal proceedings brought in a court of competent jurisdiction, which shall operate to prevent the collection of the tax, assessment, or lien so contested and the sale or forfeiture of the said premises or any part thereof to satisfy the same.

AND the said Mortgagee further covenants and agrees as follows:

Privilege is reserved to prepay at any time, without premium, or fee, the entire indebtedness or any part thereof not less than the amount of one installment, or one hundred dollars (\$100.00), whichever is less. Prepayment in full shall be next following installment due date or thirty days after such prepayment, whichever is earlier.

Together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, the Mortgagee will pay to the Mortgagee as Trustee under the terms of this trust as hereinafter stated, on the first day of each month until the said note is fully paid, the following sums:

(a) A sum equal to the ground rents, if any, next due, plus the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus taxes and assessments next due on the mortgaged property (all as estimated by the Mortgagee, and of which the Mortgagee is notified) less all sums already paid therefor divided by the number of months to elapse before one year shall be held by Mortgagee in trust to pay said ground rents, premiums, taxes and assessments.

PROPOSED

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LOAN NO. 8701031

(b) The aggregate of the amounts payable pursuant to subparagraph (a) and those payable on the note secured hereby, shall be paid in a single payment each month, to be applied to the following items in the order stated:

- I. ground rents, if any, taxes, assessments, fire, and other hazard insurance premiums;
- II. interest on the note secured hereby; and
- III. amortization of the principal of the said note.

Any deficiency in the amount of any such aggregate monthly payment shall, unless made good prior to the due date of the next payment, constitute an event of default under this Mortgage. At Mortgagee's option, Mortgagor will pay a "late charge" not exceeding four per centum (4%) of any installment when paid more than fifteen (15) days after the due date thereof to cover the extra expense involved in handling delinquent payments, but such "late charge" shall not be payable out of the proceeds of any sale made to satisfy the indebtedness secured hereby, unless such proceeds are sufficient to discharge the entire indebtedness and all proper costs and expenses secured hereby.

If the total of the payments made by the Mortgagor under subparagraph (a) of the preceding paragraph shall exceed the amount of payments actually made by the Mortgagee as Trustee for ground rents, taxes, and assessments, or insurance premiums, as the case may be, such excess shall be credited on subsequent payments to be made by the Mortgagor for such items or, at the Mortgagee's option as Trustee, shall be refunded to the Mortgagor. If, however, such monthly payments shall not be sufficient to pay such items when the same shall become due and payable, the Mortgagor shall pay to the Mortgagee as Trustee any amount necessary to make up the deficiency. Such payments shall be made within thirty (30) days after written notice from the Mortgagee stating the amount of the deficiency, which notice may be given by mail. If at any time the Mortgagor shall tender to the Mortgagee, in accordance with the provisions of the note secured hereby, full payment of the entire indebtedness represented thereby, the Mortgagee as Trustee shall, in computing the amount of such indebtedness, credit to the account of the Mortgagor any credit balance remaining under the provisions of subparagraph (a) of the preceding paragraph. If there shall be a default under any of the provisions of this mortgage, resulting in a public sale of the premises covered hereby, or if the Mortgagee acquires the property otherwise after default, the Mortgagee as Trustee shall apply, at the time of the commencement of such proceedings or at the time the property is otherwise acquired, the amount then remaining to credit of Mortgagor under said subparagraph (a) as a credit on the interest accrued and unpaid and the balance to the principal then remaining unpaid under said note.

AS ADDITIONAL SECURITY for the payment of the indebtedness aforesaid the Mortgagor does hereby assign to the Mortgagee all the rents, issues, and profits now due or which may hereafter become due for the use of the premises hereinabove described. The Mortgagor shall be entitled to collect and retain all of said rents, issues and profits until default hereunder, EXCEPT rents, bonuses and royalties resulting from oil, gas or other mineral leases or conveyances thereof now or hereafter in effect. The lessee, assignee or sublessee of such oil, gas or mineral lease is directed to pay any profits, bonuses, rents, revenues or royalties to the owner of the indebtedness secured hereby.

MORTGAGOR WILL CONTINUOUSLY maintain hazard insurance, of such type or types and amounts as Mortgagee may from time to time require, on the improvements now or hereafter on said premises, and except when payment for all such premiums has theretofore been made, he/she will pay promptly when due any premiums therefor. All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and the Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage, or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

IN THE EVENT of default in making any monthly payment provided for herein and in the note secured hereby, or in case of a breach of any other covenant or agreement herein stipulated, then the whole of said principal sum remaining unpaid together with accrued interest thereon, shall, at the election of the Mortgagee, without notice, become immediately due and payable.

IN THE EVENT that the whole of said debt is declared to be due, the Mortgagee shall have the right immediately to foreclose this mortgage, and upon the filing of any bill for that purpose, the court in which such bill is filed may at any time thereafter, either before or after sale, and without notice to the said Mortgagor, or any party claiming under said Mortgagor, and without regard to the solvency or insolvency at the time of such application for a receiver of the person or persons liable for the payment of the indebtedness secured hereby, and without regard to the value of said premises or whether the same shall then be occupied by the owner of the equity of redemption, as a homestead, appoint a receiver for the benefit of the Mortgagee, with power to collect the rents, issues, and profits of the said premises during the pendency of such foreclosure suit and, in case of sale and a deficiency, during the full statutory period of redemption, and such rents, issues, and profits when collected may be applied toward the payment of the indebtedness, costs, taxes, insurance, and other items necessary for the protection and preservation of the property.

IN CASE OF FORECLOSURE of this mortgage by said Mortgagee in any court of law or equity, a reasonable sum shall be allowed for the solicitor's fees of the complainant and for stenographers' fees of the complainant in such proceeding, and also for all outlays for documentary evidence and the cost of a complete abstract of title for the purpose of such foreclosure; and in case of any other suit, or legal proceeding, wherein the Mortgagee shall be made a party thereto by reason of this mortgage, its costs and expenses, and the reasonable fees and charges of the attorneys or solicitors of the Mortgagee, so made parties, for services in such suit or proceedings, shall be a further lien and

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Clark

page

recorded in Book

at

o'clock

of
m., and duly

of

A. D. 19

day

Filed for Record in the Recorder's Office of
County, Illinois, on the

Doc. No.

BOX 333 - TH

TO
MIDWEST FUNDING CORPORATION
1020 31st Street, Suite 300

DERICK B. SMALL
SHIRLENE SMALL

Mortgage

STATE OF ILLINOIS

KATHY WIEKERT
MIDWEST FUNDING CORPORATION
1020 31ST STREET, SUITE 401

This instrument was prepared by:

homestead.

personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as the free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of

Certify that **PATRICIA BENDER**, a notary public, in and for the county and State aforesaid, do hereby

STATE OF ILLINOIS
COUNTY OF

ss:

[SEAL] SHIRLENE SMALL

[SEAL] DERICK B. SMALL

Derick B. Small
Shirlene Small

WITNESS the hand and seal of the Mortgagor, the day and year first written.

hereby secured or any instrument thereon whether by operation of law or otherwise.
shall include the plural, the plural the singular, and the term "Mortgagee" shall include any payee of the indebtedness
heirs, executors, administrators, successors, and assigns of the parties hereto. Wherever used, the singular number
THE COVENANTS HEREIN CONTAINED shall bind, and the benefits and advantages shall inure, to the respective
incumbent with said Title or Regulations are hereby amended to conform thereto.
herein, and any provisions of this or other instruments executed in connection with said indebtedness which are
Regulations issued thereunder and in effect on the date hereof shall govern the rights, duties and liabilities of the parties
if the indebtedness secured hereby be guaranteed or insured under Title 38, United States Code, such Title and
manner, the original liability of the Mortgagor.
hereby secured given by the Mortgagor to any successor in interest of the Mortgagor shall operate to release, in any
payment of the indebtedness or any part thereof hereby secured; and no extension of the time of payment of the debt
The lien of this instrument shall remain in full force and effect during any postponement or extension of the time of
release or satisfaction by Mortgagor.
Mortgagor hereby waives the benefits of all statutes or laws which require the earlier execution or delivery of such
thirty days after written demand therefor by Mortgagor, execute a release or satisfaction of this mortgage, and
perform all the covenants and agreements herein, then this conveyance shall be null and void and Mortgagor will, within
If Mortgagor shall pay said note at the time and in the manner aforesaid and shall abide by, comply with and duly
Mortgagor.
insurance of the indebtedness secured hereby. The proceeds of sale, if any, shall then be paid to the
principal money remaining unpaid; (5) all sums paid by the Veterans Administration on account of the guaranty or
advances are made; (3) all the accrued interest remaining unpaid on the indebtedness hereby secured; (4) all the said
abstract and examination of title; (2) all the moneys advanced by the Mortgagor, if any, for any purpose authorized in
including reasonable attorneys' fees, solicitors', and stenographers' fees, outlays for documentary evidence and cost of said
made in pursuance of any such decree: (1) All the costs of such suit or suits, advertising, sale, and conveyance,
THERE SHALL BE INCLUDED in any decree foreclosing this mortgage and be paid out of the proceeds of any sale
indebtedness secured hereby and be allowed in any decree foreclosing this mortgage.
charge upon the said premises under this mortgage, and all such expenses shall become so much additional
LOAN NO. 8701031

OFFICIAL SEAL
PATRICIA BENDER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/5/98

GIVEN under my hand and Notarial Seal this
day of *July*, 1993
Patricia Bender
Notary Public.

93596317

UNOFFICIAL COPY

LOAN #: 8701031
CASE #: LH630-680

Veterans Affairs Rider To The Deed of Trust/Mortgage

This Rider is made this 27th day of July 1993 and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, Deed to Secure Debt (the "Instrument") of the same date given by the undersigned (the "Mortgagor")

DERRICK B. SMALL AND SHIRLENE SMALL, HIS WIFE

and covering the property described in the Instrument and located at (Property Address):

9622 SOUTH HAMILTON AVENUE, CHICAGO, IL 60643

"the title 'Secretary of Veterans Affairs' shall be substituted for that of 'Administrator of Veterans Affairs' and the designation 'Department of Veterans Affairs' shall be substituted for that of 'Veterans Administration' each time either appears in the Deed of Trust/Mortgage pursuant to the provisions of Section 2, Pub. L. No. 100-527, the Department of Veterans Affairs Act."

IN WITNESS WHEREOF, the Mortgagor has executed this Rider.

Derrick B. Small
MORTGAGOR DERRICK B. SMALL

Shirlene Small
MORTGAGOR SHIRLENE SMALL

MORTGAGOR

MORTGAGOR

DATE

93596317

UNOFFICIAL COPY

LOAN #: 8701031

CASE #: LH030-000

VA MORTGAGE ACCELERATION CLAUSE

All VA Mortgages - Effective 03/01/88

"This loan is immediately due and payable upon transfer of the property securing such loan to any transferee, unless the acceptability of the assumption of the loan is established pursuant to section 1817A of chapter 37, title 38, United States Code."

"A fee equal to one-half of 1 percent of the balance of this loan as of the date of transfer of the property shall be payable at the time of transfer to the loan holder or its authorized agent, as trustee for the Administrator of Veterans Affairs. If the assumer fails to pay this fee at the time of transfer, the fee shall constitute an additional debt to that already secured by this instrument, shall bear interest at the rate herein provided, and, at the option of the payee of the indebtedness hereby secured or any transferee thereof, shall be immediately due and payable. This fee is automatically waived if the assumer is exempt under the provisions of 38 U.S.C. 1829 (b)."

"Upon application for approval to allow assumption of this loan, a processing fee may be charged by the loan holder or its authorized agent for determining the creditworthiness of the assumer and subsequently revising the holder's ownership records when an approved transfer is completed. The amount of this charge shall not exceed the maximum established by the Veterans' Administration for a loan to which section 1817A of chapter 37, title 38, United States Code applies."

If this obligation is assumed, then the assumer hereby agrees to assume all of the obligations of the veteran under the terms of the instruments creating and securing the loan, including the obligation of the veteran to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness created by this instrument."

Derrick B Small
MORTGAGOR DERRICK B. SMALL

Shirlene Small
MORTGAGOR SHIRLENE SMALL

MORTGAGOR

MORTGAGOR

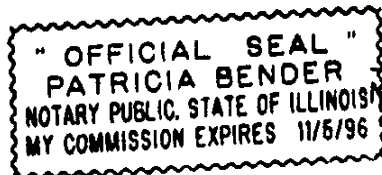
JULY 27, 1993
DATE

State of _____
County of SS

I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that DERRICK B. SMALL AND SHIRLENE SMALL, HIS WIFE

personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27th day of July 1993



Patricia Bender
Notary Public

11-5-96
Commission Expires

MAIL TO:

93596317