

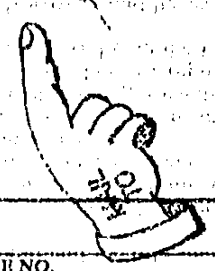
mail to: Independence One Corp. 1842348
390 E. Devon Ave,
Roselle, IL 60172

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BOX 392

INDEPENDENCE ONE MORTGAGE CORP.
100 WEST 22ND STREET
SUITE 141
LOMBARD, ILLINOIS 60148

93774772



FHA MORTGAGE

STATE OF ILLINOIS

FHA CASH NO.
131723551703

This Mortgage ("Security Instrument") is given on
The Mortgagor is
RONNIE L. PHELPS, a married man and MARTHA P. PHELPS, his wife

AUGUST 27TH, 1993

whose address is 3003 N. ALBANY, CHICAGO, IL 60618

DEPT-11 RECORD TOR \$27.00
T#2222 TRAN 7170 09/27/93 16:06:00
*1870 *93-774772
COOK COUNTY RECORDER

FIRST FEDERAL MORTGAGE BANK

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

which is organized and existing under the laws of ILLINOIS
address is 390 EAST DEVON, ROSELLE, IL 60172

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

ONE HUNDRED NINETEEN THOUSAND FOUR HUNDRED FIFTY AND NO/100

Dollars (U.S.S 119,450.00

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 SEPTEMBER 1ST, 2023. 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:

LOT 7 IN BLOCK 13 IN THE 4TH ADDITION TO GRAND AVENUE HIGHLANDS BEING A SUBDIVISION OF PARTS OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 1478096. TAX I.D. # 12-29-313-004-0000

which has the address of 149 EAST GRAND AVENUE, LEYDON TOWNSHIP
[Street] [City]
Illinois 60164 ("Property Address");
[Zip Code]

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.

1. Payment of Principal, Interest and Late Charge. Borrower shall pay when due the principal of, and interest on,

2. Monthly Payments of Taxes, Insurance and Other Charges. Borrower shall include in each monthly payment,

(c) premiums for insurance required by Paragraph 4. Each monthly installment for items (a), (b) and (c) shall equal one-twelfth of the annual amount, as reasonably

estimated by Lender, plus an amount sufficient to maintain an additional balance of not more than one-sixth of the estimated

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 retain 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. 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.

As used in this Security Instrument, "Secretary" means the Secretary of Housing and Urban Development or his or her

designee. In any year in which the Lender must pay a mortgage insurance premium to the Secretary, each monthly payment

shall also include either: (i) an installment of the annual mortgage insurance premium to be paid by Lender to the Secretary,

or (ii) a monthly charge instead of a mortgage insurance premium if this Security Instrument is held by the Secretary. Each

monthly installment of the mortgage insurance premium shall be in an amount sufficient to accumulate the full annual

mortgage insurance premium with Lender one month prior to the date the full annual mortgage insurance premium is due to

the Secretary; or if this Security Instrument is held by the Secretary, each monthly charge shall be in an amount equal to

one-twelfth of one-half percent of the outstanding principal balance due on the Note.

If Borrower fails to make 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;

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;

5. Occupancy, Preservation, Maintenance and Protection of the Property. Borrower's principal residence within sixty days

after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence

for at least one year after the date of occupancy, unless the Secretary determines this requirement will cause undue hardship

for Borrower, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall notify

Lenders of any extenuating circumstances. 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 any 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 Borrower acquires fee title to the Property, the leasehold and fee title shall not be

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.

6. Changes to Borrower and Protection of Lender's Rights in the Property. Borrower shall pay all governmental

or municipal charges, taxes and assessments 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 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.

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

and shall be paid to the extent of the full amount of the indebtedness that remains unpaid under the Note and this Security

Instrument, first to any delinquent amounts applied in the order provided in Paragraph 3, and then to prepayment of

principal. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly

payments. Lender shall apply such proceeds to the reduction of the indebtedness under the Note and this Security

Instrument, first to any delinquent amounts applied in the order provided in Paragraph 3, and then to prepayment of

principal. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly

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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 90 (NINETY) 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 30 (THIRTY) 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.

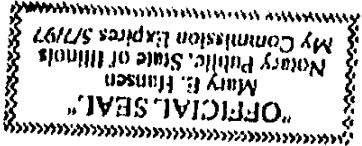
15. Borrower's Copy. Borrower shall be given one conformed copy of this Security Instrument.

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.



(Address)

(Name)

This instrument was prepared by:

Notary Public

Mary E. Hansen

My Commission expires *5-7-97*

Given under my hand and official seal, this *27th* day of *August*, 19*97*

set forth:

signed and delivered the said instrument as *Wife* free and voluntary, for the uses and purposes therein

subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that *they*

do hereby certify that *Ronnie + Martha Phelps*, personally known to me to be the same person(s) whose name(s)

STATE OF ILLINOIS, *three under signed* a Notary Public in and for said county and state.

County ss: *COOK*

Borrower (Seal) _____

Borrower (Seal) _____

Borrower (Seal) *MARSHA P. PHELPS*

Borrower (Seal) *RONNIE L. PHELPS*

Witnesses:

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

Planned Unit Development Rider Other (Specify) _____

Condominium Rider Graduated Payment Rider Growing Equity Rider

Riders to this Security Instrument. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of this Security Instrument as if the rider(s) were in a part of this Security Instrument. (Check applicable boxes).

19. Waiver of Homestead. Borrower waives all rights of homestead exemption in the Property Instrument without charge to Borrower. Borrower shall pay any recordation costs.

18. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Lender shall pay all expenses incurred in pursuing the remedies provided in this paragraph 17, including, but not limited to, reasonable attorney's fees and costs of title evidence.

17. Foreclosure Procedure. If Lender requires immediate payment in full under paragraph 9, Lender may foreclose this Security Instrument by judicial 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 attorney's fees and costs of title evidence.

NON-INFORMANTS. Borrower and Lender further covenant and agree as follows:

2158-1-056