

UNOFFICIAL COPY

ILLINOIS

MORTGAGE

93-34075
LH 632 916

**NOTICE: THIS LOAN IS NOT ASSUMABLE WITHOUT THE APPROVAL OF
THE DEPARTMENT OF VETERANS AFFAIRS OR ITS AUTHORIZED AGENT.
The attached RIDER is made a part of this instrument.**

9384352;3

THIS INDENTURE, made this 30TH day of SEPTEMBER, 1993, between PAUL E. FURTYO AND DENA R. FURTYO, HUSBAND AND WIFE, Mortgagor, and CARL I. BROWN AND COMPANY dba ABC MORTGAGE COMPANY OF ILLINOIS, a corporation organized and existing under the laws of THE STATE OF KANSAS, 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 FIVE THOUSAND EIGHT HUNDRED AND 00/100

Dollars (\$ 105,800.00), payable with interest at the rate of FIVE AND
ONE HALF per centum (5.5000 %) per annum, on the unpaid balance until paid, and
made payable to the order of the Mortgagor at its office in 612 WEST 47TH STREET
KANSAS CITY, MISSOURI 64112
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 SIX HUNDRED
AND 72/100

Dollars (\$ 600.72), beginning on the first day of NOVEMBER 1, 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 OCTOBER 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 35 AND THE SOUTH 5 FEET OF LOT 36 IN BLOCK 7 IN SONNENSCHEIN AND SOLOMON'S ADDITION TO LAVERGNE, SAID ADDITION BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ILLINOIS DEPT-01 RECORDING \$29.50
T#1111 TRAN 2835 10/20/93 13:30:00
#8435 #-*93-843523
COOK COUNTY RECORDER

SEARCHED PA INDEXED SERIALIZED
16-22-112 DE2

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:

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Aerobic respiration. Cells with P₂ have a capacity for aerobic respiration which is about 10 times greater than that of P₁. The rate of respiration is proportional to the concentration of oxygen and to the number of mitochondria per cell. The rate of respiration is also proportional to the concentration of glucose and to the number of glycolytic enzymes per cell. The rate of respiration is proportional to the concentration of oxygen and to the number of mitochondria per cell. The rate of respiration is proportional to the concentration of glucose and to the number of glycolytic enzymes per cell.

TO.HAVE AND TO HOLD the above-described premises, with the appurtenances and fixtures, unto the said Mortgagor, 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 Mortgagor does hereby expressly release and waive.

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Digitized by srujanika@gmail.com

If the total of payments made by the Mortgagor under subparagraph (e) of the preceding paragraph shall exceed the amount of payments actually made by the Mortgagor under subparagraph (d) of the preceding paragraph, the Mortgagor shall pay the difference to the Mortgagor.

Any defalcation 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.

¹¹¹ Amarratization of the principal of the said note.

¹ Ground rents, if any, taxes, assessments, fees, and other hazard insurance premiums;

This aggregate of the amounts payable pursuant to Subparagraphs (e) and (f) of those payable in the note secured hereby, shall be paid in a single payment each month, to be applied to the following items in the order stated:

(g) A sum equal to the ground rents, if any, next due, plus the premiums, plus the premiums due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus taxes and assessments due on the mortgaged property (all as estimated by the Mortgagor), and of which the Mortgagor is notified less all sums already paid therefor divided by the number of months to elapse before one month prior to the date when such ground rents, premiums, taxes and assessments will become due and payable in trust to pay said ground rents, premiums, taxes and assessments.

Together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, the Mortgagor will pay to the Mortgagee at Trustee's direction until the said note is fully paid, the following sums:

Privileges to be reserved to Prepay at any time, without giving notice, the entire indebtedness of 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 granted on the date received. Partial prepayment, other than on an installment due date, need not be credited until the next following installment due date of thirty days after such prepayment, whichever is earlier.

AND the said Mortgagor further covenants and agrees as follows:

(It is expressly provided, however, that other provisions of this mortgage to the contrary notwithstanding), that the mortgagor shall not be required to pay the right 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 mortgagor shall have the right to pay, discharge, or remove any tax, assessment or tax lien 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.

Upon the request of the Mortgagor shall execute and deliver a supplemental note for the sum or sums advanced by the Mortgagor shall extend beyond the maturity of the note first described above.

In case of the refusal of the mortgagor to make such payments, or to satisfy any prior claim of encumbrance other than that for taxes or assessments on said premises, or to keep said premises in good repair, the mortgagee may sue for damages or replevy of the mortgagor to make such payments, or to satisfy any prior claim of encumbrance.

To keep said promises 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 given to said indenture to be effected by virtue of this instrument; not to suffer any impairment of the said premises, during the continuance of said indenture; measured for the benefit of the Mortgagor in such time as may be required by the types of hazards measured, and in such amounts, as may be required by the Mortgagor.

AND SAID MORTGAGEE GOVERNANTS AND AGREES:

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VA ASSUMPTION POLICY RIDER

93-34075

LH 632 916

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

THIS ASSUMPTION POLICY RIDER is made this 30TH day of SEPTEMBER, 1993, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Deed to Secure Debt ("Instrument") of the same date herewith, given by the undersigned ("Mortgagor") to secure the Mortgagor's Note ("Note") of the same date to

CARL I. BROWN AND COMPANY dba ABC MORTGAGE COMPANY OF ILLINOIS

Its successors and assigns

("Mortgagee") and covering the property described in the instrument and located at:

3227 SOUTH CUYLER AVENUE, BERWYN, ILLINOIS 60402

(Property Address)

Notwithstanding anything to the contrary set forth in the instrument, Mortgagee and Mortgagor hereby acknowledges and agrees to the following:

GUARANTY: Should the Department of Veterans Affairs fail or refuse to issue its guaranty in full amount within 60 days from the date that this loan would normally become eligible for such guaranty committed upon by the Department of Veterans Affairs under the provisions of Title 38 of the U.S. Code "Veterans Benefits", the Mortgagee may declare the indebtedness hereby secured at once due and payable and may foreclose immediately or may exercise any other rights hereunder or take any other proper action as by law provided.

TRANSFER OF THE PROPERTY: If all or any part of the Property or any interest in it is sold or transferred, this loan may be declared immediately due and payable upon transfer ("assumption") of the property securing such loan to any transferee ("assumer"), unless the acceptability of the assumption and transfer of this loan is established by the Department of Veterans Affairs or its authorized agent pursuant to Section 1814 of Chapter 37, Title 38, United States Code.

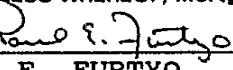
An authorized transfer ("assumption") of the property shall also be subject to additional covenants and agreements as set forth below:

(a) ASSUMPTION FUNDING FEE: A fee equal to one-half of 1 percent (.50%) of the unpaid principal balance of this loan as of the date of transfer of the property shall be payable at the time of transfer to the mortgagee or its authorized agent, as trustee for the Department 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 mortgagee 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).

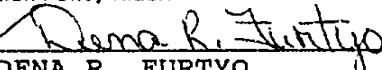
(b) ASSUMPTION PROCESSING CHARGE: Upon application for approval to allow assumption and transfer of this loan, a processing fee may be charged by the mortgagee or its authorized agent for determining the creditworthiness of the assumer and subsequently revising the holder's ownership records when an approved transfer is completed. The amount of this charge shall not exceed the lesser of the maximum established by the Department of Veterans Affairs for a loan to which Section 1814 of Chapter 37, Title 38, United States Code applies or any maximum prescribed by applicable State law.

(c) ASSUMPTION INDEMNITY LIABILITY: 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 Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness created by this instrument.

IN WITNESS WHEREOF, Mortgagor(s) has executed this Assumption Policy Rider.


PAUL E. FURYO

(Seal)
Mortgagor


DENA R. FURYO

(Seal)
Mortgagor

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Property of Cook County Clerk's Office

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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 Mortgagor 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 Mortgagor 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 Mortgagor and the policies and renewals thereof shall be held by the Mortgagor and have attached thereto loss-payable clauses in favor of and in form acceptable to the Mortgagor. In the event of loss Mortgagor will give immediate notice by mail to the Mortgagor, 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 Mortgagor. Instead of to the Mortgagor and the Mortgagor jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagor 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 accrued to be due, the Mortgagor 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 Mortgagor, 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 Mortgagor 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 Mortgagor 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 Mortgagor, so made parties, for services in such suit or proceedings, shall be a further lien and charge upon the said premises under this mortgage, and all such expenses shall become so much additional Indebtedness secured hereby and be allowed in any decree foreclosing this mortgage.

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THERE SHALL BE INCLUDED in any decree foreclosing this mortgage and be paid out of the proceeds of any sale made in pursuance of any such decree: (1) All the costs of such suit or suits, advertising, sale, and conveyance, including reasonable attorneys', solicitors', and stenographers' fees, outlays for documentary evidence and cost of said abstract and examination of title; (2) all the moneys advanced by the Mortgagor, if any, for any purpose authorized in the mortgage, with interest on such advances at the rate provided for in the principal indebtedness, from the time such advances are made; (3) all the accrued interest remaining unpaid on the indebtedness hereby secured; (4) all the said principal money remaining unpaid; (5) all sums paid by the Department of Veterans Affairs on account of the guaranty or insurance of the indebtedness secured hereby. The overplus of the proceeds of sale, if any, shall then be paid to the Mortgagor.

If Mortgagor shall pay said note at the time and in the manner aforesaid and shall abide by, comply with and duly perform all the covenants and agreements herein, then this conveyance shall be null and void and Mortgagee will, within thirty days after written demand therefor by Mortgagor, execute a release or satisfaction of this mortgage, and Mortgagor hereby waives the benefits of all statutes or laws which require the earlier execution or delivery of such release or satisfaction by Mortgagee.

The lien of this instrument shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness or any part thereof hereby secured; and no extension of the time of payment of the debt hereby secured given by the Mortgagor to any successor in interest of the Mortgagor shall operate to release, in any manner, the original liability of the Mortgagor.

RECORDED ON THIS DATE: 10-10-1968 BY: D. B. HARRIS
POLICE DEPARTMENT OF BIRMINGHAM, ALABAMA
BIRMINGHAM, ALABAMA 35203
DPS 449

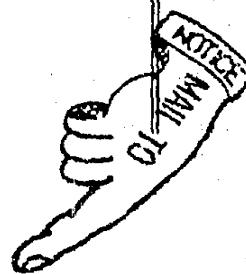
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DPS 450

STATE OF ILLINOIS

MORTGAGE

01



Doc. No.

Filed for Record in the Recorder's Office of

County, Illinois,

on the day of

A.D. 19 at o'clock M.

and duly recorded in Book

of page

Clark

RECORD AND RETURN TO: CARL I. BROWN AND COMPANY dba, ABC MORTGAGE COMPANY OF KANSAS CITY, MISSOURI 64112
612 WEST 47TH STREET
DOWNERS GROVE, IL 60515
CARL I. BROWN AND COMPANY
"OFFICIAL SEAL OF THE COUNTY CLERK'S OFFICE"
Dated this 30th day of October, 1995
NOTARY PUBLIC, STATE OF ILLINOIS
NY Commision Expires 4/26/95
PAMELA LEIS
Given under my hand and Notarial Seal this 30th day of October, 1995
This instrument was prepared by
MY Commission Expiration:
The release and waiver of the right of homestead.
Instrument prepared before this day in person and acknowledged that THEY
husband, wife, personally known to me to be the same person whose name ARE
instrument delivered to the foregoing aboriginal to the foregoing holding
delivered the said instrument as THEIR free and voluntary act for the uses and purposes herein set forth, including
the release and waiver of the right of homestead.

STATE OF ILLINOIS

(SEAL) DENA R. FURTVO

(SEAL)

P A U L E . F U R T V O

(SEAL)

Q3M-A-1023

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

THE COVENANTS HEREIN CONTAINED shall bind, and the beneficiaries and advantages shall inure, to the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Wherever used, the singular number shall include the plural, the plural the singular, and the term "Mortgagee" shall include any payee of the indebtedness hereby secured or any transferee thereof by operation of law or otherwise.

Regulations issued thereafter and in effect on the date hereof shall govern the rights, duties and liabilities of the parties hereto, and any provisions of this or other instruments executed in connection with said indebtedness which are inconsistent with said Title or Regulations are hereby remanded to conform thereto.

If the indebtedness secured hereby be guaranteed or insured under Title 38, United States Code, such Title and regulations issued thereafter and in effect on the date hereof shall govern the rights, duties and liabilities of the parties hereto, and any provisions of this or other instruments executed in connection with said indebtedness which are inconsistent with said Title or Regulations are hereby remanded to conform thereto.