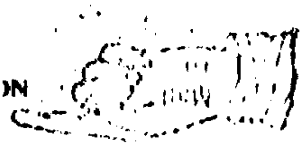


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AFTER RECORDING RETURN TO:

MID-AMERICA MORTGAGE CORPORATION
361 FRONTAGE ROAD
BURR RIDGE, ILLINOIS 60521



94509858

FHA MORTGAGE

FHA CASE NO.
131 2640228-703

STATE OF ILLINOIS

This Mortgage ("Security Instrument") is given on

MAY 23, 1994

The Mortgagor is **BIRDIE A. WOODARD, DIVORCED AND NOT YET REMARRIED**

whose address is **157 N. LATROBE AVE., CHICAGO, IL 60644**

("Borrower"). This Security Instrument is given to MID-AMERICA MORTGAGE CORPORATION which is organized and existing under the laws of THE STATE OF ILLINOIS, and whose address is 361 FRONTAGE ROAD, BURR RIDGE, ILLINOIS 60521 ("Lender").

Borrower owes Lender the principal sum of **SEVENTY SIX THOUSAND FIVE HUNDRED DOLLARS**

Dollars (U.S.\$ **76,500.00**).

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 **June 1, 2024**

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:

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THE SOUTH 37.5 FEET OF THE EAST 125.7 FEET OF THE WEST 158.7 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

- DEPT-01 RECORDING 427.50
- T40011 TRAN 2305 06/09/94 13:57:00
- 43955 + RV 2-94-509858
- COOK COUNTY RECORDER

PH: 16-09-313-017-0000

which has the address of **157 N. LATROBE AVE., CHICAGO**
(Street) (City)
Illinois **60644** ("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.

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Lender may collect fees and charges authorized by the Secretary.

7. **Indemnification.** The proceeds of any loan for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for any other cause, shall be paid to Lender in the event of any such taking. Lender shall be released from all liability for any such taking. The proceeds of any such taking shall be paid to the entity legally entitled thereto.

8. **Assessment.** Any amount authorized 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.

9. **Insurance.** Lender shall require Borrower to obtain and maintain, at the expense of Borrower, fire and theft insurance on the Property, and shall require Borrower to obtain and maintain, at the expense of Borrower, liability insurance on the Property. Lender shall also require Borrower to obtain and maintain, at the expense of Borrower, title insurance on the Property. Lender shall also require Borrower to obtain and maintain, at the expense of Borrower, title insurance on the Property. Lender shall also require Borrower to obtain and maintain, at the expense of Borrower, title insurance on the Property.

10. **Property and Maintenance of Property.** Lender shall require Borrower to maintain the Property in good condition and to repair, replace, or substantially improve the Property, or to cause the same to be repaired, replaced, or substantially improved. Lender shall also require Borrower to maintain the Property in good condition and to repair, replace, or substantially improve the Property, or to cause the same to be repaired, replaced, or substantially improved.

11. **Transfer of Property.** Lender shall require Borrower to obtain Lender's written consent before transferring the Property, or any part of the Property, to any other person. Lender shall also require Borrower to obtain Lender's written consent before transferring the Property, or any part of the Property, to any other person.

12. **Default.** Lender shall declare a default under this Security Instrument if Borrower fails to pay any amount due under this Security Instrument when it becomes due, or if Borrower fails to comply with any other obligation under this Security Instrument. Lender shall also declare a default under this Security Instrument if Borrower fails to comply with any other obligation under this Security Instrument.

13. **Assignment of Proceeds.** Lender shall require Borrower to assign to Lender all proceeds from the sale of the Property, or any part of the Property, and to pay the proceeds to Lender. Lender shall also require Borrower to assign to Lender all proceeds from the sale of the Property, or any part of the Property, and to pay the proceeds to Lender.

14. **Waiver.** Lender shall require Borrower to waive all rights and claims that Borrower may have against Lender, and to release Lender from all liability for any such claims. Lender shall also require Borrower to waive all rights and claims that Borrower may have against Lender, and to release Lender from all liability for any such claims.

15. **Severability.** If any provision of this Security Instrument is held to be unenforceable, the remaining provisions shall remain in full force and effect. Lender shall also require Borrower to waive all rights and claims that Borrower may have against Lender, and to release Lender from all liability for any such claims.

16. **Entire Agreement.** This Security Instrument constitutes the entire agreement between Lender and Borrower, and supersedes all other agreements between them. Lender shall also require Borrower to waive all rights and claims that Borrower may have against Lender, and to release Lender from all liability for any such claims.

17. **Amendment.** Lender shall have the right to amend this Security Instrument at any time, without the consent of Borrower. Lender shall also require Borrower to waive all rights and claims that Borrower may have against Lender, and to release Lender from all liability for any such claims.

18. **Assignment of Proceeds.** Lender shall require Borrower to assign to Lender all proceeds from the sale of the Property, or any part of the Property, and to pay the proceeds to Lender. Lender shall also require Borrower to assign to Lender all proceeds from the sale of the Property, or any part of the Property, and to pay the proceeds to Lender.

19. **Waiver.** Lender shall require Borrower to waive all rights and claims that Borrower may have against Lender, and to release Lender from all liability for any such claims. Lender shall also require Borrower to waive all rights and claims that Borrower may have against Lender, and to release Lender from all liability for any such claims.

20. **Severability.** If any provision of this Security Instrument is held to be unenforceable, the remaining provisions shall remain in full force and effect. Lender shall also require Borrower to waive all rights and claims that Borrower may have against Lender, and to release Lender from all liability for any such claims.

21. **Entire Agreement.** This Security Instrument constitutes the entire agreement between Lender and Borrower, and supersedes all other agreements between them. Lender shall also require Borrower to waive all rights and claims that Borrower may have against Lender, and to release Lender from all liability for any such claims.

22. **Amendment.** Lender shall have the right to amend this Security Instrument at any time, without the consent of Borrower. Lender shall also require Borrower to waive all rights and claims that Borrower may have against Lender, and to release Lender from all liability for any such claims.

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10. Acceleration of Note

10.1 Acceleration

Notwithstanding to whom the Note is assigned, the Borrower shall be deemed to have agreed to the provisions of this Security Instrument in the case of payment defaults, require immediate payment in full of the Note as provided by this Security Instrument if:

(1) Borrower defaults by failing to pay in full the amount of any installment due under the Note on the due date of the next regular payment;

(2) Borrower fails to pay in full the amount of any installment due under the Note on the due date of the next regular payment or fails to perform any other obligations contained in this Security Instrument;

(3) The Borrower fails to pay in full the amount of any installment due under the Note on the due date of the next regular payment in full of all the installments due under the Note;

(4) The Borrower fails to pay in full the amount of any installment due under the Note on the due date of the next regular payment in full of all the installments due under the Note as required by the Note;

10.2 Waiver

The Borrower hereby waives any right to demand that the Note be paid in full. The Borrower does not intend to pay the Note in full. The Borrower does not intend to pay the Note in full. The Borrower does not intend to pay the Note in full.

(d) Regulations of HUD

In many circumstances, the regulations of HUD may require the Borrower to pay the Note in full. The Borrower does not intend to pay the Note in full. The Borrower does not intend to pay the Note in full. The Borrower does not intend to pay the Note in full.

10. Reinstatement

If the Borrower fails to pay in full the amount of any installment due under the Note on the due date of the next regular payment, the Borrower shall have a right to be reinstated if the Borrower pays in full the amount of any installment due under the Note on the due date of the next regular payment. The Borrower shall have a right to be reinstated if the Borrower pays in full the amount of any installment due under the Note on the due date of the next regular payment.

11. Borrower Not Released by Lender

Extension of the term of the Note shall not constitute a modification of the Note. The Borrower shall remain obligated to pay the Note in full. The Borrower shall remain obligated to pay the Note in full. The Borrower shall remain obligated to pay the Note in full.

12. Assignment of Note

The Borrower hereby assigns the Note to the Lender. The Borrower hereby assigns the Note to the Lender. The Borrower hereby assigns the Note to the Lender. The Borrower hereby assigns the Note to the Lender.

13. Delivery of Note

The Note shall be delivered to the Lender by the Borrower. The Note shall be delivered to the Lender by the Borrower. The Note shall be delivered to the Lender by the Borrower. The Note shall be delivered to the Lender by the Borrower.

14. Assignment of Rent

The Borrower hereby assigns the rent to the Lender. The Borrower hereby assigns the rent to the Lender. The Borrower hereby assigns the rent to the Lender. The Borrower hereby assigns the rent to the Lender.

15. Borrower's Obligations

The Borrower shall be responsible for the payment of the Note. The Borrower shall be responsible for the payment of the Note. The Borrower shall be responsible for the payment of the Note. The Borrower shall be responsible for the payment of the Note.

16. Assignment of Rent

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