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WHEN RECORDED MAIL TO:

DIRECTORS MORTGAGE LOAN CORPORATION P.O. BOX 12012

RIVERSIDE, CA 92502-2212

LOAN NUMBER: 8447352 BRANCH: dri

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94912205

- (Space Above This Line For Recording Data)

94912295

State of Illinois

MORTGAGE

141A Case No.

131-7773023-703

DEPT-01 RECORDING Was as

COOK COUNTY RECORDER

THIS MORTGAGE ("Security Instrument") is given on

The Mortgagor is

KELVIN D. WALLACE AND MARIAH WALLACE, HUSBAND AND WIFE

OCTOBER 24, 1994

94912225

204 COU! Tend11 TRAN 4287 10/25/94 15:29:00 \$1674 \$ RV **-94-912295

("Borrower"). This Security Instrument is given to DIRECTORS MORTGAGE LOAN CORPORATION,

A CALIFORNIA CORPORATION

which is organized and existing under the laws of

address is 1595 SPRUCE STREET

RIVERSIDE, CA 92507

, and whose

("Lender").

Borrower owes Lender the principal sum of

ONE HUNDRED FOUR THOUSAND ONE HUNDRED FORTY ONE AND NO/100

Dollars (U.S. \$ 104, 141.00 ...

This debt is evidenced by florrower'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 01, 2024

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, will in crest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under page with 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 Lorder the following described property located in COOK

LOT SEVEN (7) IN BLOCK SEVEN (7) IN HULBERT'S ST. CHARLES ROAD FIRST

ADDITION. IN SECTION EIGHT (8), TOWNSHIP THIRTY-NINE (39) NORTH,

RANGE TWELVE (12), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK

COUNTY, ILLINOIS.

PIN# 15-08-410-025

FHA Illinois Mortgage - 2/91

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which has the address of 518 46TH AVENUE BRILLWOOD, IL 60104

518 46TH AVENUE BELLWOOD, IL 60104

("Property Address");

("Mailing Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all casements, rights, appartenances, 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 COVES ANTS that Borrower is lawfully selzed 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 three to the Property against all claims and demands, subject to any encumbrances of record.

- 1. Payment of Principal, Interist and Lata Charge, Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late energies due under the Note.
- 2. Monthly Phyments of Taxes, Insurance and Other Charges, Borrower shall include in each monthly payment, together with the principal and interest as set firth in the Note and any late charges, an installment of any (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required by paragraph 4.

Buch monthly installment for hems (a), (b), and (c) shall equal one-twelfth of the annual amounts, as reasonably estimated by Lender, plus an amount sufficient to maintain an additional backage of not more than one-sixth of the estimated amounts. The full annual amount for each item shall be accumulated by Lender within a period ending one month before an item would become delinquent. Lender shall hold the amounts collected in trace, 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 Noe are current, then Lender shall either refund 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, at the option of 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, (or any year in which premium would have been required if the Lender still held the Security Instrument), each monthly payment small 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 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 tenders to Lender 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

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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:

Pirst, 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;

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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; 5...

Fourth, to amortization of the principal of the Note;

Fifth, to late charges due under the Note.

4. Fire, Flood and Other Hazard Insurance, Borrower shall insure all improvements on the Property, whether now in existence or subsequently erected, against any hazards, casualties, and contingencies, including fire, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. Borrower shall also insure all improvements are the Property, whether now in existence or subsequently erected, against loss by floods to the extent required by the Secretary. All insurance shall be carried with companies approved by Lender. The insurance policies and any renewals shall be held by Lender, and shall include loss payable clauses in favor of, and in a form acceptable to, Lender.

In the event of loss, florrower 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 panagraph 3, and then to prepayment of principal, or (b) to the restoration or repair of the damaged Property. Any application of the orweeds 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 noder the Note and this Security Instrument shall be paid to the entity legally emitted thereto.

In the event of forcelosure of this Security Instrument or other transfer of title to the Property that extinguishes the indebtedness, all right, title and interest of Borrower in and to insurance policies in force shall pass to the purchaser.

- 5. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Lonn Application; Leaseholds. Borrower shall occupy, establish, and use the Property as Borrower's principal residence width 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 Lender 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 each exacut or abandoned Property. Horrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or falled to provide Lender with any material information) in conjection with the loan evidenced by the Note, including, but not limited to, representations concerning Horrower's occupancy of 6the 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.
- 6. Charges to Borrower and Protection of Lender's Rights in the Property. Borrower shall pay all governmental or municipal charges, fines 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 adversally 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 falls 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

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and pay whatever is necessary to protect the value of the Property and London's rights in the Property, including payment of taxes, hazard insurance and other items mentioned in panagraph 2.

Any amounts disbursed by Lender under this pangraph 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 Lender to the extent of the full amount of the indebtedness that remains unpaid under the Note and this Security Instrument. Lender shall apply such proceeds to the reduction of the indebtedness under the Note and this Security Instrument, first to any definquent 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, 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 a fleet 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 perovided by applicable law and with the prior approval of the Secretary, require immediate payment in full of all sums security by this Security Instrument if:
 - (i) All or part of the Property, or a beneficial interest in a tast owning all or part of the Property, is sold or otherwise transferred (other than by devise or descent) by the Borrover, 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 occupantly in accordance with the requirements of the Secretary.
 - (c) No Waiver. If circumstances occur that would permit Lender to require immediate payments, 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 vitt 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 60 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 60 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 toregoing, 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.

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- 10. Reinstatement, Borrower has a right to be reinstated if Lender has required immediate payment in full because of florrower's tailure 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 Horrower's account cutrent 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 it: (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. Horsower Not Released: Forbearance Hy Lender Not a Walver. Extension of the time of payment or modification of amortization of the sams secured by this Security Instrument granted by Londer to any successor in interest of florrower shall not operate to release the Hability of the original florrower or florrower'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 florrower or florrower's successors in interest. Any forbeatance 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 Brand; Joint and Several Liability; Co-Signers. The covenants and agreements of this Security Instrument shall bind and conepit 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) ½ 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 soms secured by this Security Instrument; and (c) agrees the Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of talk Security Instrument or the Note without that Borrower's consent.
- 13. Notices. Any notice to Borrower provided for in thi. Security instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another mothod. 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 where 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 clear of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security distriment or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security distriment 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 automobilitorally 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.

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Borrower has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Leader from exercising its rights under this paragraph 16.

Lender shall not be required to enter upon, take contxol 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 fall.

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

- 17. Foreclosure Procedure, if Lender requires immediate payment in full under paragraph 9, Lender may foreclose this Security Instrument by judicial proceeding. 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 ovidence.
- 18. Release. Upon expinent of all sams secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.
 - 19. Walver of Homestead, Porcower walves all right of homestead exemption in the Property.

20. 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 over their shall be incorporated into and shall amend and supplement the covenants
and agreements of this Security Instrument as if the older(s) were a part of this Security Instrument.
[Check applicable box(es)]

Condominium Rider Planned Unit Development Rider	Adjustable Rate (Oder Omdunted Payment Alder	Crowing Equity Rider Other [Specify]
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BY SIONINO BILLOW, Borrower accepts and agrees to the terms contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Witnesses:	
Kelin Waller	(Son) Haral Hallace (Son)
KELVIN D. WALLACE	(Sent) 7/1/CAAAA)/A. (Sont) Introver MARIAH WALLACE Borrower
(1)	(Seul) (Seul)
-Ha	orrawer - Borrower
	(Scal)
	ottower - Hottower (Sign Original Only)
Co	2 _
STATE OF ILLINOIS, I, the undersigned	County 88: DO 126.52, a Noticey Public in and for said county and state, do hereby certify
that KELVIN D. WALLACE, MARIAH WALLACE	, husband and wife
subscribed to the foregoing instrument, appeared before signed and delivered the said instrument as his/her/the including the release and waiver of the right of homestea	elt free and voluntary act, for the uses and purposes therein set forth,
Given under my hand and official seal, this 24t	th day of Occober 1994
My Commission Expires:	Notary Public
This Instrument was prepared by:	"OFFICIAL SEAL" JOHN E. DVORAK Notary Public. State of Illinois My Commission Expires 4/26/96

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