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FHA ILLINOIS MORTGAGE FORM 18C/FMDTR/L/0091/12-91-1

PAGE 1 OF 4

2/81

Handwritten initials and a circled '1'.

Copy File
215 L. Lester, Suite 402
Chicago, IL 60611

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 or encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any 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."

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."

which has the address of
211 LESTER
(Street)
60466
Illinois (Zip Code)

PARK FOREST
(City)

94190638

DEPT-01 RECORDING \$29.50
140000 TRAN 6/10 02/28/94 16:00:00
* 44-140638
BOOK COUNTY RECORDER

Handwritten: 31-36-200-028-1022

DEPT-01 RECORDING \$29.50
140000 TRAN 6/10 02/28/94 16:00:00
* 44-140638
BOOK COUNTY RECORDER

RE RECORD TO INCLUDE RIDER

94190638

UNIT 75-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON DECLARATION RECORD AS DOCUMENTS NUMBER 22316814, IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK County, Illinois: hereby mortgage, grant and convey to Lender the following described property located in Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does with interest, advanced under Paragraphs 1 and 2 of this Security Instrument; (b) the performance of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (c) the repayment of the debt payable on February 1, 2024. This Security Instrument secures to Lender: (a) the repayment of the debt Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and Dollars (U.S. \$ 33,350.00).

(Borrower), "The Security Instrument" is given to MOUNTAIN STATES MORTGAGE CENTERS, INC. which is organized and existing under the laws of the STATE OF UTAH 1333 EAST 9400 SOUTH, SANDY, UT 84093 ("Lender"). Borrower owes Lender the principal sum of Thirty Three Thousand Three Hundred Fifty Dollars and 0/100. 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 Dollars (U.S. \$ 33,350.00).

This Mortgage ("Security Instrument") is given on JANUARY 22, 1994 JACQUELINE THOMAS, An Unmarried Person. The Mortgage is

95071759

FHA CASE NO. 131-7511259-734

FHA MORTGAGE

STATE OF ILLINOIS

(Space Above This Line For Recording Data)

LOAN NO. THOMASJAC077497

94190638



94190638

AFTER RECORDING MAIL TO:
MOUNTAIN STATES MORTGAGE CENTERS, INC.
1333 EAST 9400 SOUTH
SANDY, UT 84093

Handwritten: 77497/340737 Thomas, Jacqueline

Handwritten: EC/123679-1

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Property of Cook County Clerk's Office

94190638

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,

together with the principal and interest as set forth 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.

Each monthly installment for items (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 balance 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 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 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, 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-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, 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;

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 fire, theft, burglary, and other perils, 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 on 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, Borrower 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's attorney, in the order in Paragraph 3, and then to prepayment of principal, or

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 Paragraph 3, and then to prepayment of principal, or

(b) to the restoration or repair of the damaged property. Any application of the proceeds to the principal of the Note

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 under

the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

In the event of foreclosure 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 Loan Application;

Leasehold. Borrower shall occupy, establish, and use the Property as 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 that are beyond Borrower's control. Borrower

shall notify Lender of any extenuating circumstances. Borrower shall not commit waste or decay of 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

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ISC/FMOTR/L/0581/(2-81)-L

FLA ILLINOIS MORTGAGE FORM

then to prepayment of principal.

Note and this Security Instrument, first to any delinquent amounts applied in the order provided in Paragraph 3, and

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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.

5. Fees. Lender may collect fees and charges authorized by the Secretary.

6. 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 foreclosure 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 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 proceedings. 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 prejudice 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 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, or forbearance by Lender in exercising any right or remedy shall not be a waiver 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 his 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 Borrower 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 Rights. 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 any breach 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 be subject to all the terms and conditions of the Fidelity National Mortgage Form 150 (2-8-81) (150/FMORTL/0691/2-8-81-1)

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LOAN NO. THOMASJAC077497

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FHA Case No.

131-7511259-734

CONDOMINIUM RIDER

THIS CONDOMINIUM RIDER is made this 22 day of JANUARY, 1994, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed ("Security Instrument") of the same date given by the undersigned ("Borrower") to secure Borrower's Note to MOUNTAIN STATES MORTGAGE CENTERS, INC.

("Lender") of the same date and covering the Property described in the Security Instrument and located at:

211 LESTER ROAD, PARK FOREST, IL 60446

(Property Address)

The Property Address includes a unit in, together with an undivided interest in the common elements of, a condominium project known as:

TWIN ARBOR

(Name of Condominium Project)

("Condominium Project"). If the owners association or other entity which acts for the Condominium Project ("Owners Association") holds title to property for the benefit or use of its members or shareholders, the Property also includes Borrower's interest in the Owner Association and the uses, proceeds and benefits of Borrower's interest.

CONDOMINIUM COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

- A. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy insuring all property subject to the condominium documents, including all improvements now existing or hereafter erected on the Property, and such policy is satisfactory to Lender and provides insurance coverage in the amounts, for the periods, and against the hazards Lender requires, including fire and other hazards included within the term "extended coverage," and loss by flood, to the extent required by the Secretary, then: (i) Lender waives the provision in Paragraph 2 of this Security Instrument for the monthly payment to Lender of one-twelfth of the yearly premium installments for hazard insurance on the Property, and (ii) Borrower's obligation under Paragraph 4 of this Security Instrument to maintain hazard insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy. Borrower shall give Lender prompt notice of any lapse in required hazard insurance coverage and of any loss occurring from a hazard. In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the Property, whether to the condominium unit or to the common elements, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by this Security Instrument, with any excess paid to the entity legally entitled thereto.
- B. Borrower promises to pay Borrower's allocated share of the common expenses or assessments and charges imposed by the Owners Association, as provided in the condominium documents.

FHA Multistate Condominium Rider - 2/91

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(Space Below This Line Reserved for Acknowledgment)

Borrower
(Seal)

Borrower
(Seal)

Borrower
(Seal)

Jacqueline Thomas
JACQUELINE THOMAS

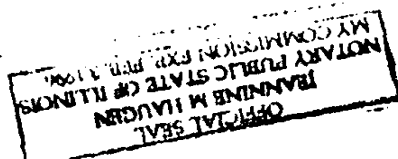
Borrower
(Seal)

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this Condominium Rider.

C. If Borrower does not pay condominium dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph C shall become additional debt of Borrower secured by the Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

95071759

Property of



MOUNTAIN STATES MORTGAGE CENTERS, INC. 1333 EAST 9400 SOUTH, SANDY, UT 84093

This instrument was prepared by:

95071759

Jacqueline Thomas
Notary Public
1994

My Commission expires: 2/3/96

Given under my hand and official seal, this 2/3/96 day of February, 1994, I, the undersigned, a Notary Public in and for said county and state, do hereby certify that JACQUELINE THOMAS personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared as before me this day in person, and acknowledged that he/she signed and delivered the said instrument as free and voluntary act, for the uses and purposes herein set forth.

STATE OF ILLINOIS,

County ss:

(Seal) Borrower

(Seal) Borrower

(Seal) Borrower

(Seal) Borrower
Jacqueline Thomas

Mary Goodson

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.

- Condominium Rider
- Planned Unit Development Rider
- Graduated Payment Rider
- Other [Specify]
- Growing Equity Rider

17. Foreclosure Procedure. If Lender requires immediate payment in full under Paragraph 9, Lender may invoke the power of sale 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 attorneys' fees and costs of title evidence.
18. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.
19. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.
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 such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were in a part of this Security Instrument. (Check applicable box(es)).

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