

UNOFFICIAL COPY

1610597

VA CASE #: LH 541 076

VA FORM 26.6310 (Home Loan)
Rev. August 1981. Use Optional
Section 1810, Title 38, U.S.C.
Acceptable to
Federal National Mortgage Association

3:78892

ILLINOIS

MORTGAGE

THIS INDENTURE, made this 21ST day of NOVEMBER 19 85 between

RODNEY Lee MARTIN AND DINAH L. MARTIN, HUSBAND AND WIFE

, Mortgagor, and

MNC MORTGAGE CO.

a corporation organized and existing under the laws of

THE STATE OF MICHIGAN

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 FIFTY THOUSAND AND NO /100 Dollars (\$ 50,000.00**) payable with interest at the rate of ELEVEN AND ONE HALF per centum (11.500 per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in SOUTHFIELD, MI. 48075, 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 FOUR HUNDRED NINETY 87/100 AND 15/100 Dollars (\$ 495.15****) beginning on the first day of JANUARY, 19 86, 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 DECEMBER, 2015.

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 21 AND LOT 24 IN BLOCK 12 IN MOUNT FOREST, A SUBDIVISION OF THE SOUTHEAST 1/4 AND THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 (WEST OF LAND OF JOSEPH ABBITT) AND THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CHICAGO, ST. LOUIS AND ALTON RAILROAD, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS
109 N. OAKWOOD
WILLOW SPRINGS IL. 60480
PERMANENT TAX INDEX #: 18-33-316-017
18-33-316-018

DOCUMENT PREPARED BY: PHYLLIS MANOR
861 MAPLE MNC MORTGAGE CO
HOMewood, ILLINOIS 60430

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;

NOTE IDENTIFIED

MT 1916/85

3:78892

STATE OF ILLINOIS

3478892
Mortgage

3478892

Doc. No. 3478892

Placed 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 Address _____, page _____

Notified _____

McHAIR

Clerk

7/17/1916/Par

1343795

STATE OF ILLINOIS
COUNTY OF _____

I, _____, a notary public, in and for the county and State aforesaid, Do Hereby Certify That _____, his spouse, personally known to me to be the same person whose name subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this _____ day of _____, 19____

Notary Public

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

RODNEY LEE MARTIN [SEAL]
DINAH L. MARTIN [SEAL]

THE COVENANTS HEREIN CONTAINED shall bind, and the benefits 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 "Mortgage" shall include any payee of the indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise.

If the indebtedness secured hereby be guaranteed or insured under Title 38, United States Code, such Title and Regulations issued thereunder 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 amended to conform thereto.

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.

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 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 Mortgagor.

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 Mortgage, 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 Veterans Administration 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.

It is further agreed that the Mortgagor shall be allowed in any decree foreclosing this mortgage, and all such expenses shall become so much additional indebtedness secured hereby and be allowed in any decree foreclosing this mortgage.