CONTOWER BANKER RESIDENTIAL MONTGAGE SERVICES, INC. 12VI W. 22nd STREET, SUITE 727

MORTGAGE

3520922

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

DAR BROOK ILLINOIS APENTURE, Made this

day of

MAY

, 136, between

, Mortgagor, and

JERRY J. GOUTOS AND NANCY M. GOUTOS, HIS WIFE COLDWELL BANKER RESIDENTIAL MORTGAGE SERVICES, INC. THE STATE OF CALIFORNIA a corporation organized and existing under the laws of

WITNESSETH: That whereus the Mortgagor is justily indebted to the Mortgages, as is evidenced by a certain promingory note bearing even date herewith, in the principal sum of FIFTY ONE THOUSAND NINE HUNDRED FIFTY AND NO/100----- Dollars (\$

psychle with interest at the rate of NINE per centum ($_{0.0}$ ance until pair) and made psyable to the order of the Mortgagee at its office in 3) per annum on the unpaid bal-IRVINE, CALTORNIA or at such other place as the notion med; the said principal and interest being payable in monthly installments of or at such other place as the holder may designate in writing, and deliver-FIVE HUNDRED TWENTY SIX AND 92/100 ---- Dollars (\$ 526.92) on the first day of JULY , 19 86, and a like sum on the first day of each and every month thereafter until the note is fully prid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of JUNE, 2001.

NOW, THEREFORE, the said Mortgagor, for the better securing of the payment of the 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 Entate situate, lying, and being in the county of COOK Illinois, to wit:

THE SOUTH & OF LOT 18 AND ALL OF LOT 19 IN BLOCK 24 IN WEST GROSSDALE, A SUBDIVISION OF THE WEST & OF THE WEST & OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12. BAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 4634 RAYMOND AVE., BROOKFIELD, IL

18-03-125-058 Augu YPERMANENT INDEX NUMBER:

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, and the rents, issues, and profits thereof, and all apparatus and fixtures of every kind for the purpose of supplying or distributing heat, light, water, or power, and all plumbing and other fixture, in, or that may be placed in, any building now or hereafter standing on said land, and cleo all the estate, right, 1/de, and interest of the said Mortgagor in and to said premises.

TO HAVE AND TO HOLD the above-described premises, with the appurtenances and fixtures, anto the said Mortgagee, its successors and assigns, forever, for the purposes and uses herein sectionth, 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.

AND SAID MORTGAGOR covenants and agrees:

To keep said premises in good repair, and not to do, or permit to be done, upon said persises, anything that may impair the value thereof, or of the security intended to be effected by virtue of this instrument; not to suffer any lien of mechanics men or material men to attach to said premises; to pay to the Mortgages, as hereinafter provided, until said note is fully paid, (1) a sum sufficient to pay all taxes and assessments on said premises, or any tax or assessment that may be levied by authority of the State of Illinois, or of the county, town. village, or city in which the said land is situate, upon the Mortgagor on account of the ownership thereof: (2) a sum sufficient to keep all buildings that may at any time be on said premises, during the continuance of said indebtedness, insured for the benefit of the Mortgages in such forms of insurance, and in such amounts, as may be required by the Mortgague.

In case of the refusal or neglect of the Mortgagor to make such payments, or to satisfy any prior lien or incumbrance other than that for taxes or assessments on said premises, or to keep said premises in good repair, the the Mortgagee may pay such taxes, assessments, and insurance premiums, when due, and may make such repairs to the property herein mortgaged as in its discretion it may deem necessary for the proper preservation thereof. and any moneys so paid or expended shall become so much additional indebtedness, secured by this mortgage, to be paid out of proceeds of the sale of the mortgaged premises, if not otherwise paid by the Mortgagor

It is expressly provided, however (all other provisions of this mortgage to the contrary notwithstanding), that the Mortgagee shall not be required nor shall it have 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 therein, so long as the Mortgagor shall, in good faith, contest the same or the validity thereof by appropriate legal proceedings brought in a court 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.

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AND the said Mortgagor further covenants and agrees as follows:

XXXXXIII IN TOUR CONTRACTOR CONTR 10.11

That, 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, on the first day of each month until the said note is fully paid, the following nums:

(a) An amount sufficient to provide the holder hereof with funds to pay the next mortgage insurance premium if this instrument and the note secured hereby are lactured, or a monthly charge (in lieu of a mortgage insurance premium) if they are held by the Secretary of Housing and Urban Development, as follows:

(f) If and so long as asid note of even date and this instrument are insured or are reinsured under the provisions of the National Housing Act, an amount sufficient to accumulate in the hands of the holder one (1) month prior to its due date the annual mortgage insurance premium, in order to provide such holder with funds to pay such premium to the Secretary of Housing and Urban Development pursuant to the National Housing Act, as amended, and applicable Regulations thereunder; or

(1) If and so long as said note of even date and this instrument are held by the Secretary of Housing and Urban Development, a monthly charge (in lieu of a mortgage insurance premium) which shall be in an amount equal to one-twelfth (1/12) of one-helf (1/2) per centum of the average outstanding balance due on the note computed without taking into account delinquencies or prepayments:

(b) A sum equal to the ground remis, if any, next thus, plus the premiums that will next become due and payable on

A sum equal to the ground rents, if any, next this, plus the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus taxes and assessments next due un the nortgaged property (all as estimated by the Mortgages) 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 assessment; will become delinquent, such sums to be held by Mortgages in trust to pay said ground rents, premiums, taxes and social assessments; and

(c) All payments mentioned in the two preceding subsections of this paragraph and all payments to be made under the note secuted acreby shall be added together and the aggregate amount thereof shall be paid by the Mortgagor each month in a line e payment to be applied by the Mortgagor to the following items in the order set furth:

(1) premium larges under the contract of insurance with the Secretary of Housing and Urban Development, or monthly the policy of its of mortgage insurance premium), as the case may be;

(11) ground rentr, it any, taxes, special assessments, fire, and other hazard insurance premiums;

(III) interest on the nire secured hereby, and

(IV) amortization of the principal of the said note.

Any deficiency in the amount of any such aggregate monthly payment shall, unless made good by the Mortgagor prior to the due date of the next surn payment, constitute an event of default under this mortgage. The Mortgage may collect a "tate charge" not ro exceed out cents (4.e) for each dollar (\$1) for each payment more than fifteen (15) days in arrears, to cover the extra expens, involved in handling delinquent payments.

If the total of the payments made by the Mortgagor under subsection (b) of the preceding paragraph shall exceed the amount of the payments actually make by the Mortgages for ground rents, taxes, and assessments, or insurance premiums, as the case may be, such excess, if the loan is current, at the option of the Mortgagor, shall be credited on subsequent payments to be made by the Mortgagor or refunded to the Mortgagor. If, however, the monthly payments made by the Mortgagor under subsection (6) of the preceding paragraph shall not be sufficient to pay ground rents, taxes, and assessments, or insurance programs, as the case may be, when the same shall become due and physible, then the Mortgagor shall pay to the North time any amount necessary to make up the deficiency, on or before the date when payment of such ground rents, taxes, assessments, or insurance premiums shall be due. If at any time the Muttgagor shall tender to the Mortgagor, in accordance with the provisions of the note secured hereby, full payment of the entire indebtedness represented thereby, the Mortgagoz shall, in computing the amount of such indebtedness, credit to the account of the Mortgagoz all payments made under the provisions of subsection (4) of the preceding paragraph which the Mortgagoz has not become obligated to pay to the Secretary of Housing and Urban Development, and any balance remaining in the funds accumulated under the provisions of subsection (6) of the preceding paragraph. If there shall or a default under any of the provisions of this mortgage resulting in a public sale of the premises covered here's, or if the Mortgagee acquires the property otherwise after default, the Mortgagee shall apply, at the time or the commencement of such proceedings or at the time the property is otherwise acquired, the balance then remaining in the funds accumulated under subsection (b) of the preceding paragraph as a credit against the amount of principal then remaining unpaid under said note and shall properly adjust any payments which shall have been moon under subsection (a) of the preceding paragraph.

AND AS ADDITIONAL SECUPITY for the payment of the indebtedness aforenaid the Mortgagor does hereby assign to the Mortgagee all the rents, issues, and prof ts now due or which may hereafter become due for the use of the premises hereinsbove described.

THAT HE WILL KEEP the improvements now existing or hereafter erected on the morigaged property, in-aured as may be required from time to time by the Morigagee against loss by fire and other hazards, casualties and contingencies in such amounts and for such periods us may be required by the Morigager and will pay promptly, when due, any premiums on such insurance provision for payment of which has not been made hereinbefore.

All insurance shall be carried in companies approved by the Mortgagee and the policies and cenewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgages. In event of loss Mortgagor will give immediate notice by mail to the Mortgages, who may make proof of loss if not made promptly by Mortgagor, and such insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and the Mortgagee jointly, and the insurance proceeds, or any part therebi, may be applied by the Mortgages 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 fureclosure 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

THAT if the premises, or any part thereof, be condemned under any power of eminent domain, or sequired for a public use, the damages, proceeds, and the consideration for such acquisition, to the extent of the full amount of indebtedness upon this Morigage, and the Note secured hereby remaining unpaid, are hereby assigned by the Mortgagor to the Mortgagee and shall be paid forthwith to the Mortgagee to be applied by it on account of the indebtedness secured hereby, whether due or not

THE MORTGAGOR FURTHER AGREES that should this mortgage and the note secured hereby not be eligible for insurance under the National Housing Act within 10 days from the date hereof (written statement of any officer of the Department of Housing and Urban Development or suthorized agent of the Socretary of Housing and Urban Development dated subsequent to the 30 days time from the date of this Housing and Urban Development dated subsequent to the 30 days time from the date of this mortgage, declining to insure said note and this mortgage, being deemed conclusive proof of such ineligibility), the Mortgages or the holder of the note may, at its option, declare all sums secured hereby immediately due and payable.

IN THE EVENT of default in making any monthly payment provided for herein and in the note secured hereby for a period of thirty (30) days after the due date thereof, 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 Mortgages, without notice, become immediately due and payable.



RIDER TO STATE OF ILLINOIS MORTGAGE HUD-92116M (5-80)

This rider attached to and made part of the Mortgage between JERRY J. GOUTOS AND NANCY M. GOUTOS, HIS WIFE , Mortgagor, and COLDWELL BANKER RESIDENTIAL MURTGAGE SERVICES, INC., A CALIFORNIA CORPORATION Mortgages, dated MAY 29, 1986 revises said Mortgage as follows:

1. Page 2, the second convenant of the Mortgagor is amended to rend:

That, 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, on the first day of each month until the said note is fully paid, the following sums:

- (a) A sum equal to the ground rents, if any, next due, plus the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus teles and assessments next due on the mortgage property (all as estimated by the Mortgagee) less all sums already paid therefor divided by the number of months to elapse before one month prior to the late when such ground rents, premiums, taxes and assessments will become delinquent, such sums to be held by Mortgagee in trust to pay said ground rents, premiums, taxes and special assessments, and
- (b) All payments mentioned in the two preceding subsections of this paragraph and all payments to be made under the note secured hereby shall be added together and the aggregate amount thereof shall be paid by the Mortgagor each month in a single payment to be applied by the Mortgagor to the following items in the order set forth:
 - (I) ground rents, if any, taxes, special assessments, fire, and other hase, a insurance premiums;
 - (II) interest on the note secured hereby; and
 - (III) amortisation of principal of the said note.

Any deficiency in the amount of any such aggregate monthly payment shall, unless made good by the Mortgager prior to the due date of the next such payment, constitute an avant of default under this mortgage. The Mortgagee may collect a late charge" not to exceed four cents (4c) for each dollar (\$1) for each payment more than fifteen (15) days in arrears, to cover the sycra expense involved in handling delinquent payments.

If the rotal of the payments made by the Mortgagor unar subsection (a) of the preceding paragraph shall exceed the amount of the payments actually made by the Mortgagee for ground rents, taxes, and assessments, or insurance premiums, as the case may be, such excess, if the loan is current, it the option of the Mortgagor, shall be credited on subsequent payments to be made by the Mortgagor, or refunded to the Mortgagor. If, however, the monthly payments made by the Mortgagor under subsection (a) of the preceding paragraph shall not be sufficient to pay ground rents, taxes, and assessmints, or insurance premiums, as the case may be, when the same shall become due and payable, then the Mortgagor shall pay to the Mortgagee any amount necessary to make up the deficiency, on or before the date when payment of such ground rents, taxes, assessments, or insurance premiums shall be due. If at any time the Mortgagor shall tender to the Mortgages, in accordance with the provisions of the note secured hereby, full payment of the entire indebtedness represented thereby, the Mortgages shall, in computing the amount of such indebtedness, credit to the account of the Mortgagor any balance remaining in the funds accumulated under the provisions of subsection (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

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shall apply, at the time of the commencement of such proceedings or at the time the property is otherwise acquired, the balance then remaining in the funds accumulated under subsection (a) of the preceding paragraph as a credit against the amount of principal then remaining unpaid under said note.

2. Page 2, the penultimate paragraph is amended to add the following sentence:

This option may not be exercised by the Mortgagee when the ineligibility for insurance under the National Housing Act is due to the Mortgagee's failure to remit the mortgage insurance premium to the Department of Ho.

3 of the Door Cook County Clark's Office Housing and Urban Development.

Dated as of the date of the mortgage referred to herein.



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ILLINOIS

FHA MORTGAGE RIDER

1	l. In the first u which reads as	nnumbered paragra follows is delet		entence	
	or in an amoun on the princip first day of a however, that	t equal to one or al that are next ny month prior to written notice of	pay the debt in who more monthly pay due on the note, maturity; provide an intention to mat least thirty	ments on the ed,	
	days prior to		m at reast thirty	(30)	
2	. In the fice: w by the addition	nnumbered paragra	ph, page 2, is am	ended	
		served to pay th	e debt, in whole	or in	
I	N WITNESS WHEREOF		OS ANDMANCY M. GO		
AV An	d year first afore		EXMER/their hand(s) and seal t	he
,		0/	JENNY 3. COU	188	(SEAL)
			Xoney M. C		(SEAL)
		·	NANCY M. C	outos	
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	•		(6		
	li. <i>1</i> 1		county ss:	4	

therein set forth. Given under my hand and official seal, this . $39 \, \text{th}$, dqy , of May , $19 \, \frac{86}{3}$ My Commission expires: 10-33-89 . Maureen Ciechner.

whose name(s) subscribed to the foregoing instrument, appeared before

me this day in person, and acknowledged that . . the .y . .signed and delivered the said

instrument as their. . . free and voluntary act, for the uses and purposes

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AND IN THE EVENT That the whole of said debr in declared to be due, the Mortgagee 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 applications for appointment of a receiver, or for an order to place Mortgagee in possession of the premises 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, enter an order placing the Mortgagee in possession of the premises, or appoint a receiver for the benefit of the Mortgagee 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.

Whenever the said Mortgagee shall be placed in possession of the above described premises under an order of a court in which an action is pending to foreclose this mortgage or a subsequent mortgage, the said Mortgagee, in its discretion, may: keep the said premises in good repair; pay such current or back taxes and assessments as may be due on the said premises; pay for and maintain such insurance in such amounts as shall have been required by the Mortgagee; lease the said premises to the Mortgager or others upon such terms and conditions, either within or beyond any period of redemption, as are approved by the court; collect and receive the rents, issues, and profits for the use of the premises hereinabove described; and employ other persons and expend itself such amounts as are reasonably necessary to carry out the provisions of this paragraph.

AND IN CASE OF FORECLOSURE of this mortgage by said Mortgagee in any court of law or equity, a reasonable aum shall be allowed for the solicitor's fees, and 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 Mortgagee shall be made a party tierate by reason of this mortgage, its costs and expenses, and the reasonable fees and charges of the attorneys or editions of the Mortgagee, 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 indebtudness secured hereby and be allowed in any decree foreclosing this mortgage.

AND THERE SHALL Pc 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 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 Mortgagee, if any, for the purpose authorized in the increase with interest on such advances at the rate set forth in the note secured hereby, 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. 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 agree heres herein, then this conveyance shall be null and void and Mortgagee will, within thirty (30) days after written __mand 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 dortgagee.

IT IS EXPRESSLY AGREED that no extension of the time for payment of the debt hereby secured given by the Mortgagee to any successor in interest of the Mortgage to release, in any manner, the original liability of the Mortgagor.

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 masculine gender shall include the feminine.

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

17 / H	ASS [SEAL]	Young & Com	SEAL]
JERRY J. GOUTOS	[SEAL.] NA	ANCY M. GOUTOS	[SEAL]
STATE OF ILLINOIS COUNTY OF WW	55:	9.	0,55
I, THE UNDE aforesaid, Do Hereby Co and NANCY M. GOUTO person whose name 8 ar person and acknowledged free and voluntary act to of homestead.	ortify That JERRY J. GOUTOS 's subscribed to the forego	a notary public, in and nis wife, personally know oing instrument, appeare delivered the said instru rth, including the release	vn to me to be the same d before me this day in iment as their
GIVEN under my han	d and Notarial Seal this 29th	day of May	, A. D. 19 ⁸⁶
My Commission Exp	ires Oct. 23, 1989	laureen Ciec	Moenry Public
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 Ex	ook of	Page

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Submitted by	Address	Deliver certif.13	Address	Deliver duplicate 1:	Address	Notified // Select	SAFECO TITLE INSURANCE CO.
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SAFECO TITLE INSURANCE CO. 2 M. LA SALLE ST. SUITE 1700 CHICAGO, IL. 60602

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