

This Indenture, made this 25TH day of JUNE 1986 between
GALE D. ZBSCHENDORF AND LISA GODSEY, HIS WIFE, Mortgagee, and
FLEET MORTGAGE CORP., Mortgagor, and
a corporation organized and existing under the laws of THE STATE OF RHODE ISLAND
Mortgagee.

Witnesseth: That whereas the Mortgagor is justly indebted to the Mortgagee, as is evidenced by a certain promissory note bearing even
date herewith, in the principal sum of SIXTY THREE THOUSAND FOUR HUNDRED THIRTY SIX AND NO/100
Dollars \$ 63,436.00

payable with interest at the rate of TEN
per centum (10 %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in
MILWAUKEE, WISCONSIN

at such other place as the holder may designate in writing, and delivered; the said principal and interest being payable in monthly installments of
SIX HUNDRED EIGHTY ONE AND 69/100
Dollars \$ 681.69

of AUGUST 1986, and a like sum on the first day of each and every 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 JULY
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 Estate situated, lying, and being in the county of and the State of Illinois, to wit: COOK
THE NORTH 1 FOOT OF LOT 4 ALL OF LOT 5 IN BLOCK 'A' IN WALTER JONES SUBDIVISION BEING
A SUBDIVISION OF LOT 4 IN THE CIRCUIT COURT PARTITION OF THE WEST 1/4 OF THE SOUTHWEST
1/4 AND THE WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN 16-20-300-037-0000

1646 S. Culler Av., Berwyn, IL

COOK COUNTY
1431400
1869104

Property of Cook County Clerk's Office

3528531

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 fixtures in, or that may be placed in, any building now or hereafter standing on said land, and also all the estate, right, title, and interest
of the said Mortgagor in and to said premises:

This form is used in connection with mortgages insured under the one to four family programs of the National Housing Act which require a
One-Time Mortgage Insurance Premium payment (including sections 203(b) and (c)) in accordance with the regulations for those programs.

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To Have and to Hold the above described premises, with the appurtenances and fixtures, unto the said Mortgagee, its successors and assigns, forever, for the purposes and uses herein set forth, 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 to said Mortgagee does hereby expressly release and waive.

And Said Mortgagee covenants and agrees

To keep said premises in good repair, and not to do, or permit to be done, upon said premises, 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 Mortgagee, 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 Mortgagee 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 Mortgagee in such terms of insurance, and in such amounts, as may be required by the Mortgagee.

In case of the refusal or neglect of the Mortgagee 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 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 Mortgagee.

It is expressly provided, however, that 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 improvement situated thereon, so long as the Mortgagee shall, in good faith and in 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 provided and the sale or forfeiture of the said premises or any part thereof to satisfy the same.

And the said Mortgagee further covenants and agrees as follows

That privilege is reserved to pay the debt in whole or in part on any installment due date.

That together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, the Mortgagee 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 taxes and assessments next due on the mortgaged property and as estimated by the Mortgagee less all sums already paid thereon, divided by the number of months to elapse before one month prior to the date when such ground rents, premiums, taxes and assessments will next become due, such sums to be held by the Mortgagee in trust to pay said ground rents, premiums, taxes and special assessments, and

(b) All payments due under the preceding subsection 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 Mortgagee each month in a single payment to be applied by the Mortgagee to the following items in the order set forth:

- (i) ground rents, if any, taxes, special assessments, fire, and other hazard insurance premiums;
- (ii) interest on the note secured hereby;
- (iii) amortization of the principal of the said note; and
- (iv) late charges.

Any deficiency in the amount of any such aggregate monthly payment shall, unless made good by the Mortgagee prior to the due date of the next such payment, constitute an event of default under this mortgage. The Mortgagee may collect a "late charge" not to exceed four cents (.4%) for each dollar \$.40 for each payment more than fifteen (15) days in arrears, to cover the extra expense involved in handling delinquent payments.

If the total of the payments made by the Mortgagee under 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, at the option of the Mortgagee, shall be credited on subsequent payments to be made by the Mortgagee, or refunded to the Mortgagee. If, however, the monthly payments made by the Mortgagee under subsection (a) of the preceding paragraph shall not be sufficient to pay ground rents, taxes, and assessments, or insurance premiums, as the case may be, when the same shall become due and payable, then the Mortgagee 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 Mortgagee shall tender to the Mortgagee, in accordance with the provisions of the note secured hereby, full payment of the entire indebtedness represented hereby, the Mortgagee shall, in computing the amount of such indebtedness, credit to the account of the Mortgagee 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 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 and due under said note.

And as Additional Security for the payment of the indebtedness aforesaid the Mortgagee does hereby assign to the Mortgagee all the rents, issues, and profits now due or which may hereafter become due for the use of the premises aforesaid as described.

That He Will Keep the improvements now existing on the estate created on the mortgaged property, insured as may be required from time to time by the Mortgagee against loss by fire and other hazards, casualties and contingencies in such amounts and for such periods as may be required by the Mortgagee and will pay promptly, when due, any premiums on such insurance policies, or the payment of which has not been made heretofore. All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and the same attached thereto loss payable clauses in favor of and acceptable to the Mortgagee. In event of loss Mortgagee shall give immediate notice by mail to the Mortgagee, with full maximum

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

Gale D. Teschendorf [Seal]
GALE D. TESCHENDORF [Seal]

Lisa Godsey [Seal]
LISA GODSEY, HIS WIFE [Seal]

State of Illinois

County of Cook

I, Donna J. Concula a Notary Public, in and for the County and State
aforesaid, do hereby certify that Gale D. Teschendorf and Lisa Godsey
person whose name they subscribed to the foregoing instrument, appeared before me this day in
person and acknowledged that they signed, sealed, and delivered the said instrument as their
free and voluntary act for the use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial seal this

May 1990

25th

day

June

A.D. 1986

Donna J. Concula
Notary Public

Doc. No.

Filed for Record in the Recorder's Office of

Cook County, Illinois, on the

day of

A.D. 19

at _____

and may be recorded in Book _____

Page _____

Mail to:

THIS INSTRUMENT WAS PREPARED BY:
FLEET MORTGAGE CORP.
2643 NORTH HARLEM AVENUE
CHICAGO, IL. 60635

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UNOFFICIAL COPY

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1301371
IN PUBLIC RECORDS
MAY

REGISTRAR OF TITLES
05 28 53
3 29 PM '86

Property of Cook County Clerk's Office

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Address _____

City _____

County _____

Parcel number _____

Parcel _____

Deliver to _____

Address _____

City _____

County _____

Parcel number _____

Parcel _____

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