LINOFF	ICIAI	C.C)PI	/
UNOFF	0 3	2 3	3 4	9 9 000052779-6

CASE# 131:4810865 703

FHA MORTGAGE ACCELERATION CLAUSE

All FHA Mortgages - Effective 12/01/86

The mortgage shall, with the prior approval of the Federal Housing Commissioner, or his designee, declare all sums secured by this mortgage to be immediately due and payable if all or a part of the property is sold or otherwise transferred (other than by devise, descent or operation of law) by the mortgagor, pursuant to a contract of sale executed not later than 24 months after the date of execution of this mortgage or not later than 24 months after the date of a prior transfer of the property subject to this mortgage, to a purchaser whose credit has not been approved in accordance with the requirement of the Commissioner.

Total ha Gentry	75771157 AA 1007
Borrower TIMOTHY CEARY	FEBRUARY 20, 1987 Date
Maria A. Yearn	FEBRUARY 20, 1987
Borrower MARIA A. GEARY	Date
Borrower	Date
Borrower	Date
State of	
personnally known to me to be the same person <u>S</u> whose name appeared before me this day in person, and acknowledged that	$\frac{S}{S}$ subscribed to the follogoing instrument, $\frac{T}{S}$ he $\frac{Y}{S}$ signed, sealed 2nd delivered the
said instrument as THEIR free and voluntary act, for Given under my hand and official seal, this 20 day of 70	Cont
	Notary Public 5/25/88
	Commission Expires

This instrument was prepared by Midwest Funding Corporation 1020 31st Street, Suite 401, Downers Grove, Illinois 60515

day of

February

8.7 between

TIMOTHY M. GEARY and MARIA A. GEARY, His Wife

, Mortgagor, and

Midwest Funding Corporation a corporation organized and existing under the laws of

the State of Illinois

Mortgagee.

NOTE IDENTIFIED

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 concipal sum of Seventy-eight thousand four hundred fifty and NO/100 - - - -- - - - - - - - - - - - - - - - - Dollars (\$

Nine and one half payable with interest at the rate of per centum (9.50000 per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its DOWNERS CROVE ILLIWIS at such other place as the holder may designate in writing, and delivered; the said principal and interest being payable in monthly installments of _____ Dollars (\$ 01, 19 87, and a like sum on the first day of each and every month thereafter until the note is fully paid. April except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of March 20 17

Now, therefore, the said Mortgagor, for the better securily 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 situate, lying, and being in the county of and the State of Illinois, to wit:

LOT 8 IN BLOCK 6 IN WALTER E. GOGOLINSKI'S SUBDIVISION OF LOT 14 IN KING AND PATTERSON'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COCK COUNTY, ILLINOIS.

THE RIDER TO STATE OF ILLINOIS FHA MORTGAGE ACCELERATION CLAUSE ATTACHED HERETO AND EXECUTED OF EVEN DATE HEREWITH IS INCORPORATED HEREIN AND THE COVENANTS AND AGREPHENTS OF THE RIDER SHALL AMEND AND SUPPLEMENT THE COVENAR'S AND AGREEMENTS OF THIS MORTGAGE AS IF THE RIDER WERE A PART HEREOF.

AJO Item # 13-29-226-023

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.

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 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 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 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 Mortgagee in such forms of insurance, and in such amounts, as may be required by the Mortgagee.

This form is used in connection with mortgages insured under the one- to four-family programs of the National Housing Act which provide for periodic Mortgage insurance Premium payments.

	Dee Add	NOFE	CA	L COPY		W DILBO
GREATER ILLINOIS TITLE COMPANY BOX 116 # 4055 49	Deliver duplicate Tratoress	ress_	ressstsc	STET STREET, SUITE AN STATE AND SECOND CORPORATIONS OF STATE AND SECOND ASSETT ASSETT AND SECOND ASSETT AND SECOND ASSETT ASSET	21 667869 1020	AGERA AUTER
	900				,	
A.D. 19	oz byłke	rhe of	unty, Illinois, or rded in Book	oosa Amp gang Gang Leco	o'clock	. 38
0; u v	,-	ic soffice viabro				рос. Ио.
78 61 . G.A.	February February	HOM dog VEN	quoz	<i>.</i>	nuqes ush pand and	
ne to be the same	olic, in and for the sonally known to n this day in person a untary act for the	riog (phis.sid., om svoted betæren	egoing instrumer	his Wife That Tround in GEARY	THEY signed, seal	I, his stock of the stock of th
·			<u> </u>	:45	cioni	State of IN
[JABS]			EVC)	s) —————		· · · · · · · · · · · · · · · · · · ·
(SEAL)			EVC]	s)		
(SEAL)			EAL)	si ————		
(1ves)	/	in A. General	EAL) MAKI	Magh	LHA W GEVEA	75
		٠,	nattirw izził 169y	of the Mortgagor, the day and	vices has has a sti	start W

<u>UNOFFICIĄL, COPY</u>

All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each 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 thereof, may be applied by the Mortgagee 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 foreclosure 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 Mortgago, 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 acquired for a public use, the damages, proceeds, and the conformation for such acquisition, to the extent of the full amount of inductedness upon this Mortgage, and the Note secured hereby remaining unpaid, are hereby assigned by the Mortgager to the Mortgagee and shall be paid forthwith to the Mortgagee to be applied by n on account of the indebtedness secured hereby, whether due or near

The Mortgagor further agrees that should this mortgage and the note secured hereby not be eligible for insurance under the National Housing Act within SIXTY daySdays from the date hereof) written statement of any officer of the Department of Housing and Urban Development or authorized agent of the Secretary of Housing and Urban Development dated subsequent to the SIXTY daySdays' time from the date of this mortgage, declining to insure said note and this mortgage, being deemed conclusive proof of such ineligibility), the Mortgagee 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 Mortgagee, without notice, become immediately due and payable.

And in the event that the whole of said debt is 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 of the person or persons liable for the payment of the indebtedness secured hereby, at the time of such applications for appointment of a receiver, or for an order to place Mortgagee in possession of the premises, 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 sum 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 thereto by reason of this mortgage, its costs and expenses, and the reasonable fees and charges of the attorneys or solicitors 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 indebtedness secured hereby and be allowed in any decree foreclosing this mortgage.

And 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 attorneys', solicitors', and sten graphers' 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 mortgage 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 accrucal interest remaining unpaid on the indebtedness hereby secured; (4) all the said principal money remaining unpaid. The overplut of the proceeds of sale, if any, shall then be paid to the Mortgago.

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 Mortgagee will, within thirty (30) days after written demand 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 Mortgagee.

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 Mortgagor shall operate 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.

UNOFFICIAL COPY

of this paragraph and all payments to be made under the note Rokkall payments mentioned in the two preceding subsections

special assessments; and Mortgagee in trust to pay said ground rents, premiums, taxes and and assessments will become delinquent, such sums to be held by month prior to the date when such ground rents, premiums, taxes therefor divided by the number of months to elapse before one erty (all as estimated by the Mortgagee) less all sums already paid erty, plus taxes and assessments next due on the mortgaged propof fire and other hazard insurance covering the mortgaged propthe premiums that will next become due and payable on policies S(b)XXA sum equal to the ground rents, if any, next due, plus

AND THE PROPERTY OF THE PROPER A CONTROL SERVING THE CARGE OF THE WAY OF THE CONTROL OF THE CONTR rional Frousing Acel an amognit sufficient to accumulate in the

O HER THE SCELETIFY OF HORSE SUCH OF DESCRIPTION OF THE SECRETARY OF THE S

tollowing sums:

first day of each month until the said note is fully paid, the secured hereby, the Mortgagor will pay to the Mortgagee, on the of principal and interest payable under the terms of the lose That, together with, and in addition to, the monthly payments

on any installment due date.

That privilege is reserved to pay the debt in whole, or in part,

[O]]OM2:

And the said Mortgagor further cove lants and agrees as

premises or any part thereof to satisfy the same. ment, or lien so contested and the sale or forfeiture of the said which shall operate to provent the collection of the tax, assesslegal proceedings brought in a court of competent jurisdiction, faith, contest the same or the validity thereof by appropriate ments situated thorein, so long as the Mortgagor shall, in good premises described herein or any part thereof or the improveor remove any tax, assessment, or tax lien upon or against the mortgage to the contrary notwithstanding), that the Mortgagee or shall not be required nor shall it have the right to pay, discharge! It is expressly provided, however (all other provisions of this

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

sion for payment of which has not been made hereinbefore. pay promptly, when due, any premiums on such insurance provifor such periods as may be required by the Mortgagee and will Other hazards, casualties and contingencies in such amounts and from time to time by the Mortgagee against loss by fire and erected on the mortgaged property, insured as may be required That he will keep the improvements now existing or hereafter

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

against the amount of principal then remaining unpaid under said note said shelffelffelf the state of principal the presenting the said said the sa acquired, the balance then remaining in the funds accumulated under subsection ib of the preceding parke aph as a credit ment of such proceedings or at the time the property is otherwise default, the Mortgagee shall apply, a' the time of the commencehereby, or if the Mortgagee acqui es he property otherwise after of this mortgage resulting in a o. I lie sale of the premises covered parkers of there shall be a default under any of the provisions the Mortgae of all payments made under the provisions of subsecety before before the provision of subsecety to the properties of subsecety to the properties of subsecety to the provisions of subsecent to the subsecent to the provisions of subsecent puting the amount of such indebtedness, credit to the account of debtedness represented thereby, the Mortgagee shall, in comof the note secured hereby, full payment of the entire inshall 'ender to the Mortgagee, in accordance with the provisions insurance premiums shall be due. If at any time the Mortgagor de te when payment of such ground rents, taxes, assessments, or amount necessary to make up the deficiency, on or before the and payable, then the Mottgagor shall pay to the Mottgagee any premiums, as the case may be, when the same shall become due to pay ground rents, taxes, and assessments, or insurance subsection (6) the preceding paragraph shall not be sufficient however, the Monthly payments made by the Mortgagor under made by the Mortgagor, or refunded to the Mortgagot. If, of the Morigagor, shall be credited on subsequent payments to be the case may be, such excess, if the loan is current, at the option ground rents, taxes, and assessments, or insurance premiums, as amount of the payments actually made by the Mortgagee for

expense involved in handling definquent payments: ment more than fifteen (15) days in arreats, to cover the extra not to exceed four cents (4') for each dollar (\$1) for each payunder this mortgage. The Mortgagee may collect a "late charge" due date of the next such payment, constitute an event of default payment shall, unless made good by the Mottgagor prior to the Any deficiency in the amount of any such aggregate monthly

subsection (b)XXI the preceding paragraph shall exceed the If the total utilite payments made by the Mottgagor under

THOSE amortization of the principal of the said note; and other hazard insurance premiums;

I (IIXX ground rents, if any, taxes, special assessments, fire, and

CHARGOGER Set Torth:

payment to be aplied by the Mortgagee to the following items in thereof shall be paid by the Mortgagor each month in a single secured hereby shall be added together and the aggregate amount