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RIDER

This Rider attached to and made part of the Mortgage between
WALTER C. BURTON, JR, A BACHELOR
VERNA J. FINCH, A SPINSTER, Mortgagor, and Fleet
Mortgage Corp., Mortgagee, dated MARCH 18,
1987, revises the Mortgage as follows:

The Mortgagee 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 requirements of the
Commissioner.

Walter C. Burton Jr. (Seal)
Mortgagor WALTER C. BURTON, JR. A BACHELOR

Verna J. Finch (Seal)
Mortgagor VERA J. FINCH, A SPINSTER

FHA Rider - IN, IL, KS, KY, MA, MI, NH, NJ, NY, OK, PA, VT, WI

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3500314

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484287-8

FHA Case No.

131:4882998-703

State of Illinois

Mortgage

This Indenture, Made this 18TH day of MARCH , 19 87 , between

WALTER C. BURTON, JR., A BACHELOR AND VERA J. FINCH, A SPINSTER-----, Mortgagor, and
FLEET MORTGAGE CORP-----
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 EIGHTY FIVE THOUSAND ONE HUNDRED SIXTEEN AND NO/100-----

(\$ 85,116.00)----- Dollars
payable with interest at the rate of ONE HALF per centum (----- 8½ %) per annum on the unpaid balance until paid; and made
payable to the order of the Mortgagee at its office in MILWAUKEE, WISCONSIN
or at such other place as the holder may designate in writing, and delivered; the said principal and interest being payable in monthly in-
stallments of SIX HUNDRED FIFTY FOUR AND 47/100----- Dollars (\$ 654.47-----)
on the first day of MAY 19 87 , and a like sum of 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
APRIL 20 17 .

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, doth 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 18 IN BLOCK 2 IN FAIR OAKS TERRACE, BEING A SUBDIVISION OF THE EAST 50 ACRES OF THE NORTH
75 ACRES OF THE NORTHWEST ¼ OF SECTION 5, TOWNSHIP 33 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

3500314
FECO03

DCO 16-05-105-016

1216 N. TAYLOR
OAK PARK IL 60302

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 (l)) in accordance with the regulations for those programs.

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DUPLICATE

Submitted by	Address
Promised	
Deliver certif. to	
Address	
Deliver duplicate Trust	
Deed to	
Address	
Notified	

RECEIVED (RECD) YESTERDAY
1987 MAR 19 11:19:55 AM

3600344

3600344

CHICAGO, ILLINOIS 60635

2643 NORTH HARLEM AVENUE

FLEET MORTGAGE CORP

THIS INSTRUMENT WAS PREPARED BY:

GREATER ILLINOIS
TITLE COMPANY
BOX 116
C-1821

at o'clock m., and duly recorded in Book , Page , of County, Illinois, on the day of A.D. 19

Filed for Record in the Recorder's Office of Doc. No.

Given under my hand and Seal this day of March, A.D. 19 87

I, WALTER C. BURTON, JR., A BACHELOR, do hereby certify that WALTER C. BURTON, JR., A BACHELOR

and VERNAL J. FINCH, A SPINSTER, persons personally known to me to be the same

and WALTER C. BURTON, JR., A BACHELOR, subscriber to the foregoing instrument, appeared before me this day in person and acknowledge that THEY

free and voluntarily act for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

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

State of Illinois
County of DuPage

WALTER C. BURTON, JR., A BACHELOR [Seal] VERNAL J. FINCH, A SPINSTER [Seal]

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

WALTER C. BURTON, JR., A BACHELOR [Seal] VERNAL J. FINCH, A SPINSTER [Seal]

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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 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 acquired for a public use, the damages, proceeds, and the consideration for such acquisition, to the extent of the full amount of indebtedness upon this Mortgage, 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 NINETY days 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 NINETY days' 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. Notwithstanding the foregoing, 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 Housing and Urban Development.

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 be then 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 Mortgagor 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.

An 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 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 mortgage with interest on such advances at the rate set forth in the note secured hereby, from the time such advances were made; (3) all the accrued interest remaining unpaid on the indebtedness hereby secured; and (4) all the said principal money remaining unpaid. The overplus of the proceeds of the sale, if any, shall then be paid to the Mortgagor.

If the 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. Whenever used, the singular number shall include the plural, the plural the singular, and the masculine gender shall include the feminine.

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That He Will Keep the improvements now existing on his estate
accrued on the mortgaged property, insured as may be required
from time to time by the Mortgagor against loss by fire and other
hazards, casualties and contingencies in such amounts and for such
periods as may be required by the Mortgagor and for such
amounts as may not been made hereinafter. All insurance shall
be carried in companies approved by the Mortgagor and the
same of which has not been made hereinafter.

And as Additional Security for the payment of the imdebtsness
afforesaid the Mortagor does hereby assignto the Mortagagee all
the rents, issues, and profits now due or which may hereafter
accome due for the use of the premises hereinabove described.

The amount of principal then remaining unpaid under said note, together with interest thereon at the rate of six percent per annum, the date when the same became due, and the name of the payee.

counted of the Mortgagor any balance remaining in the funds ac-
cumulated under the provisions of subsection (a) of the preceding
paragraph. If there shall be a default under any of the provisions
hereby, or in the Mortgage, which shall occur at the time of the commence-
ment of such proceedings or at any time thereafter, the property is otherwise
deemed to be mortgaged to secure the payment of the note mentioned
in the Mortgage, which shall be paid at the time of the commence-
ment of such proceedings or at any time thereafter.

Any deficiency in the amount of any such aggregate monthly pay-
ment shall, unless made good by the Mortgagor prior to the due
date of the next such payment, constitute an event of default
under this mortgage, may collect a "late charge" ...
more than fifteen (15) days in arrears, to cover the extra expense
incurred in handling delinquent payments.

(iv) late charges
and moratorium of the principal of the said note; and
interest on the note secured hereby;

(6) All payments mentioned in 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 Mortgagor each month in a single payment to the holder of the notes or to the holder's agent at the place where the Mortgagor resides or at such other place as may be agreed upon by the parties.

members will become delighted, such sums to be held by Mortagage in trust to pay said Ground rents, premiums, taxes and special assessments; and

(a) A sum equal to the ground rents, if any, next due, plus 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 (all as estimated by the Mortgagor) 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 assess-

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

And like said Mortgagor further covenants and agrees as follows:

It is expressly provided, however, (all other provisions of this
narragage to the contrary notwithstanding,) that the Morragage
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 Mortaggee shall, in good faith, con-
test the same or the validity thereof by appropriate legal pro-
cessed through the court of competent jurisdiction, wherein 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.

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 Mortgagor may pay, upon 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, at any monies 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.

hereinafter provided, until said note is fully paid, ((1) a sum suffi-
cient to pay all taxes and assessments on said premises, or any tax
or assessment that may be levied by authority of the State of Illi-
nois, or of the County, town, village, or city in which the said
land is situated, 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 in-
debtors, insured for the benefit of the Motoragee in such forms
of insurance, and in such amounts, as may be required by the
Motoragee.

To keep said promises 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; nor to suffer any loss or mechanics men or material men to attach to said premises; to pay to the Mortgagee, as

To Have and to Hold the above-described premises, with the appurtenances and fixtures, unto the said Mortgagor, until the and assigees, 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 Mortgagor does hereby expressly release and waive.

And Said Mortgagor covenants and agrees: