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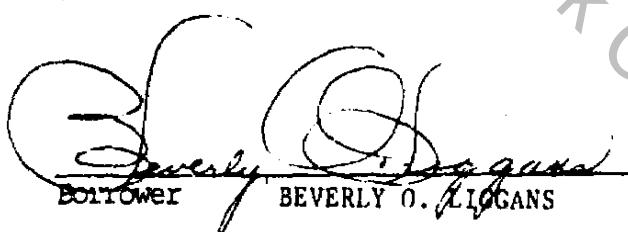
ADDENDUM TO MORTGAGE

Date June 17, 1987

FHA Case # 1314396850:703

Property Address: 14747 ELLIS AVENUE
DOLTON, ILLINOIS 60419

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 IN FULL 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.


Beverly O. Ligans
Borrower BEVERLY O. LIGANS

Borrower


Cornelius A. Ligans
Borrower CORNELIA A. LIGANS

Borrower

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Property of Cook County Clerk's Office

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State of Illinois

Mortgage

PRA Case No.

131:4996850:703

This Indenture, made this 17th day of June 19 87, between BEVERLY O. LIGGANS, A SPINSTER AND CORNELIA A. LIGGANS, A SPINSTER

, Mortgagor, and

The First Mortgage Corporation

a corporation organized and existing under the laws of ILLINOIS

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 THOUSAND SIX HUNDRED NINETEEN AND 00/100 Dollars \$ 60,619.00

payable with interest at the rate of TEN AND ONE HALF

per centum (10.5005 %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in FLOSSMOOR, ILLINOIS

at such other place as the holder may designate in writing, and delivered; the said principal and interest being payable in monthly installments of FIVE HUNDRED FIFTY FOUR AND 51/100 Dollars \$ 554.51

on August 1, 19 87 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 1, 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, does by these presents Mortgage and Warranty 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 24 IN BLOCK 8, IN MICHIGAN AVENUE NUMBER 1, A SUBDIVISION IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX I.D. #29-11-119-015 *330*

PROPERTY ADDRESS: 14747 ELLIS AVENUE
DOLTON, ILLINOIS 60419

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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THIS INSTRUMENT PREPARED BY: MARIE ROCHE, THE FIRST MORTGAGE CORPORATION
19831 GOVERNORS HIGHWAY, FLOSSMOOR, ILLINOIS 60422

REC'D BY
REG'D RAFFERTY
HARRY BUSY

13633006

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Submitted by	
Address	
Promise	
Deliver certificate	
Act. 1952	
Certificate	
Scrip tural	
Deed	
Power	

RECEIVED
MAY 16, 1990
COURT CLERK'S OFFICE
COOK COUNTY, ILLINOIS
AD. 1990
FILED FOR RECORD IN THE REGISTER OF LAND OWNERS
COUNTY, ILLINOIS, ON THIS
DAY OF MAY 16, 1990
A.D. 1990
MARSHAL F. COOK
NOTARY PUBLIC
STATE OF ILLINOIS
MY COMMISSION EXPIRES MAY 17, 1990
SACRED TO THE REGISTER OF LAND OWNERS
PERSON WHOSE NAME IS ARE
SUBSCRIBED AND DECLARATORY STATE THAT THEY
SERVED, READ, AND CERTIFIED THE Said OATHMENT IN
THEIR PERSONALTY KNOWINGLY TO ME TO BE THE GEMS
TRUE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELATION AND NUMBER OF THE RIGHT OF PURCHASE AND
CHARGE MADE BY LAND AND NUMBER SET THIS
DAY JUNE 17, 1990
A.D. 1990
NANCY RABKE

1. THE INCORPORATION.
I, MARIE ROCHE, DO HEREBY CERTIFY THAT BEVERLY A. LIGGANS, A SPINSTER,
LIGGANS, CORNELIA A. LIGGANS, A SPINSTER,
LIGGANS, PERSONALITY KNOWN TO ME TO BE THE GEMS
SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPLICABLE BEFORE ME THIS DAY IN
PERSON AND DECLARATORY STATE THAT THEY
SERVED, READ, AND CERTIFIED THE Said OATHMENT IN
THEIR PERSONALTY KNOWINGLY TO ME TO BE THE GEMS
TRUE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELATION AND NUMBER OF THE RIGHT OF PURCHASE AND
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BEVERLY A. LIGGANS CORNELIA A. LIGGANS

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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 **90 DAYS** 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 **90 DAYS** 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 hereafter, 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 application 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 Mortgagor 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 advances advanced by the Mortgagor, 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 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 agreement, 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 Mortgagor.

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.

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immediate notice by mail to the Mortgagor, who shall give
specification to the Mortgagor, in event of loss Mortgagor will form
have discharged therefrom loss payable clause in favor of said in form
polices and renewals, whereof shall be held by the Mortgagor and
be carried in company's approved by the Mortgagor All insurance and
ment of which has not been made hereinbefore All insurance and
, when due, any premiums in such insurance payed
, whereas, carriers and contingencies in such amounts and for such
periods as may be required by the Mortgagor and the
from time to time by the Mortgagor assign to the Mortgagor and the
certain time on the mortgaged property, incurred as may be required
Then He Will keep the improvements now existing or hereafter
erected on the mortgaged property, incurred under said note.

And as Additional Security for the payment of the indebtedness
arose out of the Mortgagor does hereby assent to the Mortgagor will
become due for the use of the premises hereinafter described
the rents, issues, and profits now due or which may hereafter
arose, together with the improvements now existing or hereafter

the amounts of principal then remaining in unpaid under said note,
under which the balance then remaining in the funds accumulated
accrued, the balance of the property is otherwise
ment of such proceedings as at the time the property is otherwise
dealt with, the Mortgagor acquires the property at the time of the commence-
ment, or if the Mortgagor acquires the property otherwise
hereby, or if this mortgagee ceases to be a plaintiff in a public sale of the premises covered
of this mortgagee ceases to be a defendant under any of the proceedings
paragraph, if this mortgagee shall be a defendant under any of the proceedings
cumulated and, the portions of subsection (a) of the preceding
out of the mortgagee any balance remaining in the funds ac-
in cumulate, the amount of such indebtedness, thereby, the mortgagee, paid payments
of the entire indebtedness represented thereby, the mortgagee, paid payments
days, with the provisions of the note secured hereby, paid payments
any time the Mortgagee shall render to the Mortgagor, in add-

it is expressly provided, however, all other provisions of this
notes, taxes, assessments, or insurance premiums shall be due, if at
delivered, on or before the date when payment of such ground
shall pay to the Mortgagor any amount necessary to make up the
when the same shall become due and payable, then the case may be,
taxes, and assessments, or insurance premiums, as the case may be,
proceeding paragraph shall not be sufficient to pay ground rents,
such portion of the proceeding paragraph shall exceed the amount
subjection (a), of the proceeds made by the Mortgagor under
payments made by the Mortgagor under

If the total of the payments made by the Mortgagor under
involves in handling delinquency payments
more than fifteen (15) days in arrears, to cover the extra expenses
not to exceed four cents (4¢) for each dollar (\$1) for each day
under this mortgagee, "the Mortgagee may collect a "late charge".
date of the first such payment, constitute in event of default
recent still, unless made good by the Mortgagor prior to the due
Any deficiency in the amount of any sum aggregate monthly pay
such deficiency in good repair, and not to do, or permit to
date charges

(d) Amortization of the note secured hereby:
the interest on the note secured hereby:
standard practice premium:
of which rents, if any, taxes, special assessments, due, and other
for the period to the Mortgagor to do, or permitting to
that be issued by the Mortgagor each month in a single payment; to
mortgagee shall be added together and the payments due from: "current
mortgage and all payments to be made monthly, for this
(e) All payments mentioned in the preceding subsections, or this
summarized, and

in case to pay back the due date, unto the said Mortgagor, who
makes with bona fide intention, such sums as he shall by the
applicable taxes and duties, unto the said Mortgagor, who is

to the date when such ground rents, premiums, taxes and duties
divided by the number of months to elapse before one month prior
terminated by the Mortgagor less all sum already paid therefore
taxes and assessments next due on the mortgaged property all as
and other hazard insurance covering the mortgaged property plus
premiums that will incur due and payable on policies of fire
(f) A sum equal to the ground rents, if any, next due, plus the
of each month until the said note is fully paid, the following sum:

thereby, the Mortgagor will pay to the Mortgagor, on the note secured
principal and interest payable under the terms of the note secured
and other hazards insurance covering the mortgaged property plus
premiums that will incur due and payable on policies of fire

any installment due date.

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

And the said Mortgagor further covenants and agrees as follows:

that, together, with, and in addition to, the monthly payments of
the same or the validly thereof under the note secured
provided to prevent the collection of the tax, assessment, or fee to
concerned and the date of collection of the tax, assessment, or fee to
update to prevent the collection of the tax, assessment, or fee to
cechines brought in a court of competent jurisdiction, which shall
test the same or the validity thereof by appropriate legal pro-
secuted therein, so long as the Mortgagor shall, in good faith, con-
tinue to pay any tax, assessment or like lien upon or the improvement
or remove any tax, assessment or like lien upon or the
shall not be required nor shall it have the right to pay, discharge
mortgage to the contrary notwithstanding, that the Mortgagor
it is expressly provided, however, all other provisions of this
Mortgage.

the note of the mortgaged premises, if not otherwise paid by the
debtor, reduced by this mortgage, to be paid out of proceeds of
monies so paid or expended shall become so much additional, in
may deem necessary for the property, preparation thereof, and any
such repairs to the property before it may make

repairs, or insurance premiums, when due, and may make
repairs in kind, or account, of said premises, or to keep said

in case of the removal or neglect of the Mortgagor to make such

Mortgage, and in such a way as to injury be caused by the
of instruments, and in such a way as to injury be caused by the
debtor, including the collection of the note, or any part thereof, in
time of an old debt, during the continuance of said in
debt, or until the Mortgagor no longer liable may be any
liability is liable, upon the Mortgagor no longer liable the said
liens or of the security, loan, mortgage, or any
as a result of the collection by the holder of the note, or any
right to pay all taxes and assessments, on said premises, if (f) a sum suffi-

cient to satisfy to said premises, to pay to the Mortgagor
instrument, not to suffer any loss or damage by reason of material
debt, or of the security intended to be effected by virtue of this
be done, nor said premises, satisfying, that may impair the value
To help said premises in good repair, and not to do, or permit to

now said premises in good repair, and affix:

To the end to take the above-mentioned premises, with the