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SECURITY INSTRUMENT RIDER

THIS RIDER is made this 8th day of SEPTEMBER 1987, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to RICINCY MORTGAGE, INC. (the "Lender") of the same date and covering the property described in the Security Instrument and located at:

12201 HAROLD AVENUE PALOS HEIGHTS, IL 60463
Property Address

The Provision hereby incorporated by this Rider is:

The mortgagor shall, with the prior approval of the Federal Housing Commissioner, or his designee, declare all sum 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.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument Rider.

Stephen A. Stefan _____ (Seal)
STEPHEN A. STEFAN
-Borrower

Carol S. Stefan _____ (Seal)
CAROL S. STEFAN
-Borrower

36-1990-1

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State of Illinois

Mortgage

PHM Case No

131-196758-703

This Indenture, made this 8th day of SEPTEMBER 19 87, between STEPHEN A. STEFAN AND CAROL J. STEFAN, HIS WIFE IN JOINT TENANCY, Mortgagor, and REGENCY MORTGAGE, INC., A WISCONSIN CORPORATION, Mortgagor, and a corporation organized and existing under the laws of THE STATE OF WISCONSIN, Mortgagor.

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 NINETY THOUSAND FIVE HUNDRED FIFTY DOLLARS AND NO/100 Dollars (\$ 90,550.00) payable with interest at the rate of TEN per centum 10.00 % per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in 15700 BLUEMOULD ROAD BROOKFIELD, WI 53005, or at such other place as the holder may designate in writing, and delivered; the said principal and interest being payable in monthly installments of SEVEN HUNDRED NINETY FOUR DOLLARS AND 65/100 Dollars (\$794.65) on the first day of NOVEMBER 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 OCTOBER 2017.

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 situate, lying, and being in the county of COOK and the State of Illinois, to wit:

LOT 1 IN BLOCK 19 IN ROBERT BARTLETT'S RESUBDIVISION OF LOTS 1 TO 23, INCLUSIVE, IN BLOCK 19, LOTS 1 TO 12, INCLUSIVE, AND 17 TO 23, INCLUSIVE, IN BLOCK 20, IN A. C. BRIGG'S AND COMPANY'S PALOS VISTA SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX NUMBER: 23-25-223-024

A 50.

PROPERTY ADDRESS: 12201 HAROLD AVENUE
PALOS HEIGHTS, IL 60463

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.

Previous edition may be used
until supplies are exhausted

HUD-92110-M.1 (9-88 Edition)
24 CFR 203.17(a)

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2/26/96
MICHIGAN

PREPARED BY AND RETURN TO:
TINA I. FEE REGENCY MORTGAGE, INC.,
1815A HICKS ROAD, HOMESTEAD,
PA 15122-1915, U.S.A.
TRN 1, FEE

COLLING MEADOWS, PA 15008

591 SEP - 9 AM

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all o'clock m., and duly recorded in Book

of

Page

County, Illinois, on the

day of

A.D. 19

Filed for Record in the Recorder's Office of
My Commission Expires 10/26/90

Doc. No.

"OFFICIAL SEAL"

Kim Eddy
Notary Public

Notary Public

Given under my hand and Notarially Sealed this 8th day of September A.D. 1987

I, THE UNDERSIGNED, a Notary Public, in and for the County and State
free and voluntarily act for the use and purposes herein set forth, including the release and waiver of the right of homestead
person and acknowledged that

signed, sealed, and delivered the said instrument as
subscribed to the foregoing instrument, appeared before me this day in
person whose name

is his wife, personally known to me to be the same
as he signed, sealed, and delivered the said instrument, appraised before me this day in
person whose name

is Stephen A. Stefan and Carol J. Stefan, a Notary Public, in and for the County and State
of Carroll, IL, Herby Certified That

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3649901

County of *Illinois* *On Page*

State of Illinois

County of *Illinois*

STEPHEN A. STEFAN

STEPHEN A. STEFAN

CAROL J. STEFAN

CAROL J. STEFAN

Witness the hand and seal of the Notary Public, this day and year first written

5/15/2022

NUD-92118-M

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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 **SIXTY** 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 **SIXTY** days' time from the date of this mortgage, declining to insure said note and this mortgage being deemed conclusive proof of such (in)eligibility), 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 National Housing Act is due to the Mortgagor'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.

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 suit, 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 money 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 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. 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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That He Will Keep the improvements now existing or hereafter effected on the mortgaged property, insured as may be required from time to time by the Mortgagor at his own expense and after hazards, casualties and contingencies in such amounts and for such periods as may be required by the Mortgagor and for such amount of which has not been made heretofore. All insurance shall be carried in compassrics approved by the Mortgagor and the immediate notice by mail to the Mortgagor. In event of loss Mortgagor will give acceptable to the Mortgagor. In event of loss Mortgagor will form have attached thereto loss payable clauses in favor of and in form policies and renewals thereof shall be held by the Mortgagor and pollicies carried in compassrics approved by the Mortgagor and the

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

preceding paragraph shall not be sufficient to pay ground rents, taxes, assessments, or insurance premiums, as the case may be, same shall become due and payable, then the Mortgagor shall pay to the Mortgagee, on or before the date when payment becomes necessary to make up the difference, on the following account, or in arrears, taxes, assessments, or insurance premiums, as the case may be, of which the Mortgagor shall render to the Mortgagor any balance 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.

If the total of the payments made by the Mortgagor under subsection (a) of the preceding paragraph shall exceed the amount of the payments actually made by the Mortgagor under paragraph (a) of the preceding paragraph such monthly payments made by the Mortgagor under the Mortgage shall be credited to the account of the Mortgagor, if the balance of the account so debited exceeds, at the time of payment of the principal or interest due, the amount of the payment made by the Mortgagor.

(ii) late charges.

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. The Mortgage may collect a "late charge"
equal to exceed four cents (4¢) for each dollar (\$1) for each payment
more than fifteen (15) days in arrears, to cover the extra expense
involved in handling delinquent payments.

(iii) Ground rents, if any, leases, special accessments, fire, and other charges, if any, in respect of the property;

(iv) Insurance premiums;

(v) Amortisation of the principal of the said note; and

(vi) Interest on the note secured hereby.

(b) All payments mentioned in the preceding subsection of this

SPECIFIC DISSEMENATIONS, AND

(a) A sum equal to the ground rents, if any, next due, plus the principal and interest payable under the terms of the note secured thereby, the Mortgagor will pay to the Mortgagee, on the first day of each month until the said note is fully paid, the following sums: That, together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured thereby, the Mortgagor will pay to the Mortgagee, on the first day of each month until the said note is fully paid, the following sums: of each month until the said note is fully paid, the following sums: and other hazard insurance covering the mortgaged property, plus taxes and other assessments next due on the mortgaged property, all as estimated by the Mortgagor less all sums already paid therefor to the date when such ground rents, premiums, taxes and assessments will become delinquent, such sums to be held by Mortgagor in trust to pay said ground rents, premiums, taxes and interest to the date when the number of months to elapse before one month prior to the date when such ground rents, premiums, taxes and assessments will become delinquent, such sums to be held by Mortgagor.

If it is expressly provided, however, that other provisions of this mortgage to the contrary notwithstanding, that the Mortgagor 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 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 against the situated therein, to longer than Mortgagor shall, in good faith, consider the same or the validity thereof by appropriate legal pro- ceedings 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.

where to return to stand premises, to pay to the mortgagee, as
certainto pay all taxes and assessments on said premises, or any tax
or assessment that may be levied by authority of the State of Ill
inois, or of the county, own, village, or city in which the said
land is situated, upon the mortgagee on account of the said
lender, or of any other person, firm, or corporation, who may at any
time of; (2) a sum sufficient to keep all buildings, trees, shrubs
and premises, during the continuance of said in
debtors, insured for the sum of the mortgage in such forms
of insurance, and in such amounts as may be required by the

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, nor to suffer any loss or inconvenience from or inadvertence.

And Said Mortgagor covenants and agrees:

10. **Wife and husband** The spouse of a deceased partner, within the
appurtenances and fixtures, until the said Mortgagor, within one
hundred days of his/her death, has paid off all debts due him/her
from all rights and benefits under and by virtue of the Homestead
and Assigⁿs, forever, for the purposes and uses herein set forth, free
from all rights and benefits of the State of Illinois, which said rights and
benefits to said Mortgagor does hereby expressly release and waive.

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