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00023289

C87-3095

This Indenture, Made this 25TH day of SEPTEMBER, 19 87, between ARLENE C. GUERRERO, DIVORCED NOT REMARRIED

Mortgagor, and COMMONWEALTH MORTGAGE COMPANY OF AMERICA, L.P. organized and existing under the laws of DELAWARE, Mortgagor, and 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 FIVE HUNDRED EIGHTY THREE AND 00/100

( \$ \*\*\*\*\*85,583.00 ) Dollars

payable with interest at the rate of TEN AND ONE-HALF per centum ( 10.500 %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in HOUSTON, TEXAS 77027 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 EIGHTY TWO AND 87/100 Dollars ( \$ \*\*\*\*\*782.87 ) on the first day of NOVEMBER, 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 OCTOBER, 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 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 26 (EXCEPT THE NORTH 5 FEET THEREOF) AND LOT 27 (EXCEPT THE SOUTH 2 FEET THEREOF) IN GUSTAV A. PUDEWA'S SUBDIVISION OF BLOCK 5, IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 300 ACRES THEREOF).

NOTE IDENTIFIED

County Clerk's Office

3651571

PROPERTY ADDRESS: 1243 S. CLARENCE AVE., BERYWN, ILLINOIS 60402  
TAX I.D.# 16-19-203-037

ALL A7000

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 provide for a one-time Mortgage Insurance Premium payment.

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IN DUPLICATE

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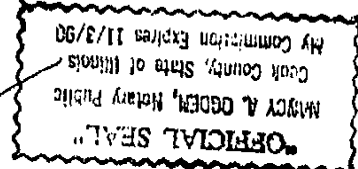
FMI 4

COMMUNITY SECURITY COMPANY  
 450 East Lake Street  
 Addison, Illinois 60101

PREPARED BY: DANA IOVINO  
 RETURN TO:  
 COMMONWEALTH MORTRAGE CO. OF ILLINOIS  
 5005 NEWPORT DRIVE #400  
 ROLLING MEADOWS ILLINOIS 60008

Submitted Address	3654571
Promised Address	3654571
Deliver center to	3654571
Deliver to	3654571
Address	3654571
Notified	3654571

Doc. No. \_\_\_\_\_ Filed for Record in the Recorder's Office of \_\_\_\_\_ County, Illinois, on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19 \_\_\_\_\_



*Mary A. Gidem*  
 Notary Public

I, **ARLENE C. GUERRERO, DIVORCED NOT REMARRIED**, a notary public, in and for the county and State aforesaid, Do Herby Certify That  
 the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged  
 that SHE signed, sealed, and delivered the said instrument as HER  
 free and voluntary act for the uses and purposes therein  
 set forth, including the release and waiver of the right of homestead.  
 Given under my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19 \_\_\_\_\_

State of Illinois )  
 County of )  
 ) ss: )  
 )

\_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (SEAL)  
 ARLENE C. GUERRERO  
*Arlene C. Guerrero*

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

THE MORTGAGEE SHALL, WITH THE PRIOR APPROVAL OF THE FEDERAL HOUSING  
 COMMISSIONER, OR HIS DESIGNER, 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.

# UNOFFICIAL COPY

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 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 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 the 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 are made; (3) all the accrued interest remaining unpaid on the indebtedness hereby secured; (4) all the said principal money remaining unpaid. The surplus of the proceeds of sale, if any, shall then be paid to the Mortgagor.

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 (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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(b) All payments mentioned in the preceding subsection of this paragraph and all payments to be made under the note secured hereby shall be

equal assessments; and Mortgagee in trust to pay said ground rents, premiums, taxes and special assessments; and less all sums already paid therefor divided by the number of months to next due on the mortgaged property (all as estimated by the Mortgagee) insurance covering the mortgaged property, plus taxes and assessments that will next become due and payable on policies of fire and other hazard (a) A sum equal to the ground rents, if any, next due, plus the premiums

with 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 hereby, the Mortgagee will pay to the Mortgagee, on the first day of each month

installment due date. That privilege is reserved to pay the debt in whole, or in part, on any And the said Mortgagee further covenants and agrees as follows:

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

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

required by the Mortgagee. Mortgagee in such form of insurance, and in such amounts, as may be during the continuance of said indebtedness, insured for the benefit of the sufficient to keep all buildings that may at any time be on said premises, situate upon the Mortgagee on account of the ownership thereof; (2) a sum Illinois, or of the county, town, village, or city in which the said land is any tax or assessment that may be levied by authority of the State of (1) a sum sufficient to pay all taxes and assessments on said premises, or pay to the Mortgagee, as hereinafter provided, until said note is fully paid, any lien or mechanics lien or material lien to attach to said premises; to security intended to be effected by virtue of this instrument; not to suffer upon said premises, anything that may impair the value thereof, or of the To keep said premises in good repair, and not to do, or permit to be done,

And said Mortgagee covenants and agrees:

expressly release and waive of Illinois, which said rights and benefits the said Mortgagee does hereby tenancies 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 To have and to hold the above-described premises, with the appur-

All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and acceptable to the Mortgagee. In event of loss Mortgagee will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagee, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagee and the Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the

That he will keep the improvements now existing or hereafter erected 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 provision for payment of which has not been made hereinbefore.

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 hereinabove described.

amount of principal then remaining unpaid under said note. under subsection (a) of the preceding paragraph as a credit against the otherwise acquired, the balance then remaining in the funds accumulated of the commitment of such proceedings or at the time the property is the property, otherwise after default, the Mortgagee shall apply, at the time public sale of the premises covered hereby, or if the Mortgagee acquires shall be a default under any of the provisions of this mortgage resulting in a and the provisions of subsection (a) of the preceding paragraph. If there amount of the Mortgagee or any balance remaining in the funds accumulated 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 Mortgagee, in accordance with the provisions of the note secured hereby, premiums shall be due. If at any time the Mortgagee shall tender to the date when payment of such ground rents, taxes, assessments, or insurance Mortgagee any amount necessary to make up the deficiency, on or before the 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 assessments, or insurance premiums, as the case may be, when the same preceding paragraph shall not be sufficient to pay ground rents, taxes, and monthly payments made by the Mortgagee under subsection (a) of the preceding paragraph shall be made by the Mortgagee, or refunded to the Mortgagee, if, however, the option of the Mortgagee, shall be credited on subsequent payments to the option of the Mortgagee, as the case may be, such excess, if the loan is current, all ance premiums, as the case may be, such excess, if the loan is current, all ally made by the Mortgagee for ground rents, taxes, assessments, or insurance of the preceding paragraph shall exceed the amount of the payments actually made by the Mortgagee under subsection (a)

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, assessments, or insurance premiums, as the case may be, such excess, if the loan is current, all the option of the Mortgagee, shall be credited on subsequent payments to the option of the Mortgagee, as the case may be, such excess, if the loan is current, all 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 and 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 commitment 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 unpaid under said note.

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, assessments, or insurance premiums, as the case may be, such excess, if the loan is current, all the option of the Mortgagee, shall be credited on subsequent payments to the option of the Mortgagee, as the case may be, such excess, if the loan is current, all 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 and 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 commitment 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 unpaid under said note.

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 (4c) for each dollar (\$) for each payment more than fifteen (15) days in arrears, to cover the extra expense involved in handling delinquent payments.

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 (4c) for each dollar (\$) for each payment more than fifteen (15) days in arrears, to cover the extra expense involved in handling delinquent payments.

- (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.

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:

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