

# UNOFFICIAL COPY

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CASE # 131: 5279137 703

## FHA MORTGAGE ACCELERATION CLAUSE

All FHA Mortgages - Effective 12/01/86

The mortgagor 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.

TSA 115

1)	<u>Darren L. Huff</u> BORROWER <u>DARREN L. HUFF</u>	<u>1-29-88</u> 1-29-88	DATE
2)	<u>Joseph T. Huff</u> BORROWER <u>JOSEPH T. HUFF</u>	<u>1-29-88</u> 1-29-88	DATE
3)	<u>Gardner D. Huff</u> BORROWER <u>GARDNER D. HUFF</u>	<u>1-29-88</u> 1-29-88	DATE
4)	BORROWER _____	_____	DATE

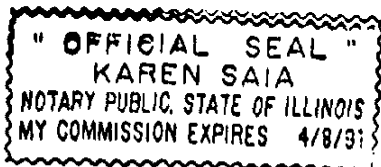
STATE OF ILLINOIS

SS.

COUNTY OF COOK

I, Karen Saia a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that DARREN L. HUFF JOSEPH T. HUFF & GARDNER D. HUFF personally known to me to be the same person S whose name S subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that I he X signed, sealed and delivered the said instrument as free free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of January, 1988.



[Signature]  
Notary Public  
4-8-91  
Commission Expires

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This instrument was prepared by HERITAGE MORTGAGE COMPANY  
NAME  
1000 E. 111TH. STREET, CHICAGO, ILLINOIS 60628  
ADDRESS

State of Illinois

Mortgage

FHA Case No. 131: 5279137 703

This Indenture, made this 29TH day of JANUARY 1988, between DARREN L. HUFF, A BACHELOR AND JOSEPH T. HUFF, A BACHELOR, AND GARDNER D. HUFF, A BACHELOR, Mortgageor, and HERITAGE MORTGAGE COMPANY, a corporation organized and existing under the laws of THE STATE OF ILLINOIS, Mortgagee.

Witnesseth: That whereas the Mortgageor is justly indebted to the Mortgagee, as is evidenced by a certain promissory note bearing even date herewith, in the principal sum of SEVENTY TWO THOUSAND NINE HUNDRED AND NO/100-- Dollars (\$ 72,900.00) payable with interest at the rate of ELEVEN AND ONE HALF per centum ( 11 50 %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in CHICAGO, ILLINOIS, 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 TWENTY ONE AND 92/100-- Dollars (\$ 721.92)

on the first day of MARCH 1988, 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 FEBRUARY 20 18

Now, Therefore, the said Mortgageor, 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:

THE NORTH FIFTEEN (15) FEET AND ONE AND ONE HALF (1 1/2) INCHES OF LOT ELEVEN THE SOUTH FIFTY (50) FEET OF LOT TWELVE (EXCEPT THAT PART THEREOF, INCLUDED IN THE NORTH THIRTY FIVE (35) FEET OF THE SOUTH HALF (1/2) OF SAID LOT TWELVE (12)) IN BLOCK TEN (10) IN PITNER'S SUBDIVISION OF THE SOUTHWEST QUARTER (1/4) OF SECTION 27, TOWN 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS INSTRUMENT PREPARED BY:

HERITAGE MORTGAGE COMPANY 1000 E. 111TH. STREET CHICAGO, ILLINOIS 60628 JOHN R. STANISH, PRESIDENT

RETURN TO:

HERITAGE MORTGAGE COMPANY 1000 E. 111TH. STREET CHICAGO, ILLINOIS 60628

PROPERTY ADDRESS: 7611 S. INDIANA AVE. CHICAGO, ILLINOIS 60619

PTIN: 20-27-309-004 VOL: 267

FAO

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 Mortgageor 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 (i)) in accordance with the regulations for those programs.

TSB 1115

John Stanish

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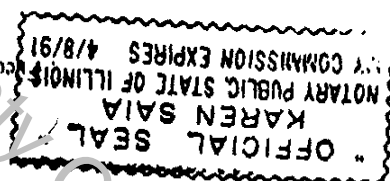
NOTARY PUBLIC  
KAREN SAIA  
1988 FEB -2 AM 11:57

SAFECO TITLE INSURANCE CO.  
N. LA SALLE ST.  
WHITE IRON  
CHICAGO, IL. 60602

15A 1115

Property of Cook County Clerk

Doc. No. \_\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ m., and duly recorded in Book \_\_\_\_\_ of \_\_\_\_\_ County, Illinois, on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_\_\_



Notary Public  
*Karen Saia*  
A.D. 1988

Given under my hand and Notarial Seal on \_\_\_\_\_ day \_\_\_\_\_ A.D. 1988  
free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.  
person and acknowledged that \_\_\_\_\_  
person whose name is \_\_\_\_\_  
and \_\_\_\_\_  
DARREN L. HUFF, a Bachelor  
JOSEPH T. HUFF, a Bachelor  
a notary public, in and for the county and State of Illinois  
County of COOK

Witness the hand and seal of the Mortgagor, the day and year first written:  
DARREN L. HUFF  
JOSEPH T. HUFF  
GARDNER D. HUFF

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 to insurance under the National Housing Act, within 60 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 60 days' time from the date of this mortgage, declining to insure said note and this mortgage being deemed conclusive proof of such 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 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 (a), 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 monies 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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