

# UNOFFICIAL COPY

FMC#579418-3  
FHA Case#131:5459583-703

U .. 7 1 9 9 3 1

## RIDER

This Rider, attached to and made part of The Mortgage, Mortgage Deed, Deed of Trust, Security Deed or Vendor's Lien (the "Security Instrument") between William H. Sutter and Janet L. Sutter, (the "Borrower") and his wife Fleet Mortgage Corp. (the "Lender") dated June 29th, 1988, revises the Security Instrument as follows:

The Lender shall, with the prior approval of the Federal Housing Commissioner, or his designee, declare all sums secured by this Security Instrument 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 Borrower, pursuant to a contract of sale executed not later than 12 months (24 months if the property is not the principal or secondary residence of the borrower) after the date on which the deed of trust is endorsed for insurance, to a purchaser whose credit has not been approved in accordance with the requirements of the Commissioner.

Dated June 29th, 1988

+ William H. Sutter (Seal)  
Borrower William H. Sutter

+ Janet L. Sutter (Seal)  
Borrower Janet L. Sutter, his wife

3719931

# UNOFFICIAL COPY

U S 7 1 9 9 8 1 3719981

463734cc  
State of Illinois  
FNC#579418-3

## Mortgage

FHA Case No.

131:5459583-703

This Indenture, Made this ----- 29th -----day of ----- June -----, 19 88, between  
----- William H. Sutter and Janet L. Sutter, his wife -----, 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 Sixty One Thousand Five Hundred Fifty Three and 00/100 -----  
(\$61,553.00 -----) Dollars payable with interest at the rate of --- Ten --- per centum (--- 10 ---%) 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 installments of Five Hundred Forty and 17/100 ----- Dollars (\$540.17 -----) on the first day of ---- August 1988, 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 ----- July ----- 2019.

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 29 IN BLOCK 12 IN GAUNTLETT FEUERORN AND KLODE'S BELMONT HEIGHTS SECOND ADDITION, BEING A SUBDIVISION OF THE WEST } OF THE EAST } OF THE SOUTHWEST FRACTIONAL } OF FRACTIONAL SECTION 24, SOUTH OF THE INDIAN BOUNDARY LINE, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE 1/4IRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Block # 12 24 - 305-043 ~~803~~  
Property: 3504 N Overhill  
Chicago, IL 60634

REC'D/C  
10/25/88

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.

# UNOFFICIAL COPY

• 10 • 082

~~1424524~~

186612

1866148

FLEET MORTGAGE CORP.  
6160 N. CICERO AVE.  
CHICAGO, IL 60646

THIS INSTRUMENT PREPARED BY:

m., and duly recorded in Book

day of A.D. 19

County, Illinois, on the

Filed for Record in the Recorder's Office of

DOC. NO.

Ninety Public

• A.D. 1988

I, John Miller, of the County of Sutter, State of California, a Notary Public, in and for the County and State above-mentioned, Do hereby certify That William H. Sutter and Janeet L. Sutter, his wife, personally known to me to be the same and Janeet L. Sutter -----, subscriber to the foregoing instrument, appeared before me this day in person whose names are John Miller at Sutter, they signed, sealed, and delivered the said instrument as witness and voluntary act for the uses and purposes therein set forth, foregoing instrument, the release and waiver of the right of homestead.

Herby certily That William H. S.  
Dwight

www.jo-aids.org

三

三

1183

183

Janeet L. Sutter, his wife

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

# UNOFFICIAL COPY

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 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 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 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 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.

# UNOFFICIAL COPY

That He Will Keep the improvements now existing of her after expected on the moribund property, insured as may be required from time to time by the Moribundage Act.

These hazards, casualties and contingencies in such amounts and for such periods as may be required by the Moribundage Act and for such amount of which has not been made irretrievable. All insurance shall be carried in companies approved by the Moribundage Act.

Companies and rewarable premiums charged by her shall be held by the Moribundage and

the immediate notice by mail to the Moribundage, in event of loss Moribundager will give acceptable to the Moribundage. In event of loss Moribundager will give immediate notice by mail to the Moribundage, who may make proce

And as Additional Security for the payment of the indebtedness  
under subsection (a) of the preceding paragraph as hereinabove  
stated the amount of principal then remaining unpaid under said note.  
Under the authority of the foregoing power and upon a creditable  
basis, issues, and profits now due or which may hereafter  
arose, and profits now due or which may hereafter  
become due for the use of the premises hereinabove described.

If the total of the pyramids made by the Mortgagor under subsection (e) of the preceding paragraph shall exceed the amount such pyramids shall be credited on subsequent payments to be made by the Mortgagor, it shall be credited to the Mortgagor's [illegible] however, the monthly payment credited to the Mortgagor.

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

(iv) liable for charges  
(v) amortization 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 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 Mortgagor each month in the following items in the order set forth:

menus will become delinquent, such sums to be held by Mortgagor until he has paid ground rents, premiums, taxes and special assessments; and

(ii) A sum equal to the ground rents, if any, held due, plus the premiums that will necessarily 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, plus 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, together with, and in addition to, the monthly payments of principal and interest payable under the terms of the secured hereby, 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 privilege is reserved to pay the debt, in whole or in part on  
any instalment due date.

And the said Morganagger further conveynours and agrees as follows.

It is expressly provided, however, that other provisions of this mortgage to the country 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 premises described herein or any part thereof or against the situated in the same, so long as the Mortgagor shall, in good faith, continue to pay, discharge, or satisfy the same or the validity thereof by appropriate legal proceedings brought in a court of competent jurisdiction, which shall operate to prevent the collection of the tax, assessment, or lien so created and the sale or forfeiture of the said premises or any part thereof to satisfy the same.

premiums in good repair, the Mortgagee may pay such taxes, assessments, and insurance premiums, when due, and may make such repairs to the property herein mortgaged as in his discretion he may deem necessary for the proper preservation thereof, and so much money as paid or expended shall become so much additional debtiness, accrued by this mortgage, to be paid out of proceeds of the sale of the mortgaged premises, if not otherwise paid by the Mortgagor.

In case of the refusal or neglect of the *Parastiger* to make such payments, or to satisfy any prior lien or encumbrance other than that for taxes or assessments on said premises, or to keep said

MotifMessage

time be on said premises, during the continuance of said indebtedness, insured for the benefit of the Mortgagor in such forms as of insurance, and in such amounts, as may be required by the

inches, or of the country, town, village, or city in which the said land is situated, upon it, a mortgage or an account of the ownership thereof; (2) a sum sufficient to keep all buildings (that may) at any

The section of the second machinery is to be divided into two parts, the first part will contain the instruments not to suffer any loss of mechanism men of material men to attach to said premises, to pay to the Masterbagge, as mentioned before, and the other part will contain the instruments to be used in the said premises, to pay to the Masterbagge, as mentioned before.

To keep valid premises in good repair, and not to do, or permit to be done, upon said premises, anything that may impair the value thereof, as of the securities mentioned to be affected by virtue of this

And Said Mortgagor covenants and agrees:

from all rights and benefits under and by virtue of the Homeestead Law of the State of Illinois, which said rights and benefits to said Mortgagor does hereby expressly release and waive.

To Have and to Hold the above-described Premises, with the appurtenances and fixtures, until the said Mortgagee, its successors and assigns, forever, for the purposes and uses herein set forth, free