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LOAN#	02565579	57	E-1	
CASE#	131 - 569	1262	703	

FHA MORTGAGE ACCELERATION CLAUSE

All FHA Mortgages - Effective 12/01/86

The mortgage 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 exist executed no later than 12 months after the date on which the mortgage is executed to a purchaser whose credit has not been approved in accordance with the requirements of the Commissioner. [if the property is not the principal or secondary residence of the mortgagor, "24 months" must be substituted for

"12 months."]	May 19, 1989
Borrower John L. WHITE	ite May 19, 1989
Borrower DEBORAH A. WHITE	Date
Borrower	Oale
Borrower	Date
State of ILLINOIS	<u> </u>
County of	ss. Q
f, the undersigned, a notary public in and for the	ie said County, in the State afci waid, DO HEREBY CERTIFY
	_Swhose nameSsubscribed to the foregoing instrument,
appeared before me this day in person, and ack	nowledged that TeY signed sealed and lallvered the
	d voluntary act, for the uses and purposes therein set forth.
Given under my hand and oliicial seal, this	day of May 19 19.
	of line a Warring
"GFFICIAL SEAL"	Nothing Public
Diarrine G. Marciand Notary Public, State of Illinois My Commission Expires 12/7/92	12/1/92
hammen and	Commission Expires

This instrument was prepared by Midwest Funding Corporation 1020 31st Street, Suite 401, Downers Grove, Illinois 60515

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:32:4557 ;

Property of County Clerk's Office

State of Illinois

and the State of Illinois, to wit:

Mortgage

This instante, made this	l 9 th	day of May	, y	9 , betwe	en	
JOHN L. WHITE and DEBORAH	A. WHITE, His				, Mortes	180r. 20v
MI AMBY FUNDING CORPORATIO	XV				,	4
a corporation organized and existing unc Witnesseth: That whereas the Mo	rt ang or is justly indeb	red to the Mortgag	ice, as is evidenced my		lacely note bear	ortgages. ring even
date herewith, in the principal sum of payable with interest at the rate of pay	and one half			Dollan (162,	200.6 0	- ~
per centura (10,50000 %) per a	nnum on the unpeid	whener until paid, a	and made payable to it	es condex of time i	vicetykype o' its	office in
1020 31st street forth 401 in such other place as the second of the first hundred sixty-eight a	DOWNERS GRO					7 - 4
	ment of principal s		the first day of each a		thursday until	
Now, Thurston, the said Mortgagor of the covenerus and agreements herein			• •	-	•	

LOT 5 IN BLOCK 1 IN CENTER AVENUE SUPPLYISTON, BRING A SUPPLYISTON OF CENCEPT THE WEST 385 PRIT THERCE) THAT PART OF THE TORTH 18.0 ACRES OF THE RAST 1/2 OF THE BAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 36 NORTH, PARCE 14, mast of the third principal meridian, lying house of the north right-of-48% of THE B. & O. C. T. R. R. (FORMERLY THE C. T. T. B. R.), IN COOK COUNTY,

ILLINOIS.
THE RIDER "D STATE OF ILLINOIS PHA MORTGAGE ACCELERATION CLAUSE ATTACHED RESEARCH." AND BARUALD OF EVEN DATE HERENETH IS INCORPORATED HERENG AND THE COVENANTS AND and entering of the rider shall arend and supplement the companies and agreements OF THIS MORTGAGE AS IF THE RIDER WERE A PART HEREOF.

Them # 29-03-205-005 Also known as 13819 RANAWIA AVENUE, DOLITON ILLINOIS 60419

the following described Real Estate situate, lying, and being in the country of coord

Together with all and abgular the tenements, hereditaments and appartenences thereunto belonging, and the rests, issues, and profits theretail) and all apparatus and fixtures of every kind fo the ruspose of supplying or distributing heat, light, water, or power, and all plantibing and other figures in, or that may be placed in, any building now or hereafter standing on said land, and also all the outse, right, title, and inserest of the said Mortsman 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 Pramium payment (including sections 203(b) and (ii)) in accordance with the regulations for the laprograms.

Previous edition may be used until aupplies are exhausted

HUD-82116-M.1 (8-83 84Mm) 24 CFR 263,17(a)

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L. William Salder L. O. White	Į,

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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 Mortgagor instead of to the Mortgagor and the Mortgagor jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagor 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 mortgagor of other transfer of title to the mortgagod property in extinguishmen, 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 omount of indebtechess upon this Morigage, and the Note secured hereby remaining unpaid, are hereby assigned by the Mortgagor to the Mortgagor and shall be paid forthwith to the Mortgagor to the Mortgagor and shall be paid forthwith to the Mortgagor to the applied by it on account of the indebtedness secured hereby, whether due or one

The Mortgagor Further Agrees that should this mortgage and the note secured hereby not be eligible for insurance under the National Housing Act, within givey 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 Horsing and Urban Development dated subsequent to the givey days time from the date of this mortgage, declining to insure with note and this mortgage being deemed complicative proof of sur' incligibility), the Mortgagee or the holder of the note may, at its option, declare all sums secured hereby immediately due and payable. Not withstanding 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 cove cant 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 14hole of said debt is declared to be due, the Mortgagee shall have the right inimediately 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 person liable for the payment of it: 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 Murigagee with power to collect the rents, issues, and profits of the said premises during the po., arrey of such foreclosure suit and, in case of sale and a deficlency, during the full statutory period of redemption, and such rents, issues, and profits when collected muy be applied toward the payment of the indebtedness, posts, 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 promises under an order of a sound in which an action is pending to foreclose this mortgage of a salar passed mortgage, the said Mortgagee, in its discretion, may: heep the said premises in good repair; pay such current of back taxes and assessments as may be dise on the said premises; pay for and maine in such insurance in such amounts as shall have been required by the Mortgagee; lease the said premises to the Mortgager provided by the court; collect and receive the rents, issues, and profes 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 Forechause of this mortgage by said Mortgage 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 for eclosure, and in case of any other suit, or legal proceeding, wherein the Mortgages shall be made a party thereto by reason of this mortgage, its costs and expenses, and the reasonable fees and charges of the altorney's or solicitors of the Mortgages, so made parties, for services in such suit or roceedings, 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 bereby and be allowed in any decree foreclosing this mortgage.

And There Shall be Included in any decree for closing the mortgage and be paid out of the proceeds of any sule made in oursuance of any such decree: (1) All the costs of such suit or shits, advertising, sale, and conveyance, including atterneys', scholors', and stenographers' fees, outlays for documentary evidence and cost of said abstract and examination of title; (3) all the moneys advanced by the Mortgagne, 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 an de; (3) all the accrued interest remaining unpaid on the indehectness hereby secured; and (4) all the said principal money remaining unpaid. The overplus of the proceeds of the sale, if any, shall them he paid to the Mortgagor.

If the Mortgagor shall pay aid note at the time and in the manner aforesaid and shall abide by comply with, and duly perform all the covenants and agreements berein, then this conveyance shall be note and void and hortgagor with, within thirty (30) days after written demand therefor by Mortgagor, execute a release or satisfaction of this mortgage, and histogragor hereby waives the benefits of all statutes or taxes which require the earlier execution or delivery of such release or satisfaction by Mortgagoe.

It is Expressly Agreed that no extension of the time for payment of the debt hereby secured given by the Mortgager to new successor in interest of the Mortgager shall operate to release an any manner, the original liability of the Mortgagor

The Covenants Herein Covenance shall fined, and the benefits and advantages shall inuse, to the respective hera, executors, administrators, successors, and essigns of the parties forcio. Wherever used, the singular number shall include the gental, the physical the singular, and the meaculine gender shall include the familiance.

gages in trust to pay said ground rents, premiuma, tares and auteacate will become delinquent, such sums to be lield by Mertto the date when such ground tents, premiums, taxes and divided by the number of mounts to elapse before and notice prior rolaisits busy to conference it ame ille are therefor takes and suscentions next due on the morign pro property (a)) he sold tylinging bags from 7th garravoo conclusif brased radio bas

ceach month until the said note is fully part. The forlowing seams: the blongagor will pay to the blong used the indagenoid set yearsh principal and interest payable under the terms of the note secured That, together with, and in addition to, the mentally payments of

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(a) A sum equal to the ground rents, if any, mark that the the

whole of in part on any installment due date manner therein provided. Privilege a reserved to pay this debt in indebtedness evidenced by the said note, at the times and in the That he will promptly pay the pract ad) no (tantiful orts 32 f

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thereof to satisfy the same.

contested and the sale or forfeiture of the soid pressurace or any part operate to prevent the collection of the tax, assessingful, or hing to Made delite, producting transpired to truce a ni mysuced spribese test the same or the validity thereof by appropriate egic prosituated thereon, so long as the Mortgagor. In: It is given failth conpremises described herein or any part that of the improvement OF POTROVE RAY GAX, BREESEMENT, OF CAX REG. 1000; OF BERINST WAS shall not be required nor shall it have the right to pay, thischurge, contrast to the contrary notwithstrating that the Michigan ail is expressly provided, however tall other promisions of this

the sale of the mortgaged premises, if not a herway paid by the debindness, secured by this mortgage, to he paid but of proceeds 🗸 THE INTERPOLATION OF STREET, IN INCOME. IN INVITED OF SYSTICITY

may been necessary for the proper preser ation distract on any ni nois repaire to the property nerein moragaged as in its discrimion it assessments, s. d insurance prensums, when due in dimay nake premises in good repair, the Mortgages may pay used asset that for taxes or essentiments on said pretrince, or unchieg shid

payments, or to satisfy any prior lien or incurity for other than In come of the refused or neglect of the Mongregar to usus a such

of insurance, and in such amounts, as new be enclusived by the debtedness, insured for the belieft of the Mortgagae in such forms time be on said premises, doing the continuance of said it there of; (2) a sum sufficient to keep all buildings that a sy at any linois, or of the county worm, village, or city in which the mad bend is situate, upon the Martigagor on account of the enterhip all to mark wit it vitionisms and beined and very state marmeness to cient to pay all taxes and sasesaments or said printinges, or any tax increinatter previded, until izid note is fully past. I) a sur suitfi me, settach to se, d premises; to pay he the bilougague, as instrument; not to suffer any lien of mechanics men or material thereof, or of the security intended to be effected by virite of this be done, upon said premisor, anything that may impair it e value To keep and necessing to good repair, and not to do, or parmit to

And Said Mortgagor coverants and agrees:

bysettis to said Murigagor sock totaby expressly release and waive. bua unight bus thinks abouill be 5/432 out it swal notionows besteement and to suffice and by vitture of the besteemed and meight, forewir, for the purposes and wer heavin ast forth, free appurhenances and flatures, upic the said Montgages, its excessors Set this , assistment bedinced-evods sets blood or him evalt of

have attached thereto tous payable clauses in tavor of each in forma accompanies to the bloragegee. In exent of loss Morageges was the property of the propert policies and remembral thereof shall be held by the Montgages as he carried in companies approved by the Mortgance and the ment of which has not been made bereinbelove. All insurance shall ly, when due, any premiums on such insurance provision for paysquired yeq liw bus segastrobl oil yd beniupst od yam as abeineg hazards, casualties and contingenoes in such amounts and for such from time to time by the Mortgages agrant for by tire and other erected on the mortgaged property, insured as may be required That He Will Keep the improvements now existing or hereefter

aforeseid the Mortgagor dose hereby seeign to the Mortgagoe all the sente, and prulits now due or which may bereatter become due for the use of the premises hereinshove described. and Security for the payment of the indebtedness

cation bins rebatu bing tu priminimat notif indicaint in muorns off under echanism in of the proceding parameter as a credit against acquited, the balance then remaining in the funds accumulated of this montpage resulting in a public sale of the premises covered hereby, or if the Mortgages capains the trans of the commence default, the Mortgages that a cap was of the commence of the property is otherwise of an at the trans of the otherwise of the property is otherwise. peragraph. If there the a default under any of the provisions guibacong selt to tax noticestives to anciativorg selv when tax betalang in computing the autonated matches and the funds acof the entries rededuces represented thereby, the Mortgages their dance with the provisions of the note secured hereby, full payment any their the Mortgagor aball tender is the Mortgages, in accor countrients, or insurance pretrainers whall be due. If at TEST AL TARGEL AL ahall pay to the Mortgages cay carousis recessary to make up the when the usase shall become due and payable, then the blortgagor taken, and announcedit, or insurance premiutis, as the case may be, payments made by the Montanger winder autheretion (a) of the proceeding peragraph shall not be sufficient to pay ground rents. gagon, or refunded to the Mortgagor. It, however, the monthly shall be credited on subsequent payments to be made by the Mart such excess, if the loan is current, at the option of the Miretagor. subsection (a) of the precading per sprays shall exceed the smount of the payments actually made by the Morninger for ground rente. Itsues, and as remember, or immense promising, as the case may be, itsues, and as remember, or insurance promising, as the case may be. if the total of the payments made by the Mortgagor under

involved in handling delinguent payments more than litteen ((5) days in arrena, to cover the exits expense Any deficiency in the amount of any such aggregate monthly pay ment shall, unless made good by the Montgages proude the the static payment, constitute an event of default ander this mostgage. The Montgages may collect a "less charge" under this mostgage. The Montgages may collect a "less charge with this mostgage. The Montgages may collect a "less charge in the mostgage. The Montgages may collect a "less charge in the mostgage of the mass with the same and the most to exceed the most with the most to exceed the most to e

- late charges.
- amortization of the principal of the said soie, and
 - interest on the note secured hereby:
 - PARAMETERS PROGRAMMEN.
- Spring fores, if any, taxes, sperial executions. ferc. and other

paragraph and all payments to be made under the note sociared freshby shall be added sognified and the aggregate amount chanced to the blordages and the aggregate a single payment to be applied by the blordages of the following in an analy as a subject of the blordages of the following in an analy are solved to the following the solved to the solved All payments mentioned in the precedure subsection of this

special aneroment; and