

# UNOFFICIAL COPY

LOAN # 9-1026

FHA CASE # 131:563,465-748  
PROPERTY: 10321 SOUTH HOXIE AVENUE  
CHICAGO, ILLINOIS 60617

### FHA ASSUMPTION POLICY RIDER

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 sale 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.")

*Mark S. Coulter*  
MORTGAGOR MARK S. COULTER

*Clover Johnson Coulter*  
MORTGAGOR CLOVER JOHNSON COULTER,  
HIS WIFE

*Hannah Wiseman*  
MORTGAGOR HANNAH WISEMAN, A WIDOW

\_\_\_\_\_  
MORTGAGOR

State of ILLINOIS SS.  
County of COOK *McDonough*

I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that: MARK S. COULTER AND CLOVER JOHNSON COULTER, HIS WIFE AND HANNAH WISEMAN, A WIDOW personally known to me to be the same persons whose names ARE subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as THEIR free and voluntary act, for the uses and purposes herein set forth.

Given under my hand and official seal, this 19th day of JUNE, 19 89.

"OFFICIAL SEAL"  
Lisa A. Foster  
Notary Public, State of Illinois  
My Commission Expires 2/16/93

*Lisa A. Foster*  
NOTARY PUBLIC  
Commission Expires \_\_\_\_\_

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County Clerk's Office

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Property of Cook County Clerk's Office

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State of Illinois

Mortgage

MA Case No: 131:5637465-748

LOAN #89-1026

This Indenture, made this 19TH., day of JUNE, 19 89, between MARK S. COULTER AND CLOVER JOHNSON COULTER, HIS WIFE AND HANNAH WISEMAN, A WIDOW, Mortgagee, and EVERGREEN HOME FUNDING CORPORATION, Mortgagor, and a corporation organized and existing under the laws of THE STATE OF ILLINOIS, 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 THIRTY SIX THOUSAND FIVE HUNDRED THIRTY SEVEN AND NO/100----- Dollars (\$ 36,537.00)----- payable with interest at the rate of TEN AND ONE-HALF per centum (-----10.50 % ) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in OAK FOREST, 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 THREE HUNDRED THIRTY FOUR AND 22/100----- Dollars (\$ 334.22)----- on the first day of AUGUST, 19 89, 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 JULY, 20 19.

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 Warranty 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 36 AND THE SOUTH 1/2 OF LOT 37 IN BLOCK 193 IN SOUTH CHICAGO SUBDIVISION MADE BY THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY OF FRACTIONAL SOUTH 1/2 OF FRACTIONAL SECTION 7, NORTH OF THE INDIAN BOUNDARY LINE AND WEST OF THE ROCK ISLAND AND CHICAGO BRANCH RAILROAD, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO EAST FRACTIONAL 1/2 OF FRACTIONAL SOUTHEAST 1/4 OF FRACTIONAL SECTION 12, NORTH OF THE INDIAN BOUNDARY LINE, THE EAST 662-1/10 FEET OF FRACTIONAL SECTION 13, NORTH OF THE INDIAN BOUNDARY LINE, THE NORTH FRACTIONAL 1/2 AND THE NORTH FRACTIONAL 1/2 OF FRACTIONAL SOUTH 1/2 OF THE SOUTHWEST 1/4 OF FRACTIONAL SOUTHEAST 1/4 OF FRACTIONAL SECTION 12, SOUTH OF THE INDIAN BOUNDARY LINE, ALSO IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 10321 SOUTH HOXIE AVENUE CHICAGO, ILLINOIS 60617

PERM. TAX #25-12-439-008-0000

Together with all and singular the tenements, hereditaments and appurtenances thereto 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. "SEE ATTACHED RIDER FOR ADDITIONAL PROVISIONS WHICH ARE EXPRESSLY MADE A PART THEREOF."

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.

Previous edition may be used until supplies are exhausted Page 1 of 4 HUD-92118-M.1 (8-86 Edition) 24 CFR 203.17(a)

44(RL) (8703) VMP MORTGAGE FORMS • (313)293-8100 • (800)521-7291

NOTE IDENTIFIED

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148454  
IN DUPLICATE

3803597

380 JUN 20 PM 3 55  
CAROL MOSELEY BRAUN  
REGISTRAR OF TITLES

3803597

Submitted by \_\_\_\_\_

Address \_\_\_\_\_

Promised \_\_\_\_\_

Deliver cert. to \_\_\_\_\_

Address \_\_\_\_\_

Deliver duplicate Trust

Deed to \_\_\_\_\_

Address \_\_\_\_\_

Notified \_\_\_\_\_

G.A.T.

GREATER ILLINOIS  
TITLE COMPANY

BOX 116  
# 273003

THIS INSTRUMENT WAS PREPARED BY:  
CAROL A. RINCHIBUSO  
EVERGREEN HOME FUNDING CORPORATION  
15300 SOUTH CIGERO AVENUE  
OAK FOREST, ILLINOIS 60452

OFFICIAL SEAL  
Lisa A. Foster  
Notary Public, State of Illinois  
My Commission Expires 2/28/03  
the Recorder's Office of  
(County, Illinois, on the

at \_\_\_\_\_ o'clock \_\_\_\_\_ m., and \_\_\_\_\_ recorded in Book \_\_\_\_\_ of \_\_\_\_\_  
For \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19 \_\_\_\_\_

Given under my hand and Notarial Seal this \_\_\_\_\_ 19TH., \_\_\_\_\_ A.D. 19 89  
person whose name \_\_\_\_\_ ARE  
person and acknowledged that \_\_\_\_\_  
free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead  
and  
HANNAH WISEMAN, A WIDOW  
MARK S. COULTER AND CLOVER JOHNSON COULTER, HIS WIFE  
personally known to me to be the same  
subscribed to the foregoing instrument, appeared before me this day in  
signed, sealed, and delivered the said instrument as  
THEIR

1. THE UNDERSIGNED  
County of \_\_\_\_\_ State of Illinois  
MARK S. COULTER  
HANNAH WISEMAN, A WIDOW

Witness the hand and seal of the Mortgagor, the day and year last written  
[Seal] \_\_\_\_\_  
[Seal] \_\_\_\_\_  
MARK S. COULTER  
HANNAH WISEMAN, A WIDOW  
CLOVER JOHNSON COULTER, HIS WIFE

265308C

Property of Cook County

HUD-92:188-1

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 hereof, 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 NINETY 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 NINETY 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. 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 an period of redemption, as are approved by the court; collect and receive the rents, issues, and profits from the use of the premises hereinabove described; and employ other persons and expend itself such amount, 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 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 Mortgagor will, within thirty (30) days after written demand therefor by Mortgagee, 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 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 prompt payment of which has not been made hereinafter. All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss Mortgagee will give immediate notice by mail to the Mortgagee, who may make proof

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.

And the said Mortgagee further covenants and agrees as follows: That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. Privilege is reserved to pay the debt in whole or in part on any installment due date.

Next, 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 until the said note is fully paid, the following sums:

1st. A sum equal to the ground rents, if any, next due, plus the premiums that will next 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, all as estimated by the Mortgagee, 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 assessments will become delinquent, such sums to be held by Mortgagee in trust to pay said ground rents, premiums, taxes and

It is expressly provided, however all other provisions of this mortgage to the contrary notwithstanding, that the Mortgagee shall not be required nor shall it have the right to pay, discharge, or remove any tax, assessment, or lien upon or against the premises described herein or any part thereof or the improvement situated thereon, so long as the Mortgagee shall, in good faith, continue 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 contested and the sale or forfeiture of the said premises or any part thereof to satisfy the same.

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(Special assessments, and