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CASE #1315785530703

FHA MORTGAGE ACCELERATION CLAUSE All FHA Mortgages - effective 12/1/86

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 12 months after the date of execution of this mortgage or not later than 12 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.

1) ROSE M. Anderson AUGUST 3, 1989 DATE
BORROWER ROSE M. ANDERSON

2) _____ DATE
BORROWER

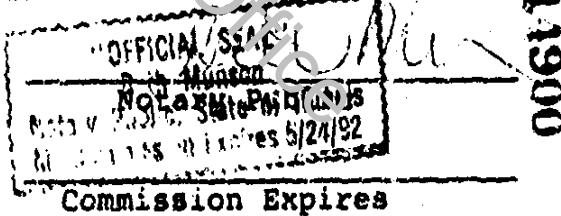
3) _____ DATE
BORROWER

4) _____ DATE
BORROWER

STATE OF ILLINOIS
COUNTY OF COOK SS.

I, ROSE M. ANDERSON, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that ROSE M. ANDERSON (initials) ROSE M. ANDERSON personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that he signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 310 day of August, 1989



This instrument was prepared by HERITAGE MORTGAGE COMPANY
NAME

1000 EAST 111TH STREET, CHICAGO, ILLINOIS 60628
ADDRESS

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Property of Cook County Clerk's Office

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381490

State of Illinois

Mortgage

PMA Case No.

131-5785353-703

This Indenture, made this **3RD** day of **AUGUST**, 19**89**, between
ROSS H. ANDERSON, DIVORCED AND NOT SINCE REMARRIED.

, Mortgagor, an

HERITAGE MORTGAGE COMPANYa corporation organized and existing under the laws of **THE STATE OF ILLINOIS**
Mortgage.

Whereas: 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 SIX THOUSAND ONE HUNDRED FIFTY AND NO/100**
Dollars (\$66,150.00)

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

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
SIX HUNDRED FIVE AND 10/100
Dollars (\$605.10)

on **OCTOBER 1**, 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 **SEPTEMBER**

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 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 WEST 15 FEET OF LOT 2 AND LOT 3 (EXCEPT THE WEST 10 FEET THEREOF)
ALL IN BLOCK 9, IN JAMES R. MANN'S ADDITION TO PULLMAN, BEING A
SUBDIVISION OF BLOCKS 7, 8 AND 9 IN ALLEN'S SUBDIVISION OF THE WEST
49 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP
37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.**

PTIN: 25-21-426-005 VOL. 468

**PROPERTY ADDRESS: 137 WEST 118TH STREET
CHICAGO, ILLINOIS 60628**

**THIS INSTRUMENT PREPARED BY: HERITAGE MORTGAGE COMPANY
1000 EAST 111TH STREET
CHICAGO, ILLINOIS 60628
JOHN R. STANISH, PRESIDENT**

RETURN TO:

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

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 (f)) in accordance with the regulations for those programs.

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Entered certif'd		
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Delivery	Docket	
Address		
Mailed		
	G.I.T.	
GREATER ILLINOIS TITLE COMPANY		
BOX 116		

**GREATER ILLINOIS
TITLE COMPANY**

61 'g.v

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Digitized by srujanika@gmail.com

“*What is popular in Europe?*”

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SUNNY 75° HUMIDITY 65%
WIND 10 MPH N EASY.
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103

Chlorine makes my hair dry. Why doesn't it make your hair dry?

א. מילוי אגדה/וירטואל

Category 4

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ROSE N. ANDERSON rose n. anderson rose
Witnessed the hand and seal of the Notary Public, the day and year first written.

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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 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 Mortgagee 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 to 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 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 time from the date of this mortgage, declining to insure said note and this mortgage being deemed conclusive proof of such insurability, 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 bankruptcy or insolvency of the person or persons liable for the payment of the indebtedness secured hereby, at the time of such application for appointment of a receiver, or for an order to place Mortgagor 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.

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 money 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 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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Proprieties and tenures shall be held by the Mortgagor and the
same shall be curtailed in case of his/her death or bankruptcy and the
same shall be approved by the Mortgagor and the
Mortgagor shall be liable to the Mortgagor, in event of loss/breakage, will give
immediate notice by mail to the Mortgagor, who may take proper
steps to repair the damage.

that are made by the improvements now existing or later erected on the new site of property, incurred as may be required from time to time by the Mortgagor and counterfeited or transferred, certificates and contingencies in such amounts and for such periods as may be required by the Mortgagor and will pay interest at the rate of which has not been made heretofore. All insurance shall be held due, any premium on such insurance paid by the Mortgagor.

And as Additional Secretary for the re-arrangement of the independent areas alone could the Major General does hereby assent to the arrangement of the rents, rates, and profits now due or thereafter may hereafter be received for the use of the premises hereinabove described.

the amount of participation which remains in the unpaid underpaid note.
Under subscription 10% of the premium paid up to a credit against
any future increase in the unpaid underpaid note.
Subscription 10% of the premium paid up to a credit against
any future increase in the unpaid underpaid note.

Any discrimination in the amount of any such affirmative monthly payment made shall, unless made good by the holder/guarantor prior to the due date of the next payment, constitute an event of default under the terms of the note which, unless paid by the holder/guarantor prior to the due date of the next payment, constitutes an event of default under this note. The holder/guarantor may collect a "late charge" under this paragraph. The holder/guarantor may collect a "late charge" more than four cents (\$1) for each dollar (\$1) for each day after the due date of the note is exceeded. The holder/guarantor may collect a "late charge" more than four cents (\$1) days in advance, to cover the extra expense incurred in handling delinquent payments.

- ④ provided ratios, at any, later, special assessments, fire, and other related insurance premiums;
- ⑤ the insurance on the note accrued hereby;
- ⑥ assessments of the principal of the said note; and
- ⑦ hereinafter charge;

All participants received an introduction to the procedure and explanation of the experiment prior to the performance task. The experimenter explained the following sequence of events to the participants:

the right of the party, and should receive, promote, elect, and reward
those who do their duty, and those who do not do their duty.

estimated by the Allotropos; less all sums already paid therefor divided by the number of months to elapse before one month prior to the date when such grants cease. Item, leases and rents.

(4) A sum equal to the ground rents, if any, next due, plus the premiums thereon which will next become due and payable on notices of freehold covenants inserted therein the most extended property, plus taxes and assessments next due on the aforesaid property, all as

Next, investigate which, and in addition to the model, by parameters of each month until the total score is fully paid. The following sums:
 quarterly, the Mortgagor will pay to the Mortgagee, on the first day
 principal and interest payable under the terms of "the note secured
 of each month until the total score is fully paid. the following sums:

All the said Mortgagor further certifies and agrees as follows:
That privilege is reserved to pay the debt in whole or in part on
any installment due date.

cedings brought in a court of competent jurisdiction, which shall operate to prevent the collection of the last assessment, or has so conducted and the size of the debt due of the said premises at any part thereof to satisfy the same.

should now be regarded as having the right to pay debts, and
of removing any tax, secreted, or of tax, upon the same; he
promises despatched hereon of any part which of the improvement
situated therein, so long as the Aborigines shall in good faith, con-
cern the title, or the validity thereof by any means.

In its expressedly provided, however, (all other provisions of this
Mortgagee to the contrary notwithstanding), that the
mortgagee of the property may require that the
mortgagor.

such payments to the property before negotiations as to its disposition
commencement, and maintenance premiums, rates, etc., and many make
the sake of the mortgagee's premises, it not otherwise paid on the
deed-estates secured by this mortgage, to be paid out in arrears or
monies so paid or expended shall become so much due and owing
may claim necessary for the proper preservation, repair, and any
expenses so paid or expended shall become so much due and owing
the date of the mortgagee's premises, it not otherwise paid on the
deed-estates secured by this mortgage, to be paid out in arrears or
monies so paid or expended shall become so much due and owing
the date of the mortgagee's premises, it not otherwise paid on the
deed-estates secured by this mortgage, to be paid out in arrears or

which is good enough for the average man, but which is not good enough for the man who wants to be successful.

“Sister” or “Brother” of the community
and is “upset” upon the death of any
member of the community; “upset” is
used here in the sense of “distressed”
or “disturbed”; “upset” is used here in
the sense of “distressed” or “disturbed”;
“upset” is used here in the sense of “distressed”
or “disturbed”; “upset” is used here in
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the sense of “distressed” or “disturbed”;

and East African countries and Africa.