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FBI - WILMINGTON, DELAWARE

File
Exhibit C

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FILED [Signature]

FBI - WILMINGTON, DELAWARE

John R. Courtney
Deputy Clerk
FBI - WILMINGTON, DELAWARE

10/15/2015

S1203586G/M

State of Illinois

Mortgage

FHA Case No.

13115690431-703

This Indenture, made this 11 day of AUGUST, 1939, between
 JUAN R. CERENO, DIVORCED AND SINCE REMARRIED,
 ENTITLED MELINDA A. CERENO,
 CERTAIN 1ST MORTGAGE CORPORATION
 a corporation organized and existing under the laws of ILLINOIS,
JUAN R. CERENO, Mortgagor, and
 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 SEVENTY FIVE THOUSAND FIVE HUNDRED THIRTY SIX AND
NO/400 Dollars (\$ 75,536.00)
 payable with interest at the rate of 12%
 per centum (12.0000 %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in
350 S. WABASH AVENUE, CHICAGO, ILLINOIS, 60603, 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 EIGHTY-THREE DOLLARS (\$6.83) Dollars (\$ 6.83)
 on the first day of SEPTEMBER, 1939, 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, 2044.

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 DUKE
 and the State of Illinois, to wit:
LOT 10, BLOCK 10, LOT 11, BLOCK 11, IN CITY OF CHICAGO, IN THE COUNTY OF DUKE, ILLINOIS, BEING A SUBDIVISION OF THE CHURCH
1/4 OF THE SURFACE 1/4 SECTION 17, TOWNSHIP 40 NORTH, SECTION 17 OF THE MICHIGAN CITY MERIDIAN, IN DUKE COUNTY, ILLINOIS.
F.I.D.C. #7-413-005

FHA Assumption Rider attached and made a part hereof.

ACV REAL PROPERTY INC.,
 CHICAGO, ILLINOIS

S1203586G/M

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.

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Digitized by srujanika@gmail.com

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UNOFFICIAL		Submitted by _____	
Notified _____		Address _____	
Address _____		Deed to _____	
Deed to _____		Deliver certif. to _____	
Address _____		Deliver Duplicate Trust _____	
		COURT ORDERATION	
		21	2006
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County, Illinois, on the

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Field for Record in the Kondor's Office

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Impact

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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 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 ____ 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 ____ days' time from the date of this mortgage, declining to insure said note and this mortgage being deemed conclusive proof of such uneligibility, 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 uneligibility 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 heremabove 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 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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that He will keep the impious men from exacting or herculean recompence on the mortgaged property, incurred 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 due, any premiums on such insurance for pay- ment of which has not been made heretofore. All insurance shall be carried in companies approved by the mortgagee and the sum attached thereto less payable clauses in favor of and in form acceptable to the mortgagee in the event of loss. Mortgagor will give immediate notice by mail to the mortgagee, who may make proof

And as Additional Security for the payment of the indebtedness
afforded the Mortgagor does hereby assent to the Mortgage all
the rents, issues, and profits now due or which may hereafter
become due for the use of the premises heretofore described.

If the total of the payments made by the Mortgagor under subsection (a) of the preceding paragraph shall exceed the amount of the payments actually received by the Mortgagor under subsection (a) of the preceding paragraph paragraph (a) of the Mortgagor under subsection (a) of the payments made by the Mortgagor under subsection (a) of the

and differentiate in the amount of any such mileage amounts paid
amount shall unless stated by the Auditor prior to the due
date of the next audit payment, constitute an item of defaul t.
Under this mileage, the Auditor may collect a "late charge"
more than four cents (\$0.04) for each dollar (\$1.00) for each day
not to exceed four cents (\$0.04) for each dollar (\$1.00) for each day
more than fifteen days in arrears, to cover the extra expense
involved in handling delinquent payments.

(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 thereto shall be paid by the Mortgagor each month in a single payment to be applied by the Mortgagor each month in the following items in the order set forth:

- i. ground rents, if any, taxes, special assessments, fire, and other hazard insurance premiums;
- ii. interests on the note secured hereby;
- iii. amortization of the principal of the said note; and
- iv. late charges.

OUR STAFF MEMBERS

That, together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note accrued hereby, the Mortgagor will pay to the Mortgagtee, on the first day of each month until the said note is fully paid, the following sums: (1) 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, plus estimated by the Mortgaggee less all sums already paid therefor to the date when such ground rents, premiums, taxes and assessments will become due in full, which amounts to be held by Mortgagor until paid or credited to the account of the note.

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 herein provided; Privilege is reserved to pay the debt in whole or in part on any installment due date.

And the said Mortgagee further covenants and agrees as follows:

That the said Mortgagee shall be entitled to sue for the recovery of the sum of one thousand dollars (\$1,000.00) plus costs and expenses of collection, in addition to all other damages, if the same is recovered from the debtor, in any action brought by the debtor to set aside or restrain the execution of this instrument.

That the said Mortgagee shall have the right to pay, discharge, remove any tax, assessment, or tax lien upon or against the premises described herein or any part thereof or against the situated thereon, so long as the Mortgagee shall, in good faith, commence to pay, discharge, remove, or satisfy the same.

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In case of the refusal of negotiator of the agreement to make such payments, or to satisfy any prior lien or indebtedness other than that for taxes or assessments on said premises, or to keep said premises, secured by his mortgage, to be paid out of proceeds of doubledebt, shall become so much additional money to be paid by the negotiator, in addition to the amount of the sale of the mortgaged premises, if not otherwise paid by the debtor.

To keep such solid promises in good repair, and not to do, or permit to be done, upon such premises, anything that may impair the value thereof, or of the security intended to be effected by virtue of this instrument; and to suffer my heir or successors men of material means to attach to said premises, to pay to the Mortgagor, as and such monthly or covenants and agrees.

As such, the Bill does not affect the rights of the disabled person under the Rehabilitation Act of 1973, which prohibits discrimination on the basis of disability in programs receiving federal funds. The Bill also does not affect the rights of disabled persons under the Americans with Disabilities Act of 1990, which prohibits discrimination on the basis of disability in public accommodations.