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MORTGAGE

This form is used in connection
with mortgages insured under the
one-to-fourfamily provisions of
the National Housing Act.

THIS INDENTURE, Made this 31ST day of JANUARY, 1990, between SUSAN C. KARON, A SINGLE WOMAN, AND MICHAEL J. FURMANSKI, A SINGLE MAN, a Bachelor, a spinster, Mortgagor, and

LUMBERMEN'S INVESTMENT CORPORATION OF TEXAS,

, a corporation organized and existing under the Laws of Texas, Mortgagee.

WITNESSETH: That whereas the Mortgagor is justly indebted to the Mortgaggee, as is evidenced by a certain promissory note bearing even date herewith, in the principal sum of SIXTY ONE THOUSAND SEVEN HUNDRED SIXTY ONE AND 00/100 Dollars (\$ 61,761.00) payable with interest at the rate of NINE per centum (9.000 %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgaggee at its office in Austin, Travis County, Texas, 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 FOUR HUNDRED NINETY SIX AND 95/100 Dollars (\$ 496.95) on the first day of MARCH, 1990, 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 FEBRUARY, 2020.

NOW, THEREFORE, the said Mortgagor, for the better securing of the payment of 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 Mortgaggee, 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 THREE HUNDRED TWENTY TWO (322) IN THIRD AUSTIN BOULEVARD ADDITION TO BOULEVARD MANOR, BEING A SUBDIVISION OF THE SOUTH WEST QUARTER (1/4) OF THE SOUTH EAST QUARTER (1/4) OF SECTION 32, TOWNSHIP 39, NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN # 16-32-419-2881

COMMONLY KNOWN AS : 3722 SOUTH 58TH AVENUE, CICERO, IL 60650

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.

TO HAVE AND TO HOLD the above-described premises, with the appurtenances and fixtures, unto the said Mortgaggee, its successors and assigns, forever, for the purposes and uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the said Mortgagor does hereby expressly release and waive.

AND SAID MORTGAGOR covenants and agrees:

To keep said premises in good repair, and not to do, or permit to be done, upon said premises, anything that may impair the value thereof, or of the security intended to be effected by virtue of this instrument; not to suffer any kind of mechanics men or material men to attach to said premises; to pay to the Mortgaggee, as herein-after provided, until said note is fully paid, (1) a sum sufficient to pay all taxes and assessments on said premises, or any tax or assessment that may be levied by authority of the state of Illinois, or of the county, town, village, or city in which the said land is situate, upon the Mortgagor on account of the ownership thereof, (2) a sum sufficient to keep all buildings that may at any time be on said premises, during the continuance of said indebtedness, insured for the benefit of the Mortgaggee in such forms of insurance, and in such amounts, as may be required by the Mortgaggee.

In case of the refusal or neglect of the Mortgagor 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 premises in good repair, the Mortgaggee may pay such taxes, assessments, and insurance premiums, when due, and may make such repairs to the property herein mortgaged as in its discretion it may deem necessary for the proper preservation thereof, and any moneys so paid or expended shall become so much additional indebtedness, secured by this mortgage, to be paid out of proceeds of the sale of the mortgaged premises, if not otherwise paid by the Mortgagor.

PLEASE MAIL TO:

LUMBERMEN'S INVESTMENT CORPORATION OF TEXAS
301 CONGRESS AVE., SUITE 226
AUSTIN, TX 78701

THIS INSTRUMENT PREPARED BY:
JOLEEN SHIELDS

BFB

STATE OF ILLINOIS
HUD ONE-TIME MP

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In the period of debate in any meeting presented for review and to the members of the community, at the election of the Mayor or any other elected official, before the due date of thirty (30) days after the election, or in case of a break in a regular meeting, before the due date of thirty (30) days after the election, then the whole of said printed paper shall be made available with accuracy.

exercised by the Mortgagee when the Mortgagor fails to pay the instalments due under the Deed of Assignment of the Premises and due to the Mortgagee.

order to realize the Department of Housing and Urban Development's mission (90), it may be necessary to expand the department's authority to regulate and administer programs in any other instrument of government.

MORTGAGEE AGREES that should this mortgage be paid in full prior to the date hereinafter specified to the holder of this mortgage, whether due or not,

THAT AT the present stage, or any part thereof, be condemned under any power of eminent domain, or acquired for a public use, the same being used for a public purpose, and the condemned property remaining undisturbed, to the extent of the amount of land required for a public purpose.

Insurance Proceeds, or any part thereof, may be applied by the Insured to the payment of the Premiums at the Option of the Insurer.

These anomalies should be considered in the context of companies affected by the market collapse and have already been addressed in previous papers by the same authors. In the event of large market falls, it is important to understand the underlying causes and to take appropriate steps to mitigate their impact.

TRAIT HE WILL KEEP THE IMPROVED FORM TIME TO TIME BY THE MORTGAGEES PROPERTY, INSURED AGAINST LOSS OF LIFE AND OTHER HAZARDS.

AND AS ADDITIONAL SECURITY FOR THE PAYMENT OF THE INDEBTEDNESS APPROVED THE MOTORAGA GROUP DOES HEREBY AGREE to the Mortgagor all the rents, issues, and profits now due or which may hereafter become due for the premises heretofore described.

The proprietorship after divorce, the Mortgagee, shall apply, at the time of the marriage, to the Probate Court for an order setting out the property owned by the parties under such circumstances as a grantee of a balance than a mount of property paid under said note.

monthly payments made by the Mortgagor under subscription (a) of the preceding paragraph shall not be subject to pay ground rents, taxes, and assessments, or such rents, taxes, and assessments, or such amounts may be, when the same shall become due.

The total of the payments made by the Mortgagor under subsection (a) of the preceding paragraph shall exceed the amount of the payments made by the Mortgagor for round rents, taxes and assessments, or innumerate premiums, as the case may be, due to the lessor to cover the expenses of the Mortgagor, the principal being the amount paid on account of the same.

Any deficiency in the amount of any such aggregate payable monthly pay ment shall unless made good by the debtor prior to the due date of the next such payment, constitute an event of default under this mortgage. The mortgagor may collect a rate of interest not to exceed double the extra expenses incurred in handling delinquent pay ments.

(II) Interrelation of the income statement hierarchy; and
 (III) amortization of the principal of the said note.

(I) Standard rentable, if any, taxes, special assessments, etc., and other hazard insurance premiums.

(5) All PAYMENTS maintained in the preceding paragraph and the amounts paid by the
to trust to PAY SIGHTED PAYMENTS, TAXES AND SPECIAL ASSESSMENTS; and
by GROUPED PAYMENTS, PAYMENTS WITH DELINQUENCIES, SUCH AS TO BE PAID BY MORTGAGEE

(a) A sum equal to the ground rents, if any, next due, plus the premium which will next become due in accordance with the leasehold agreement, less all sums paid therefor divided by the number of months to elapse before the month prior to the date when such assets next bear property (all assets held by the Mortgagor) less all sums paid therefor divided by the number of months to elapse before the month prior to the date when such assets next bear property.

That, together with, and in addition to, the monthly payment of principal and interest payable under the term of the note secured hereby, the mortgagor will pay to the mortgagee, on the first day of each month until the sale of the notes, the following sum:

The private debt to pay the debts to whom it is due, which amounts are due and payable as follows:

Legal proceedings brought in a court of competent jurisdiction, which shall operate to prevent the continuation of the tax assessment, or injunction against the sale or distribution of the said premises or any part thereof to satisfy the same.

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MORTGAGE RIDER
03057056

THE RIDER, DATED THE 31ST DAY OF JANUARY, 1990, AMENDS THE MORTGAGE OF EVEN DATE BY AND BETWEEN SUSAN L. KARON, A SINGLE WOMAN AND MICHAEL J. FURHANSKI, A SINGLE MAN,

THE MORTGAGORS, AND LUMBERMEN'S INVESTMENT CORPORATION OF TEXAS, THE MORTGAGEE, AS FOLLOWS:

1. IN PARAGRAPH NUMBER 1 THE SENTENCE WHICH READS AS FOLLOWS IS DELETED:

"PRIVILEGE IS RESERVED TO PAY THE DEBT IN WHOLE OR IN AN AMOUNT EQUAL TO ONE OR MORE MONTHLY PAYMENTS ON THE PRINCIPAL THAT ARE NEXT DUE ON THE NOTE, ON THE FIRST DAY OF ANY MONTH PRIOR TO MATURITY; PROVIDED, HOWEVER, THAT WRITTEN NOTICE OF AN INTENTION TO EXERCISE SUCH PRIVILEGE IS GIVEN AT LEAST THIRTY (30) DAYS PRIOR TO PREPAYMENT."

2. PARAGRAPH NUMBER 1 IS AMENDED BY THE ADDITION OF THE FOLLOWING: "PRIVILEGE IS RESERVED TO PAY THE DEBT, IN WHOLE OR IN PART, ON ANY INSTALLMENT DUE DATE."
3. THE FOLLOWING NEW PARAGRAPH IS ADDED TO SUCH MORTGAGE:

"THE MORTGAGEE SHALL, IF PERMITTED BY APPLICABLE LAW AND WITH THE PRIOR APPROVAL OF THE FEDERAL HOUSING COMMISSIONER, OR HIS OR HER DESIGNEE, DECLARE ALL SUMS SECURED BY THIS MORTGAGE TO BE IMMEDIATELY DUE AND PAYABLE IF ALL OR PART OF THE PROPERTY IS SOLD OR OTHERWISE TRANSFERRED (OTHER THAN BY DEVISE OR DESCENT) TO A PURCHASER OR GRANTEE WHO DOES NOT OCCUPY THE PROPERTY AS HIS OR HER PRINCIPAL OR SECONDARY RESIDENCE, OR TO A PURCHASER OR GRANTEE WHO DOES SO OCCUPY THE PROPERTY BUT WHOSE CREDIT HAS NOT BEEN APPROVED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COMMISSIONER."

IN WITNESS WHEREOF, SUSAN L. KARON, A SINGLE WOMAN, AND MICHAEL J. FURHANSKI, A SINGLE MAN, HAS SET HIS HAND AND SEAL THE DAY AND YEAR FIRST AFORESAID.

Susan L. Karon (SEAL)
SUSAN L. KARON, a spinster

Michael J. Furhanski (SEAL)
MICHAEL J. FURHANSKI, a bachelor

.....(SEAL)

.....(SEAL)

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

3857856

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Property of Cook County Clerk's Office

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Stated for record in the Board of Ethics office at County, Illinois, on the day of m., and duly recorded in book

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performed before me this same afternoon to me to be the same person who was named all day in person and accidentally at or the uses and purposes thereof, should during the said apprenticeship be required to do any thing contrary to his master's command.

DO Hengky Certified That Sialau L. Khatcav, a KING-GEI (Union) AND MIA HATC J. Tuaninsk, a Notary Public, in and for the County and State aforesaid,

— 4 — MOTIFS D'ANNEAUX

THE ANGLO-EGYPTIAN

STATE OF ILLINOIS COUNTY OF COOK

MICHAEL J. KURHANSKI, a/k/a MICHAEL J.
SOSA AKA L. KARON, a/k/a MICHAEL J.
KURHANSKI, a/k/a MICHAEL J. KURHANSKI

WILL NEED THE HAND AND HEAD OUT OF THE MORTGAGE, THE DIVIDENDS AND YOUR INVESTMENT •

THE GOVERNANTS HERBIN CONTAINER LTD is a limited liability company, registered under the laws of the Commonwealth of Australia, with its principal place of business at 100-102 Boundary Street, South Brisbane, Queensland 4101, Australia. The Company's ABN is 12 000 000 000.

It is to be emphasized, however, that while the Mortgagor shall operate to negotiate, in any manner, the principal of the Mortgagor in connection with the Mortgagor's obligation to pay money due under the Mortgagor's obligations to the Mortgagor of the Mortgagor.

JI Mortegaan perhalla päätti koko seuraatessaan ja sitten myös mihin menestyskäytäntöön hänellä oli ollut.

process charge, shall be a sufficient sum and otherwise upon the first payment under this mortgage, and at such other times as may be agreed between the parties.

Whenever there was a need, Mr. Martz would be placed in responsible positions or he would be given assignments to do what he could to help his department. He was a good man.

applications for payment of the person's debts, or for an order to place Mortgagor in possession of the premises of the person, or the payment of the debts, and without regard to the value of the premises.

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Address _____
Promised _____
Date _____

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Deliver certif. by

Actions _____

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