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CASE # 131:589-2819-703

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

The mortgagee 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) BORROWER [Signature] FEBRUARY 15, 1990 DATE
2) BORROWER CARLOS VAZQUEZ FEBRUARY 15, 1990 DATE
3) BORROWER _____ DATE
4) BORROWER _____ DATE

STATE OF ILLINOIS
COUNTY OF COOK SS.

I, GABRIEL C. VIDELA, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that JUAN C. VAZQUEZ AND CARLOS VAZQUEZ personally known to me to be the same persons whose name ALS subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of FEBRUARY, 1990.



[Signature]
Notary Public
Commission Expires

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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4 9 1 1 9 8 3 Page 1 of 4

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.

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.

PREPARED BY: HERITAGE MORTGAGE COMPANY
1000 EAST 11TH STREET
CHICAGO, ILLINOIS 60628
DONALD T. MACNEIL, PRESIDENT

HERITAGE MORTGAGE COMPANY
1000 EAST 11TH STREET
CHICAGO, ILLINOIS 60628
DONALD T. MACNEIL, PRESIDENT

PROPERTY ADDRESS: 6451 SOUTH FAIRFIELD AVENUE
CHICAGO, ILLINOIS 60629

LOT 28 AND THE SOUTH 8 FEET 3-3/8 INCHES OF LOT 29, IN BLOCK 10 IN AVONDALE BEING A SUBDIVISION OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PIN#19-24-209-018

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, of the following described Real Estate situated, lying, and being in the county of COOK and the State of Illinois, to wit:

20 20

Four hundred eighty four and 81/100 Dollars (\$ 484.81)
on APRIL 1ST 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 MARCH

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

at such other place as the holder may designate in writing, and delivered; the said principal and interest being payable in monthly installments of

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 FIFTY THREE THOUSAND AND NO/100 Dollars (\$ 53,000.00)

HERITAGE MORTGAGE COMPANY
CARLOS VAZQUEZ MARRIED TO TOMASA VAZQUEZ
JUAN C. VAZQUEZ MARRIED TO IVONNE VAZQUEZ

This Indenture, made this 15TH day of FEBRUARY 1990, between Mortgagor, and

State of Illinois Mortgage
MIA Case No. 131589-2819-703

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NOTE IDENTIFIED

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Witness the hand and seal of the Mortgagor, the day and year first written.

x Juan C. Vazquez (Seal) x Carlos Vazquez (Seal)
 JUAN C. VAZQUEZ CARLOS VAZQUEZ
 x Ivonne Vazquez (Seal) x Tomasa Vazquez (Seal)
 IVONNE VAZQUEZ TOMASA VAZQUEZ

State of Illinois

County of Cook 2CV-TV

** IVONNE VAZQUEZ AND TOMASA VAZQUEZ ARE SIGNING SOLEY TO WAIVE ANY HOMESTEAD RIGHTS

I, ~~COSECOBODORI~~ GABRIEL C. VIDELA, a notary public, in and for the county and State of Illinois, do hereby certify that JUAN C. VAZQUEZ AND IVONNE VAZQUEZ, HIS WIFE and CARLOS VAZQUEZ AND TOMASA VAZQUES, his wife, personally known to me to be the same person whose name 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 therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Seal this 15TH day of FEBRUARY, A.D. 1990



[Signature]
 Notary Public

Doc. No. Filed for Record in the Recorder's Office of

County, Illinois, on the _____ day of _____ A.D. 19____

at _____ o'clock _____ m., and duly recorded in Book _____ of _____ Page _____

COOK County Clerk's Office

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1990 FEB 16 PM 3:04

3861164 CAROL MOSELEY BRAUN REGISTRAR OF TITLES

3/8/90
2/15/90
LIT

Page	3861164
Submitted by	3861164
Delivered to	
Address	
Delivered to	
Address	
Notified	
G.I.T. WELSH GREATER ILLINOIS TITLE COMPANY BOX 116 # 451537	

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 in 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 SIXTY 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 SIXTY 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 Mortgagor'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 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 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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immediate notice by mail to the Mortgagee, who may make proof acceptable to the Mortgagee. In event of loss Mortgagee will give have attached thereto loss payable clauses in favor of and in form policies and renewals thereof shall be held by the Mortgagee and be carried in compliance approved by the Mortgagee and the

periods as may be required by the Mortgagee and will pay prompt-ly, when due, any premiums on such insurance provision for pay-ment of which has not been made herebefore. All insurance shall be carried in compliance approved by the Mortgagee and the

That the 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-ly, when due, any premiums on such insurance provision for pay-ment of which has not been made herebefore. All insurance shall be carried in compliance approved by the Mortgagee and the

And as Additional Security for the payment of the indebtedness the amount of principal then remaining unpaid under said note under subsection (a) of the preceding paragraph as a credit against the balance then remaining in the funds accumulated

of this mortgage, resulting in a public sale of the premises covered hereby, or if the Mortgagee acquires the property otherwise after default, the Mortgagee shall apply, at the time of the commence-ment of such proceedings or at the time the property is otherwise acquired, the balance then remaining in the funds accumulated

of the entire indebtedness represented thereby, the Mortgagee shall, in accounting the amount of such indebtedness, credit to the ac-count of the Mortgagee any balance remaining in the funds ac-cumulated under the provisions of subsection (a) of the preceding paragraph. If there shall be a default under any of the provisions

of the Mortgagee shall tender to the Mortgagee, in accord-ance with the provisions of the note secured hereby, full payment any time the Mortgagee shall tender to the Mortgagee, in accord-ance with the provisions of the note secured hereby, full payment

of the payments actually made by the Mortgagee for ground rents, taxes, and assessments, or insurance premiums, as the case may be, such excess, if the loan is current, at the option of the Mortgagee, shall be credited on subsequent payments to be made by the Mort-gagee, or refunded to the Mortgagee. If, however, the monthly

payments made by the Mortgagee under subsection (a) of the preceding paragraph shall not be sufficient to pay ground rents, taxes, and assessments, or insurance premiums, as the case may be, when the same shall become due and payable, then the Mortgagee shall pay to the Mortgagee any amount necessary to make up the deficiency, on or before the date when payment of such ground

rents, taxes, assessments, or insurance premiums, shall be due. If at any time the Mortgagee shall tender to the Mortgagee, in accord-ance with the provisions of the note secured hereby, full payment

(a) 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 assess-

That, 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:

That 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:

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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 tax 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, con-duct the same or the validity thereof by appropriate legal pro-

ceedings 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. And the said Mortgagee further covenants and agrees as follows:

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