

State of Illinois

MORTGAGE

FHA Case No.
1315140069796
62204156

THIS MORTGAGE ("Security Instrument") is made on August 8th, 1990
 The Mortgagor is WILLIAM F RICHTER, AND NICHELLE RICHTER, , HIS WIFE

whose address is 5745 S TROY ST CHICAGO, IL 60629
 ("Borrower"). This Security Instrument is given to MARGARETTEN & COMPANY, INC.

which is organized and existing under the laws of the State of New Jersey, and whose address is One Ronson Road, Iselin, New Jersey, 08830 ("Lender"). Borrower owes Lender the principal sum of

Sixty- Six Thousand, One Hundred Seventy- Two and 00/100 Dollars (U.S. \$ 66,172.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on September 1st, 2020. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under Paragraph 6 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in

COOK County, Illinois:
 LOT 25 IN BLOCK 1, IN BARNETT BROTHERS SUBDIVISION OF BLOCK 4, IN MAHAN'S SUBDIVISION OF THE SOUTH 1/2 OF NORTHWEST 1/4 OF SECTION 13, IN TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
 PERMANENT TAX NO. 19-13-117-016
 5745 S TROY ST, CHICAGO, IL 60629

NOTE IDENTIFIED

3903104

which has the address of 5745 S TROY ST CHICAGO, IL 60629

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

1. **Payment of Principal, Interest and Late Charge.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

2. **Monthly Payments of Taxes, Insurance and Other Charges.** Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, an installment of any (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required by Paragraph 4.

3903104

UNOFFICIAL COPY

ILLINOIS TRVA MORTGAGE
MAR-1201 Page 4 of 4 (Rev. 3/98)
Replaces MAR-1201 Page 4 of 4 (Rev. 11/97)

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1374700
IN DUPLICATE

GREATER ILLINOIS
TITLE COMPANY
BOX 116
452372

..OFFICIAL SEAL..
Beth Munson
Notary Public, State of Illinois
My Commission Expires 5/24/92

MARGARETTEN & COMPANY INC
908 W 175TH ST
HOMEMOOD IL 60430

This instrument was prepared by:
3903104

DOC. NO. 3903104

Filed for Record in the Recorder's Office of
Cook County, Illinois, on the
9th day of AUG - 9 1990
at 10:27 AM
REGISTERED and duly recorded in Book
of Clock

Notary Public

My Commission expires:

I, the undersigned, a Notary Public in and for said county and state do hereby certify that
WILLIAM F RICHTER, AND MICHELLE RICHTER, HIS WIFE
personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me
this day in person, and acknowledged that (he, she, they) signed and delivered the said instrument as (his, her, their) free and
voluntary act, for the uses and purposes therein set forth.
Given under my hand and official seal, this
8th day of August, 1990
Beth Munson

STATE OF ILLINOIS,

COUNTY OF COOK

WILLIAM F RICHTER-Borrower
MICHELLE RICHTER, HIS WIFE-Borrower

Witnesses:

BY SIGNING BELOW, Borrower accepts and agrees to the terms contained in this Security Instrument and in any rider(s)
executed by Borrower and recorded with it.

Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security
Instrument, the covenants of each such rider shall be incorporated into and shall amend and supplement the covenants and
agreements of this Security Instrument as if the rider(s) were in a part of this Security Instrument.

19. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument
without charge to Borrower. Borrower shall pay any recordation costs.

18. Foreclosure Procedure. If Lender requires immediate payment in full under Paragraph 9, Lender may foreclose this
Security Instrument by judicial proceeding and any other remedies provided in this Paragraph 18, including, but not limited to,
reasonable attorneys' fees and costs of the evidence.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

101C06C

8. Fees. Lender may collect fees and charges authorized by the Secretary.

9. Grounds for Acceleration of Debt.

(a) **Default.** Lender may, except as limited by regulations issued by the Secretary in the case of payment defaults, require immediate payment in full of all sums secured by this Security Instrument if:

- (i) Borrower defaults by failing to pay in full any monthly payment required by this Security Instrument prior to or on the due date of the next monthly payment, or
- (ii) Borrower defaults by failing, for a period of thirty days, to perform any other obligations contained in this Security Instrument.

(b) **Sale Without Credit Approval.** Lender shall, if permitted by applicable law and with the prior approval of the Secretary, require immediate payment in full of all the sums secured by this Security Instrument if:

- (i) All or part of the Property is otherwise transferred (other than by devise or descent) by the Borrower, and
- (ii) The Property is not occupied by the purchaser or grantee as his or her primary or secondary residence, or the purchaser or grantee does so occupy the Property but his or her credit has not been approved in accordance with the requirements of the Secretary.

(c) **No Waiver.** If circumstances occur that would permit Lender to require immediate payment in full, but Lender does not require such payments, Lender does not waive its rights with respect to subsequent events.

(d) **Regulations of HUD Secretary.** In many circumstances regulations issued by the Secretary will limit Lender's rights in the case of payment defaults to require immediate payment in full and foreclose if not paid. This Security Instrument does not authorize acceleration or foreclosure if not permitted by regulations of the Secretary.

10. **Reinstatement.** Borrower has a right to be reinstated if Lender has required immediate payment in full because of Borrower's failure to pay an amount due under the Note or this Security Instrument. This right applies even after foreclosure proceedings are instituted. To reinstate the Security Instrument, Borrower shall tender in a lump sum all amounts required to bring Borrower's account current including, to the extent they are obligations of Borrower under this Security Instrument, foreclosure costs and reasonable and customary attorneys' fees and expenses properly associated with the foreclosure proceeding. Upon reinstatement by Borrower, this Security Instrument and the obligations it secures shall remain in effect as if Lender had not required immediate payment in full. However, Lender is not required to permit reinstatement if: (i) Lender has accepted reinstatement after the commencement of foreclosure proceedings within two years immediately preceding the commencement of a current foreclosure proceeding, (ii) reinstatement will preclude foreclosure on different grounds in the future, or (iii) reinstatement will adversely affect the priority of the lien created by this Security Instrument.

11. **Borrower not Released; Forbearance by Lender not a Waiver.** Extension of the time of payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successor in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time of payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

12. **Successors and Assigns Bound; Joint and Several Liability; Co-Signers.** The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of Paragraph 9(b). Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the term of this Security Instrument or the Note without that Borrower's consent.

13. **Notices.** Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this Paragraph.

14. **Governing Law; Severability.** This Security Instrument shall be governed by Federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

15. **Borrower's Copy.** Borrower shall be given one conformed copy of this Security Instrument.

16. **Assignment of Rents.** Borrower unconditionally assigns and transfers to Lender all the rents and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender or Lender's agents. However, prior to Lender's notice to Borrower of Borrower's breach of any covenant or agreement in the Security Instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of breach to Borrower: (a) all rents received by Borrower shall be held by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by the Security Instrument; (b) Lender shall be entitled to collect and receive all of the rents of the Property; and (c) each tenant of the Property shall pay all rents due and unpaid to Lender or Lender's agent on Lender's written demand to the tenant.

Borrower has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Lender from exercising its rights under this Paragraph 16.

Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

17. **Borrower agrees that should this Security Instrument and the Note secured thereby not be eligible for insurance under the National Housing Act within sixty (60) days from the date hereof, Lender may, at its option and notwithstanding anything in Paragraph 9, require immediate payment in full of all sums secured by this Security Instrument. A written statement of any authorized agent of the Secretary dated subsequent to sixty (60) days from the date hereof, declining to insure this Security Instrument and the Note secured thereby, shall be deemed conclusive proof of such ineligibility. Notwithstanding the foregoing, this option may not be exercised by Lender when the unavailability of insurance is solely due to Lender's failure to remit a mortgage insurance premium to the Secretary.**

Instrument shall be paid to the entity legally entitled thereto.

such payments. Any excess proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security shall not extend or postpone the due date of the monthly payments, which are referred to in Paragraph 2, or change the amount of applied in the order provided in Paragraph 3, and then to prepayment of principal. Any application of the proceeds to the principal apply such proceeds to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts to the extent of the full amount of the indebtedness that remains unpaid under the Note and this Security Instrument. Lender shall or other taking of any part of the Property, or for conveyance in place of condemnation, direct or consequential, in connection with any condemnation 7. **Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation instrument shall be paid to the entity legally entitled thereto.

Any amounts disbursed by Lender under this Paragraph shall become an additional debt of Borrower and be secured by this Security instrument. These amounts shall bear interest from the date of disbursement, at the Note rate, and at the option of Lender, shall be immediately due and payable.

other items mentioned in Paragraph 2. (such as a proceeding in bankruptcy, for condemnation or to enforce laws or regulations), then Lender may do and pay whatever is necessary to protect the value of the Property and Lender's rights in the Property, including payment of taxes, hazard insurance and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property shall promptly furnish to Lender receipts evidencing these payments.

If Borrower fails to make these payments or the payment required by Paragraph 2, or fails to perform any other covenants and which is owed the payment. If failure to pay would adversely affect Lender's interest in the Property, upon Lender's request Borrower charges, fines and impositions that are not included in Paragraph 2. Borrower shall pay these obligations *in full* directly to the entity 6. **Charges to Borrower and Protection of Lender's Rights in the Property.** Borrower shall pay all governmental or municipal

acquires fee title to the Property, the leasehold and fee title shall not be merged unless Lender agrees to the merger in writing. abandoned property. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease. If Borrower property is vacant or abandoned or the loan is in default, Lender may take reasonable action to protect and preserve such vacant or change the Property or allow the Property to deteriorate, reasonable wear and tear excepted. Lender may inspect the property if the 5. **Preservation and Maintenance of the Property; Leasehold.** Borrower shall not allow any waste or destroy, damage or substantially

Borrower shall not allow any waste or destroy, damage or substantially change the Property or allow the Property to deteriorate, reasonable wear and tear excepted. Lender may inspect the property if the property is vacant or abandoned or the loan is in default. Lender may take reasonable action to protect and preserve such vacant or abandoned property. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and fee title shall not be merged unless Lender agrees to the merger in writing.

all right, title and interest of Borrower in and to insurance policies in force shall pass to the purchaser. in the event of foreclosure of this Security Instrument or other transfer of title to the Property that extinguishes the indebtedness, under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

2, or change the amount of such payments. Any excess insurance proceeds over the amount required to pay all outstanding indebtedness of the proceeds to the principal shall not extend or postpone the due date of the monthly payments which are referred to in Paragraph order in Paragraph 3, and then to prepayment of principal, or (b) to the restoration or repair of the damaged property. Any application (a) to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the instead of to Borrower and to Lender jointly. All or any part of the insurance proceeds may be applied by Lender, at its option, either by Borrower. Each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Lender. In the event of loss, Borrower shall give Lender immediate notice by mail. Lender may make proof of loss if not made promptly shall include loss payable clauses in favor of, and in a form acceptable to, Lender.

insurance shall be maintained in the amount and for the periods that Lender requires. Borrower shall also insure all improvements or subsequently erected, against any hazards, causes and contingencies, including fire, for which Lender requires insurance. This insurance shall be maintained in the amount and for the periods that Lender requires. Borrower shall also insure all improvements on the Property, whether now in existence or subsequently erected, against any hazards, causes and contingencies, including fire, for which Lender requires insurance. This 4. **Fire, Flood and Other Hazard Insurance.** Borrower shall insure all improvements on the Property, whether now in existence

Fourth, to amortization of the principal of the Note;
Third, to interest due under the Note;

Second, to any taxes, special assessments, leasehold payments or ground rents, and fire, flood and other hazard insurance premiums, was signed;

First, to the mortgage insurance premium to be paid by Lender to the Secretary or to the monthly charge by the Secretary in lieu of the monthly mortgage insurance premium, unless Borrower paid the entire mortgage insurance premium when this Security Instrument 3. **Application of Payments.** All payments under Paragraphs 1 and 2 shall be applied by Lender as follows:

all installments for items (a), (b) and (c). to a foreclosure sale of the Property or its acquisition by Lender, Borrower's account shall be credited with any balance remaining for has not become obligated to pay to the Secretary, and Lender shall promptly refund any excess funds to Borrower. Immediately prior with the balance remaining for all installments for items (a), (b) and (c) and any mortgage insurance premium installment that Lender 11 Borrower tenders to Lender the full payment of all sums secured by this Security Instrument, Borrower's account shall be credited equal to one-twelfth of one-half percent of the outstanding principal balance due on the Note.

premium is due to the Secretary, or if this Security Instrument is held by the Secretary, each monthly charge shall be in an amount to accumulate the full annual mortgage insurance premium with Lender one month prior to the date the full annual mortgage insurance installment is held by the Secretary. Each monthly installment of the mortgage insurance premium shall be in an amount sufficient premium to be paid by Lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security mortgage insurance premium, then each monthly payment shall also include either: (i) an installment of the annual mortgage insurance insurance premium. If this Security Instrument is or was insured under a program which did not require advance payment of the entire Most Security Instruments issued by the Secretary are insured under programs which require advance payment of the entire mortgage As used in this Security Instrument, "Secretary" means the Secretary of Housing and Urban Development or his or her designee. then Borrower shall pay to Lender any amount necessary to make up the deficiency on or before the date the item becomes due.

plus an amount sufficient to maintain an additional balance of not more than one-sixth of the estimated amount. The full annual amount for each item shall be accumulated by Lender within a period ending one month before an item would become delinquent. Lender shall hold the amounts collected in trust to pay items (a), (b) and (c) before they become delinquent. If at any time the total of the payments held by Lender for items (a), (b) and (c), together with the future monthly payments for such items payable to Lender prior to the due date of such items, exceeds by more than one-sixth the estimated amount of payments required to pay such items when due, and if payments on the Note are current, then Lender shall either refund the excess over one-sixth of the estimated payments or credit the excess over one-sixth of the estimated payments to subsequent payments by Borrower, at the option of Borrower. If the total of the payments made by Borrower for item (a), (b) or (c) is insufficient to pay the item when due, then Borrower shall pay to Lender any amount necessary to make up the deficiency on or before the date the item becomes due.

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