

UNOFFICIAL COPY

WHEN RECORDED MAIL TO:

CITICORP HOMEOWNERS SERVICES INC.
670 MASON RIDGE CENTER DRIVE
ST. LOUIS, MO 63141



ASSIGNMENT OF MORTGAGE OR DEED OF TRUST

KNOWN ALL MEN BY THESE PRESENTS: THAT WESTAMERICA MORTGAGE COMPANY, A COLORADO CORPORATION, hereinafter referred to as ASSIGNOR, for and in consideration of the sum of TEN AND NO/100ths DOLLARS and other good and valuable consideration dollars, receipt of which is hereby confessed and acknowledged from CITICORP HOMEOWNERS SERVICES, INC. A DELAWARE CORPORATION, 670 MASON RIDGE CENTER DRIVE, ST. LOUIS, MO 63141 hereinafter referred to as ASSIGNEE, does by these presents grant, bargain, sell, assign, transfer and set over unto the said ASSIGNEE, all right, title and interest in and to that certain Mortgage or Deed of Trust recorded in the Office of the County Recorder of Cook County, State of Illinois, described as follows:

Table with columns: DATE, EXECUTED BY, RECORDED, DOCUMENT #, BOOK, PAGE. Rows include entries for 1983 with names like BARANSKI, BYRNE, JAHNKE, and MADDEN.

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TOGETHER with the NOTES therein described or referred to, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said Mortgages or Deeds of Trust.

IN WITNESS WHEREOF, said ASSIGNOR has signed these presents this 1st day of September, 1985.

BY: Kathryn Vanman
KATHRYN VANMAN ASSISTANT SECRETARY

BY: Marian Weiner
MARIAN WEINER VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF COLORADO)
COUNTY OF DENVER)



On this 1st day of September 1985, before me, the undersigned Notary Public, personally appeared KATHRYN VANMAN, who acknowledged herself to be ASSISTANT SECRETARY and MARIAN WEINER who acknowledged herself to be VICE PRESIDENT of WESTAMERICA MORTGAGE COMPANY, 7900 E. Union Avenue, Denver, CO 80237, and as such officers being authorized to do so, executed the corporation by themselves as such officers.

IN WITNESS THEREOF, I hereunto set my hand and official seal

KATHLEEN LEACH, NOTARY PUBLIC
7900 E. Union Avenue, Suite 500
Denver, CO 80237

January 25, 1988
MY COMMISSION EXPIRES

Nancy Jo Black (signature)

-85-222488

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MORTGAGE

This form is used in conjunction with mortgages insured under the one to four family provisions of the National Housing Act.

THIS INDENTURE, Made this 3RD day of MARCH, 19 82 between JAMES W. MADDEN AND DEBRA A. MADDEN, HUSBAND AND WIFE, Mortgagee, and

WESTAMERICA MORTGAGE COMPANY, a corporation organized and existing under the laws of THE STATE OF COLORADO Mortgagee.

WITNESSETH: That whereas, the Mortgagee is justly indebted to the Mortgagee, as is evidenced by a certain promissory note bearing even date herewith, in the principal sum of SEVENTY THREE THOUSAND AND NO/100--- Dollars (\$ 73,000.00)

payable with interest at the rate of TEN per centum (10.000%) per annum on the unpaid balance until paid and made payable to the order of the Mortgagee at its office in ENGLEWOOD, CO. 80117 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 SEVEN HUNDRED EIGHTY FOUR AND 75/100--- Dollars (\$ 784.75) on the first day of MAY, 19 83 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 APRIL, 1990

NOW, THEREFORE, the said Mortgagee, 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 situated, lying, and being in the county of COOK and the State of Illinois, to wit:

LOT 13 IN BLOCK 3 IN BECKERS ADDITION TO ROGERS PARK, BEING A PARTITION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS..

RECORD AND RETURN TO:
WESTAMERICA MORTGAGE COMPANY
1931 N. MEACHAM RD.
SCHAUMBURG, IL. 60195

PREPARED BY:
PAMELA PROCHAZKA
SCHAUMBURG, IL. 60195

12.00

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, and the rights, uses, 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 Mortgagee in and to said premises.

TO HAVE AND TO HOLD the above-described premises, with the appurtenances and fixtures, unto the said Mortgagee, 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 Mortgagee does hereby expressly release and waive.

AND SAID MORTGAGEE covenants and agrees

To keep said premises in good repair, and not to do, or permit to be done, upon said premises, anything that will depreciate the value thereof, or of the security intended to be effected by virtue of this instrument, not to suffer any lien of mechanic's men or material men to attach to said premises, to pay to the Mortgagee, as hereinafter 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 Mortgagee 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 by the benefit of the Mortgagee in such forms of insurance, and in such amounts, as may be required by the Mortgagee.

In case of the refusal or neglect of the Mortgagee to make such payments, or to satisfy any prior lien or incumbrance other than that for taxes or assessments on said premises, or to keep said premises in good repair, the Mortgagee 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 monies 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 Mortgagee.

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 lien levied upon or against the premises described herein or any part thereof or the improvements situated thereon, so long as the Mortgagee shall, in good faith, contest the same or the validity thereof by appropriate

PROPERTY INDEX NUMBERS

11-31-416-022-0000 UNIT
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