

# UNOFFICIAL COPY

87651878 FHA Case No

State of Illinois

## Mortgage

131:5275272-703 / 203B  
LOAN #00042668 (9099)

This Indenture, made this 7<sup>TH</sup> day of DECEMBER, 19 87, between

HECTOR A. COLON  
JUANA COLON, HUSBAND AND WIFE

, Mortgagor, and

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

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

FORTY EIGHT THOUSAND SEVEN HUNDRED EIGHTY SIX AND 00/100  
Dollars (\$ 48,786.00 ) payable with interest at the rate of ELEVEN  
per centum ( 11.000 %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its  
office in 7900 EAST UNION AVENUE, SUITE 500  
DENVER, CO 80237

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 SIXTY FOUR AND 60/100

Dollars (\$ 464.60 )

of FEBRUARY 1, 19 88, 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

JANUARY 2018

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 Warranty unto the Mortgagee, 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 6 IN CASELL'S RESUBDIVISION OF LOTS 25 TO 34 INCLUSIVE IN BLOCK 11 IN GARFIELD, A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

HCOJ

-87-651878

TAX ID # 13-34-413-022 VOLUME 371

ALSO KNOWN AS:  
1814 NORTH KARLOV  
CHICAGO, ILLINOIS 60651

15<sup>00</sup>

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 (j)) in accordance with the regulations for those programs



the indefeasibility, 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...

When the Mortgagee shall be placed in possession of the above described premises under an order of a court...

And in the Event that the whole or said debt is declared to be due and payable...

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

*Hector A. Colon*  
HECTOR A. COLON

[Seal]

*Juana Colon*  
JUANA COLON

[Seal]

[Seal]

[Seal]

State of Illinois

County of *Cook*

I, *Donna M. Rose*, a notary public in and for the County of *Cook* in the State of Illinois, do hereby certify that

*Hector A. Colon* and *Juana Colon*, his wife, personally known to me to be the same person whose name *Hector A. Colon* subscribed to the foregoing instrument, appeared before me this day of *March* 19*91* and acknowledged that *Hector A. Colon* signed, sealed, and delivered the said instrument as *Hector A. Colon* free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

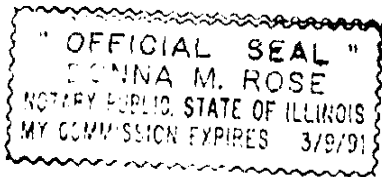
Given under my hand and Notarial Seal this *10th* day of *March*, A.D. 19*91*

Doc. No.

Filed for Record in the Recorder's Office of

County, Illinois, on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19*91*

at \_\_\_\_\_ o'clock \_\_\_\_\_ m., and duly recorded in Book \_\_\_\_\_ of \_\_\_\_\_ page \_\_\_\_\_



51878

PREPARED BY AND RETURN TO:  
WESTAMERICA MORTGAGE COMPANY  
170 WEST 635 BUTTERFIELD ROAD, SUITE 140  
OAKBROOK TERRACE, IL 60181

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LOAN #00042668 (0099)

## FHA ASSUMPTION RIDER TO THE MORTGAGE DEED OF TRUST

This Rider, dated this 7TH day of DECEMBER 19 87, amends the  
Mortgage Deed of Trust of even date by and between  
HECTOR A. COLON  
JUANA COLON, HUSBAND AND WIFE

hereinafter referred to as Mortgagor, and  
WESTAMERICA MORTGAGE COMPANY, A COLORADO CORPORATION

hereinafter referred to as Mortgagee, as follows.

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 24 months after the date of execution of this mortgage or not later than 24 months after the date of prior transfer of the property subject to this mortgage, to a purchaser whose credit has not been approved in accordance with the requirements of the Commissioner.

IN WITNESS WHEREOF,  
HECTOR A. COLON  
JUANA COLON, HUSBAND AND WIFE

HAVE set THEIR hand(s) and seal(s) the day and year first aforesaid.

*Hector A. Colon*  
HECTOR A. COLON

[Seal]

*Juana Colon*  
JUANA COLON

[Seal]

[Seal]

Signed, sealed and delivered  
in the presence of

[Seal]

87651878

