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88444972



FHA Case No.

131:5513314-703 / 203B
LOAN #00049843(0095)

State of Illinois

Mortgage

71-69-064-X

This Indenture, made this 27TH day of SEPTEMBER, 19 88, between **INL INL**
HOUSTON KING, DIVORCED AND NEVER SINCE REMARRIED,
THERESA MILES, ~~HUSBAND AND WIFE~~ DIVORCED AND NEVER SINCE REMARRIED

HR JM

Mortgagor, and

WESTAMERICA MORTGAGE COMPANY, A COLORADO CORPORATION

THE STATE OF COLORADO

a corporation organized and existing under the laws of _____, 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

NINETY THOUSAND EIGHT HUNDRED TWENTY FIVE AND 00/100

Dollars (\$ **90,825.00**) payable with interest at the rate of **TEN AND ONE-HALF**
per centum (**10.500** %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in **14707 EAST SECOND AVENUE**

AURORA, CO 80011

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

EIGHT HUNDRED THIRTY AND 81/100

Dollars (\$ **830.81**), on the first

day of **NOVEMBER**, 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

OCTOBER, 2018

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 **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 8 IN LAKE LYNWOOD UNIT 10, PART OF THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1988 SEP 28 PM 1:05

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33-07-116-008

ALSO KNOWN AS:
20043 LAKE LYNWOOD DRIVE
LYNWOOD, ILLINOIS 60411

833633

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 (i)) in accordance with the regulations for those programs.

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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 hereinafter set forth, from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits 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 may impair the value thereof, or of the security intended to be effected by virtue of this instrument; not to suffer any lien or mechanic's lien or material man's lien 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 situated, upon the Mortgagee or 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 Mortgagee in such forms of insurance, and in such amounts, as may be required by the Mortgagee.

In case of the default 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 pay said premiums in good repair, the Mortgagee may, by such tax, assessments, and insurance premiums, when due, and may make a lien on the property herein mortgaged as in its discretion it may deem a necessary or proper preservation thereof; and any moneys so expended for the property herein mortgaged shall become so much additional indebtedness of the Mortgagee, and shall be paid out of proceeds of the sale of the mortgage premises, if not otherwise paid by the Mortgagee.

It is expressly provided, however, that all other provisions of this mortgage to the contrary notwithstanding, that the Mortgagee shall not be required not that it have the right to pay, discharge, or remove any tax, assessment, or lien upon or against the premises or estate therein or any part thereof or the improvement thereon, so long as the Mortgagee shall, in good faith, contest the same or the validity thereof by appropriate legal proceedings brought in a court of competent jurisdiction, which shall operate to prevent the satisfaction 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:

That, together with, and in addition to, the monthly payments of principal and interest payable under the terms of the now 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:

(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 expire before one month prior to the date when such ground rents, premiums, taxes and assessments will become due. In all such cases, such sums shall be paid to the Mortgagee in advance of the date when such sums shall be due, and in no event shall the Mortgagee be liable to pay said ground rents, premiums, taxes and special assessments; and

in event of loss, Mortgagee will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made in form acceptable to the Mortgagee. All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereon shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. Any premiums on such insurance provision for payment of which has not been made herebefore. All insurance shall be carried in companies and policies in such amounts and for such periods as may be required by the Mortgagee and will pay promptly, when due, time to time by the Mortgagee against loss by fire and other hazards, effected on the mortgaged property, insured as may be required from time to time by the Mortgagee against loss by fire and other hazards, incurred on 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, in form acceptable to the Mortgagee, who may make proof of loss if not made in form acceptable to the Mortgagee. All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereon shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee.

(b) All payments mentioned in the preceding subsection of this paragraph and all payments to be made under the note secured hereby shall be added together and the aggregate amount thereof shall be paid by the Mortgagee each month in a single payment to be applied by the Mortgagee to the following items in the order set forth:

(i) ground rents, if any; taxes, special assessments, fire, and other hazard insurance premiums;

(ii) interest on the note secured hereby;

(iii) amortization of the principal of the said note; and

(iv) late charges.

Any delinquency in the amount of any such aggregate monthly payment shall, unless made good by the Mortgagee prior to the due date of the next such payment, constitute an event of default under this mortgage. The Mortgagee may collect a "late charge" not to exceed four cents per dollar for each payment more than fifteen (15) days in arrears, to cover the extra expense involved in handling delinquent payments.

If the total of the payments made by the Mortgagee under subsection (a) of the preceding paragraph shall exceed the amount 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 Mortgagee, or added to the principal of the note. 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 accordance with the provisions of the note secured hereby, full payment of the entire principal of such indebtedness, credit to the account of the Mortgagee, a sum of money, or other property, sufficient to satisfy the provisions of subsection (a) of the preceding paragraph. If there shall be a default, on or any of the provisions of this mortgage resulting in a public sale of the premises covered hereby, or if the Mortgagee shall, at the time of the commencement of such proceedings or at the time the property is otherwise acquired, the balance then remaining in the hands of the Mortgagee under subsection (a) of the preceding paragraph as a general lien against the amount of principal then remaining unpaid under said note.

And as Additional Security for the payment of the indebtedness secured hereby, the Mortgagee does hereby assign to the Mortgagee all the rents, issues, and profits now due or which may hereafter become due by virtue of the premises hereinabove described.

That the Mortgagee 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, in form acceptable to the Mortgagee, who may make proof of loss if not made in form acceptable to the Mortgagee.

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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 on 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 Mortgagee'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 or 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 then be 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 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 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 Mortgagee will, within thirty (30) days after written demand therefor by Mortgagor, 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 assignees 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.

SEE ATTACHED ASSUMPTION RIDER

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HUD-921 (6/7)

4404730M 8:57

BOX 333-CC

WESTAMERICA MORTGAGE COMPANY
17 WEST 635 SOUTHWEST ROAD, SUITE 140
OAKBROOK TERRACE, IL 60181

PREPARED BY AND RETURN TO:

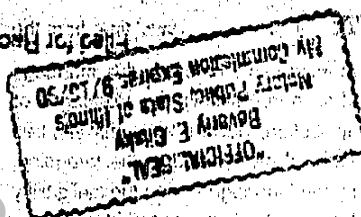
Property of Cook County Clerk's Office

at _____ o'clock _____ m.; and duly recorded in Book _____

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

Filed for Record in the Recorder's Office of _____

Doc. No. _____



Notary Public

Beverly E. Gandy
A.D. 1988

Given under my hand and Notarial Seal this _____ day of _____ A.D. 1988, _____ and _____ person whose name is _____ and _____ person and acknowledged that _____ free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead, signed, sealed, and delivered the said instrument as _____ subscribed to the foregoing instrument, appeared before me this day in _____ he/she, personally known to me to be the same _____

_____ a notary public, in and for the county and State of _____

the undersigned Notary King
addressed, Do hereby certify that _____

State of Illinois
County of _____

[Seal]

[Seal]

[Seal]

[Seal]

Theresa Miles
TERESA MILES

Houston King
HOUSTON KING

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

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FHA CASE# 131:5513314-703 - 203B
LOAN #00049843 (0095)

FHA ASSUMPTION RIDER TO THE MORTGAGE/DEED OF TRUST

This Rider, dated this 27TH day of SEPTEMBER 19 88, amends the
Mortgage/Deed of Trust of even date by and between

HOUSTON KING, DIVORCED AND NEVER SINCE REMARRIED,
THERESA MILES, ~~HUSBAND AND WIFE~~ DIVORCED AND NEVER SINCE REMARRIED

INL. INL.

HR	JM
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, hereafter referred to as Mortgagor/Grantor, and

WESTAMERICA MORTGAGE COMPANY, A COLORADO CORPORATION

, hereafter referred to as Mortgagee or Holder of the Note, as follows:

The mortgagee or holder of the note shall, with the prior approval of the Federal Housing Commissioner, or his designee, declare all sums secured by the mortgage/deed of trust to be immediately due and payable if all or part of the property is sold or otherwise transferred (other than by devise, descent or operation of law)

by the mortgagor/grantor, pursuant to a contract of sale executed not later than 12 months after the

date on which the mortgage/deed of trust is endorsed for insurance, to a purchaser whose credit has not been approved in accordance with the requirements of the Commissioner.

IN WITNESS WHEREOF,

INL. INL.

HOUSTON KING, DIVORCED AND NEVER SINCE REMARRIED,
THERESA MILES, ~~HUSBAND AND WIFE~~ DIVORCED AND NEVER SINCE REMARRIED

HR	JM
----	----

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

Houston King [Seal]
HOUSTON KING

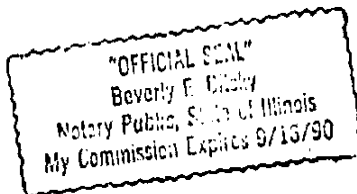
Theresa Miles [Seal]
THERESA MILES

_____ [Seal]

_____ [Seal]

Signed, sealed and delivered
in the presence of

Beverly E. Ditsky



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THE ASSURANCE TRUST TO THE TRUST OF THE TRUST

The Trustee of the Trust hereby certifies that the above is a true and correct copy of the original as the same appears in the records of the Trust.

IN WITNESS WHEREOF, the Trustee of the Trust has hereunto set his hand and seal at the City of Chicago, Illinois, this _____ day of _____, 19____.

Trustee

Trustee

Trustee

Trustee

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