

# UNOFFICIAL COPY

88109319

131:5286360-703 / 203B  
LOAN #00043038 (0094)

State of Illinois

## Mortgage

This Indenture, made this 14TH day of MARCH, 1988, between

HUMBERTO B. AVILA, A BACHELOR, AND  
SERGIO R. FIGUEROA, A BACHELOR

WESTAMERICA MORTGAGE COMPANY, A COLORADO CORPORATION

a corporation organized and existing under the laws of THE STATE OF COLORADO

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

ONE HUNDRED ONE THOUSAND NINE HUNDRED EIGHTY THREE AND 00/100

Dollars \$ 101,983.00 payable with interest at the rate of TWELVE percentum 12.000 per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office at 7900 EAST UNION AVENUE, SUITE 500

DENVER, CO 80237 or at such other place as the order may designate and delivered the said principal and interest being payable in monthly installments of

ONE THOUSAND FORTY NINE AND 01/100

Dollars (\$ 1,049.01) on the first

day of MAY 1988 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 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 Warranty 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 AND 9 IN BLOCK 1 IN POWELLS SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX ID# 13-25-302-003  
13-25-302-004

DEPT-01 \$15.25  
T43333 TRAV 7614 03/16/88 11:49:00  
#7519 #C #88-109319  
COOK COUNTY RETURN

ALSO KNOWN AS:  
3053 WEST DIVERSEY  
CHICAGO, ILLINOIS 60647

-88-109319

Together with all and singular the tenements, hereditaments and appurtenances thereunto in anywise 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 included under the one-time payment programs of the National Housing Act which require a One-Time Mortgage Insurance Premium payment including sections 203(b) and 203(c) in accordance with the regulations for those programs. HUD-92116M-1 (9-86 Edition)

1525



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FHA CASE# 131:5286360-703 - 203B  
LOAN #00043038 (0094)

## FHA ASSUMPTION RIDER TO THE MORTGAGE/DEED OF TRUST

This Rider, dated this 14TH day of MARCH 19 88, amends the  
Mortgage/Deed of Trust of even date by and between

HUMBERTO B. AVILA, A BACHELOR, AND  
SERGIO R. FIGUEROA, A BACHELOR

, 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 encumbered for insurance, to a purchaser whose credit has not been approved in accordance with the requirements of the Commissioner.

IN WITNESS WHEREOF,

HUMBERTO B. AVILA, A BACHELOR, AND  
SERGIO R. FIGUEROA, A BACHELOR

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

*Humberto B. Avila*  
\_\_\_\_\_  
HUMBERTO B. AVILA [Seal]

*Sergio R. Figueroa*  
\_\_\_\_\_  
SERGIO R. FIGUEROA [Seal]

\_\_\_\_\_  
[Seal]

\_\_\_\_\_  
[Seal]

Signed, sealed and delivered  
in the presence of

*Donette B...*  
\_\_\_\_\_

88109319

SEE ATTACHED ASSUMPTION RIDER

The Guarantees Herein Contained...

It is Expressly Agreed...

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In the Event of Default in Making any Monthly Payment...

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SIXTIS

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The Mortgagor Further Agrees that should the mortgage...

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88119319

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

Humberto B Avila [Seal]  
HUMBERTO B. AVILA

Sergio R Figueroa [Seal]  
SERGIO R. FIGUEROA

\_\_\_\_\_ [Seal] \_\_\_\_\_ [Seal]

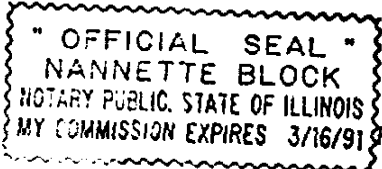
State of Illinois

County of Cook

I, the undersigned a notary public, in and for the county and State  
aforesaid, Do Hereby Certify That Humberto B Avila, a bachelor

and Sergio R Figueroa, a bachelor, ~~his wife~~, personally known to me to be the same  
person whose name is 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 Notarial Seal this 14th day of March, A.D. 1988  
Nannette Block  
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 \_\_\_\_\_

88109319

Prepared by and return to:  
WESTAMERICA MORTGAGE COMPANY  
17 WEST 635 BUTTERFIELD ROAD, SUITE 140  
OAKBROOK TERRACE, IL 60181