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FHA Case No. /

131:5261602-748 / 203B
LOAN #00041263(0097)

State of Illinois

Mortgage

This Indenture, made this **22ND** day of **MARCH**, 19 **88**, between
DELORES MARTIN, A SPINSTER

WESTAMERICA MORTGAGE COMPANY, A COLORADO CORPORATION

Mortgagor, and

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

Mortgagee.

Witnesseth: That whereas the Mortgagor is party indebted to the Mortgagee, as is evidenced by a certain promissory note bearing even date herewith, in the principal sum of

FORTY THREE THOUSAND ONE HUNDRED TWENTY EIGHT AND 00/100

Dollars (\$ **43,128.00**) together with interest at the rate of **TEN AND ONE-HALF**

per annum **10.500**) payable 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

THREE HUNDRED NINETY FOUR AND 51/100

Dollars (\$ **394.51**), on the first

day of **MAY**, 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

APRIL, 2019.

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 4 IN CHATMAN VILLAGE 2ND ADDITION BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX ID# **20-34-415-053 JP**

H C O

ALSO KNOWN AS:

**6648 SOUTH CHAMPLAIN
CHICAGO, ILLINOIS 60619**

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 buildings 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 conjunction with mortgages offered under the provisions of the family programs of the National Housing Act which require a One-Time Mortgage Insurance Premium payment by closing parties 2008 and prior in accordance with the regulations for those programs.

MR0473 DM 6/87

HUD-921166A.1 (9-88 Edition)

24 CFR 203.12(a)

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E H C O

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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(a) A sum equal to the ground rents, if any, next due plus the ground rent which will next become due and payable on poles of the land and other resources covering the mortgaged property (all as estimated by the Mortgagee) less all sums already paid therefor divided by the number of months to elapse before one month prior to the date when the ground rents, payments, taxes and assessments will become due (including such sum to be held by Mortgagee in trust to pay said ground rents, payments, taxes and assessments) and

(b) the sum of the monthly payments of the mortgage, on the first day of each month until the said note is fully paid, the following sums:

And the said Mortgagee further covenants and agrees as follows:

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That He will keep the improvements now existing or hereafter created on the mortgaged property, insured as may be required from time to time by the Mortgagee against loss by fire and other hazards, and contingencies in such amounts and for such periods as may be required by the Mortgagee and will pay promptly when due, any premiums on such insurance provision for payment of which has not been made heretofore. All insurance shall be secured in favor of the Mortgagee and have attached thereto the usual payable clause in favor of and in form acceptable to the Mortgagee. In event of loss the Mortgagee will give immediate notice by mail to the Mortgagor who may take proof of loss if not made.

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

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

And the said Mortgagee further covenants and agrees as follows:

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SEE ATTACHED ASSUMPTION RIDER

The Coverage Herein Contained...

It is Expressly Agreed...

And in the Event...

And There Shall be Included...

And in Case of Foreclosure...

That if the amount...

Whenever the said Mortgage...

The Mortgagee shall have the right...

And in the Event...

And in the Event...

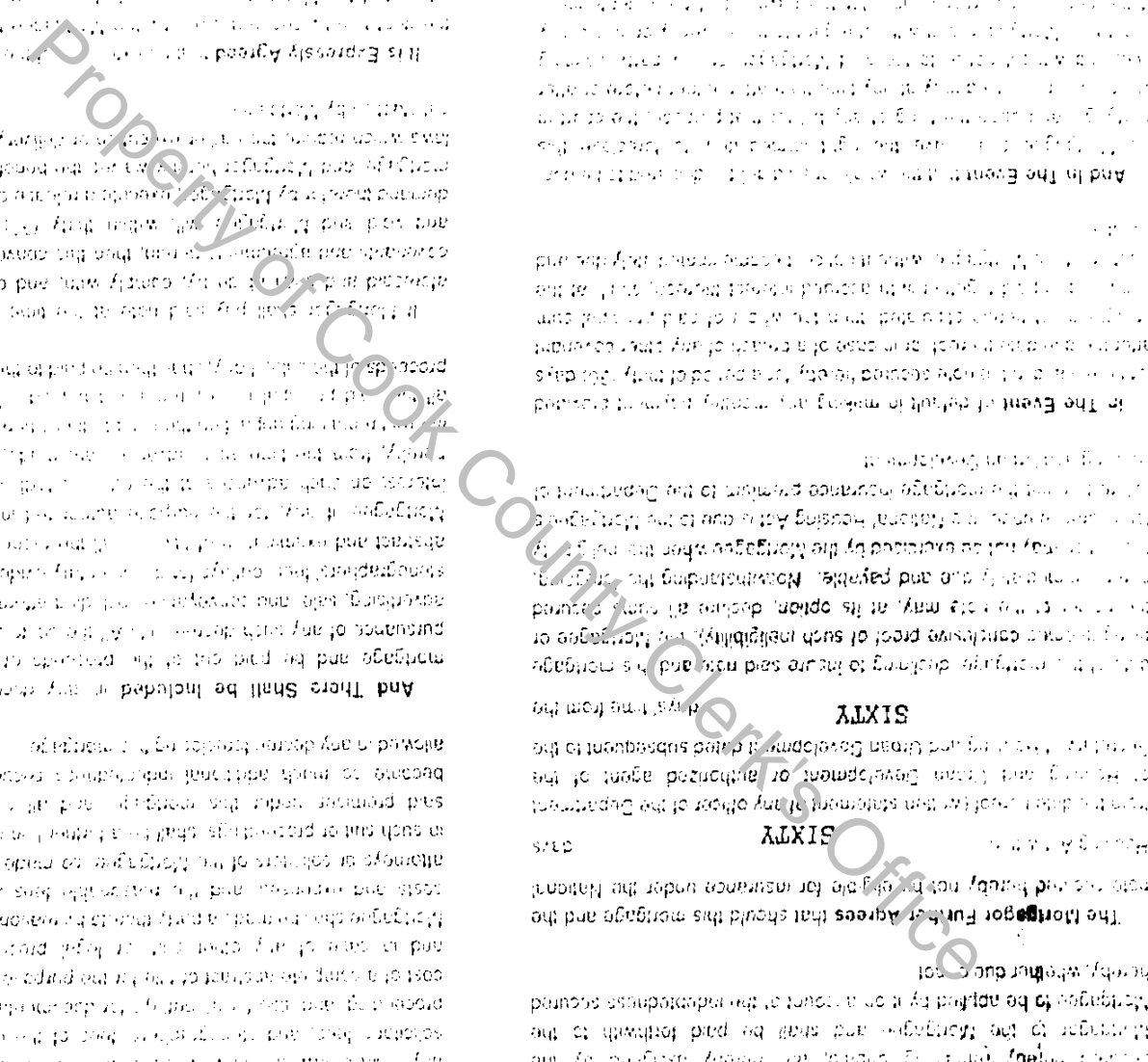
And in the Event...

And in the Event...

And in the Event...

And in the Event...

And in the Event...



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

Delores Martin (Seal)
DELORES MARTIN

(Seal)

(Seal)

(Seal)

State of Illinois

County of Cook

I, Delores Martin, a notary public, in and for the county and State of Illinois, do hereby certify that to a loan of \$10,000.00 at 7 1/2%

and she, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me the day in person and acknowledged that she signed, sealed, and delivered this said instrument as her 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 22nd day of March, A.D. 1988

"OFFICIAL SEAL"
William L. Olsen
Notary Public, State of Illinois
My Commission Expires 7/8/91

William L. Olsen
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 _____



2968118967

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

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FHA CASE# 131:5201602-748 - 203B
LOAN #00041263 (0097)

FHA ASSUMPTION RIDER TO THE MORTGAGE/DEED OF TRUST

This Rider, dated this 22ND day of MARCH 19 88, amends the
Mortgage/Deed of Trust of even date by and between
DELORES MARTIN, A SPINSTER

, 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,
DELORES MARTIN, A SPINSTER

HAS set HER hands(s) and seal(s) the day and year first aforesaid.

DeLores Martin [Seal]
DELORES MARTIN

_____ [Seal]

_____ [Seal]

_____ [Seal]

Signed, sealed and delivered
in the presence of

William J. [Signature]

8648 SOUTH CHAMPLAIN
CHICAGO, ILLINOIS 60619
TAX ID# 20-34-415-053

15.35

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