

UNOFFICIAL COPY

INC. INC.

PS BP

793
131:5357053-248 / 203B
LOAN #00045452(0096)

State of Illinois

Mortgage

15⁰⁰

MLT 35967548

This Indenture, made this 1ST day of APRIL, 19 88, between
RAYMOND L. SANDEFUR, A WIDOWER, AND
BETTY J. PAYNE, A WIDOW

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 justly indebted to the Mortgagee, as is evidenced by a certain promissory note bearing even date herewith, in the principal sum of

THIRTY EIGHT THOUSAND SEVEN HUNDRED SEVENTEEN AND 00/100

Dollars \$ 38,717.00, payable with interest at the rate of TEN AND ONE-HALF
percentum 10.500 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

or at such

other place as the holder may designate in writing, and be delivered to the holder in cash and interest being payable in monthly installments of

THREE HUNDRED FIFTY FOUR AND 16/100

Dollars \$ 354.16 on the first

day of MAY, 19 88, and all the sum of 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 security of the payment of the said principal sum of money and interest and
the performance of the covenants and agreements herein contained, doth hereby, 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:

LOT 9 IN BLOCK 10 IN WEST HAMMOND, BEING A SUBDIVISION OF THE NORTH 1396 FEET OF
FRACTIONAL SECTION 17, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

DAO

ALSO KNOWN AS: P.T.I.N. 30-17-107-016
217 154TH PLACE
CALUMET CITY, ILLINOIS 60409

Together with all and singl... the tenements, improvements and appurtenances thereunto belonging, and the rents, issues, and profits
thereof, and all and singular and fixtures of every kind for the purpose of supplying or distributing heat, light, water or power, and all
rights and interests therein, shall be placed in, and be subject to, the charge and lien of the said mortgage, and shall be the estate
rightful and interest of the said Mortgagee and its successors.

This instrument is subject to the provisions of the National Automated Clearing House Association (NACHA) Standard Automated Clearing House (ACH) Transfer Rules, including Article 10, which requires the
Mortgagee to provide a certain amount of advance notice to the Mortgagor and to the Mortgagor's lender of any change in the mortgagee's name or address.
Mortgagee's name: WESTAMERICA MORTGAGE COMPANY, INC. 7900 EAST UNION AVENUE, SUITE 500, DENVER, CO 80231
Mortgagee's address: WESTAMERICA MORTGAGE COMPANY, INC. 7900 EAST UNION AVENUE, SUITE 500, DENVER, CO 80231

BOX 327

88141017

SEE ATTACHED ASSUMPTION RIDER

The Guarantors herein have assumed the obligation to pay the debt of the Debtor...

It is Expressly Agreed that the Guarantors shall not be liable for the debt of the Debtor...

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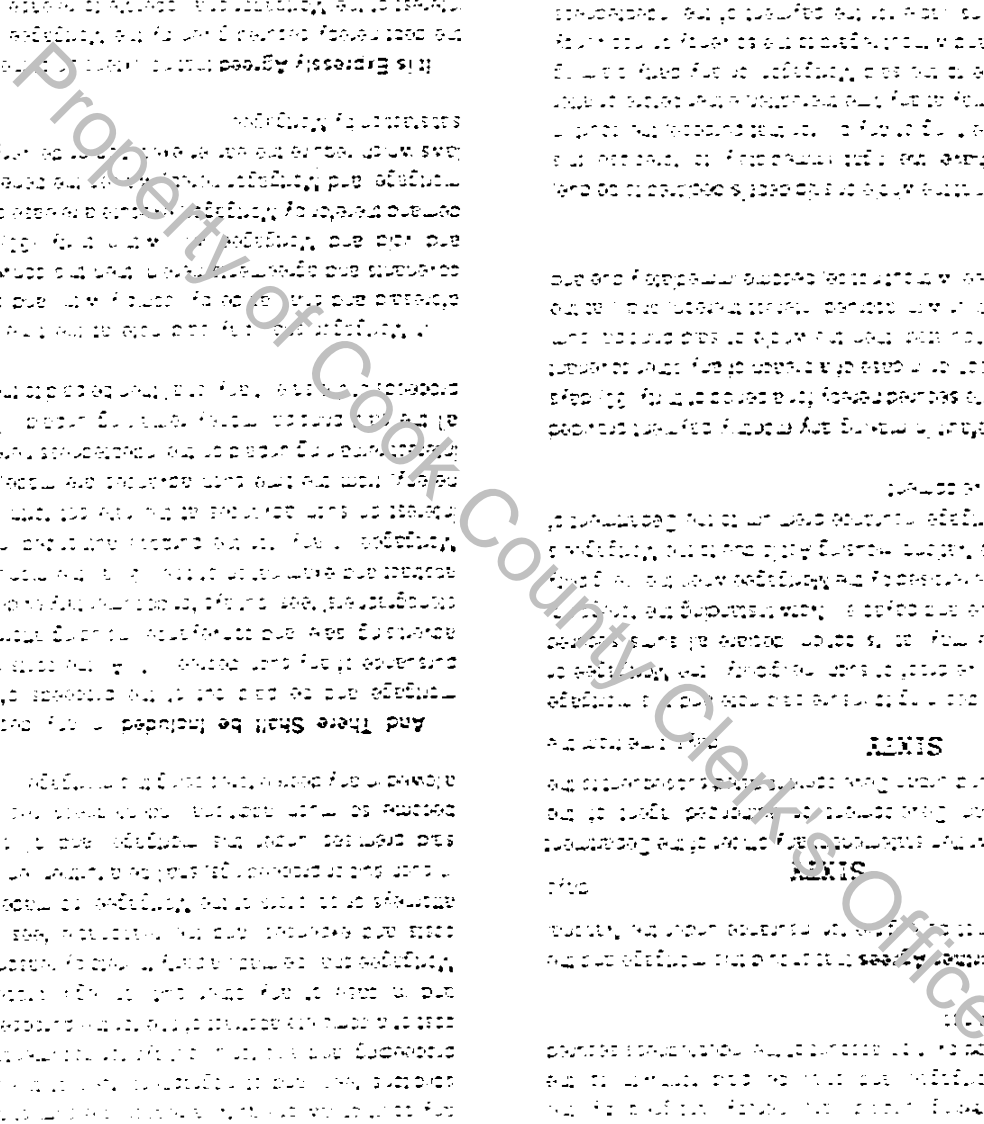
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Witness the hand and seal of the Mortgagor, the day and year first written.

Raymond L. Sandefur [Seal]
RAYMOND L. SANDEFUR

Betty J. Payne [Seal]
BETTY J. PAYNE

[Seal]

[Seal]

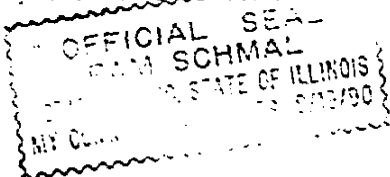
State of Illinois

County of Will

I, the undersigned, a notary public, in and for the county and State aforesaid. Do Hereby Certify That Raymond L. Sandefur, widower

and Betty J. Payne, widow, his wife, personally known to me to be the same person whose name s are 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 1st day of April, A.D. 1988



Irvin Schmal
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 _____

MAIL TO ↓

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1988 APR -6 AM 10:45

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

BOX 327

UNOFFICIAL COPY

FHA CASE# 131-5387053-743 - 203B
LOAN #00045452 (0096) INL. INL.

703
95 89

FHA ASSUMPTION RIDER TO THE MORTGAGE/DEED OF TRUST

This Rider, dated this 1ST day of APRIL 19 89, amends the Mortgage/Deed of Trust of even date by and between RAYMOND L. SANDEFUR, A WIDOWER, AND BETTY J. PAYNE, A WIDOW

, 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,

RAYMOND L. SANDEFUR, A WIDOWER, AND BETTY J. PAYNE, A WIDOW

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

Raymond L. Sandefur [Seal]
RAYMOND L. SANDEFUR

Betty J. Payne [Seal]
BETTY J. PAYNE

_____ [Seal]

_____ [Seal]

Signed, sealed and delivered in the presence of

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