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Case No. 2015-17-183
131:5714550-748 / 2018
LOAN #00060340(0095)

State of Illinois

Mortgage

89537733

This indenture, made this **10TH** day of **NOVEMBER**, **2019**, between **PAULETTE BONNER, A SPINSTER**

WESTAMERICA MORTGAGE COMPANY, A COLORADO CORPORATION, Mortgagee, 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 evidenced by a certain promissory note bearing even date herewith, in the principal sum of

THIRTY NINE THOUSAND ONE HUNDRED EIGHTY FOUR AND 00/100

Dollars (\$ **39,184.00**) payable with interest at the rate of **ELEVEN** percentum (**11.000**) 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

THREE HUNDRED SEVENTY THREE AND 16/100

Dollars (\$ **373.16**) on the first day of **JANUARY**, **2019**, and 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

DECEMBER, **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 25 IN BLOCK 12 IN L.E. CRANDALL'S ADDITION TO DAUPHIN PARK, BEING A SUBDIVISION OF BLOCKS 11, 12, 13 AND 14 OF DAUPHIN PARK ADDITION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX #25-03-202-044

ALSO KNOWN AS:
554 EAST 37TH PLACE
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 a 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 (c)) in accordance with the regulations for these programs.

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To Have and to Hold the above-described premises, with the accretions and fixtures, unto the said Mortgagee, its successors and assigns, for the purposes and uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits to 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 of mechanics men or material men 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 on 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 amount, as may be required by the Mortgagee.

In case of the refusal or neglect of any Mortgagee to make such payments, or to satisfy any prior lien or mortgage other than that for taxes or assessments on said premises, or to keep said premises in good repair, the Mortgagee may pay such taxes, assessments, and insurance premiums, when due, and may make such repairs to the property herein mortgaged as in its discretion it may deem necessary for the proper preservation thereof, and any moneys so paid or expended shall become so much additional indebtedness, secured by this mortgage, to be paid out of proceeds of the sale of the mortgaged premises, if not otherwise paid by the Mortgagee.

It is expressly provided, however, (all other provisions of this mortgage to the contrary notwithstanding), that the Mortgagee shall not be required nor shall it have the right to pay, discharge, or remove any tax, assessment, or lien upon or against the premises described herein or any part thereof or the improvement situated 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 collection of the tax, assessment or lien so contested and the sale of forfeiture of the said premises or any part thereof to satisfy the same.

And the said Mortgagee further covenants and agrees as follows: That privilege is reserved to pay the debt in whole or in part, on any installment due date. That, together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note 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 elapse before one month prior to the date when such ground rents, premiums, taxes and assessments will become due; such sums to be paid by Mortgagee in trust to pay said ground rents, premiums, taxes and special assessments; and

(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 (4c) for each dollar (\$1) 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 assessments actually made by the Mortgagee for ground rents, taxes, and insurance, or if 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 refunded to the Mortgagee. 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 indebtedness represented thereby, the Mortgagee shall, in computing the amount of such indebtedness, credit to the account of the Mortgagee for any balance remaining in the funds accumulated under the provisions of subsection (a) of the preceding paragraph. If there shall be a default under any of the provisions of this mortgage resulting in a public sale of the premises covered hereby, or if the Mortgagee acquires the property otherwise after default, the Mortgagee shall apply, at the time of the commencement of such proceedings or at the time the property is otherwise acquired, the balance then remaining in the funds accumulated under subsection (a) of the preceding paragraph as a credit against the amount of principal then remaining unpaid under said note.

And as Additional Security for the payment of the indebtedness aforesaid 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.

That He 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, casualties 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 protection for payment of which has not been made heretofore. All insurance shall be carried by companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss Mortgagee will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made

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SEE ATTACHED ASSUMPTION RIDER

The Government Health Plan shall be subject to the terms and conditions of the Assumption Rider attached hereto and incorporated herein by reference.

It is expressly agreed that the Government Health Plan shall be subject to the terms and conditions of the Assumption Rider attached hereto and incorporated herein by reference.

The Government Health Plan shall be subject to the terms and conditions of the Assumption Rider attached hereto and incorporated herein by reference.

And there shall be included a copy of the Assumption Rider attached hereto and incorporated herein by reference.

And in case of forfeiture the Assumption Rider shall be subject to the terms and conditions of the Assumption Rider attached hereto and incorporated herein by reference.

It is hereby agreed that the Government Health Plan shall be subject to the terms and conditions of the Assumption Rider attached hereto and incorporated herein by reference.

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SIXTH

The Government Health Plan shall be subject to the terms and conditions of the Assumption Rider attached hereto and incorporated herein by reference.

SEVENTH

The Government Health Plan shall be subject to the terms and conditions of the Assumption Rider attached hereto and incorporated herein by reference.

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

Paulette Bonner [Seal] _____ [Seal]
PAULETTE BONNER

_____ [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:

PAULETTE BONNER, a SPINSTER

and _____ 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 SHE _____ signed, sealed, and delivered the 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 _____ day of NOVEMBER, A.D. 19 89
 _____
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 _____



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

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8 9 5 . / 131:5714550-748 / 2038
LOAN #00060340 (0005)

FHA ASSUMPTION RIDER TO THE MORTGAGE DEED OF TRUST

This Rider, dated this 10TH day of NOVEMBER 19 89, amends the
Mortgage Deed of Trust of even date by and between

PAULETTE BONNER, 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 executed, to a purchaser whose credit has not been approved in accordance with the requirements of the Commissioner.

IN WITNESS WHEREOF,

PAULETTE BONNER, A SPINSTER

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

654 EAST 37th PLACE
CHICAGO, ILLINOIS 60619

Paulette Bonner [Seal]
PAULETTE BONNER

TAX #25-03-202-044

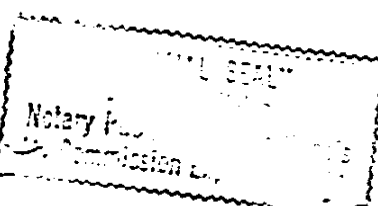
[Seal]

[Seal]

[Seal]

Signed, sealed and delivered
in the presence of

Paulette Bonner



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