

UNOFFICIAL COPY

State of Illinois

Mortgage
468452

FHA Case No.
131-5650592

This Indenture, Made this **23RD** day of **FEBRUARY**, 19 **89** between
STEVEN N. WASIUNEC, A BACHELOR,
Mortgagor, and

DRAPER AND KRAMER, INCORPORATED
a corporation organized and existing under the laws of **ILLINOIS**
Mortgagee.

89087312

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 **FORTY THOUSAND AND 00/100**

Dollars (\$ **40,000.00**)

payable with interest at the rate of **ELEVEN AND 00000/100000**
per centum (**11.000**) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in **CHICAGO, ILLINOIS**, 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 EIGHTY ONE AND 20/100**

Dollars (\$ **381.20**)

on **APRIL**, 19 **89**, 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 **MARCH**

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 situate, lying, and being in the county of **COOK** and the State of Illinois, to wit:

UNIT F-208 IN BALLARD POINT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
PART OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 14 AND PART OF THE SOUTH EAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25261198, AND FILED AS DOCUMENT LR 3133750, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

MORTGAGOR ALSO HEREBY GRANTS TO MORTGAGEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.

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value thereof, or of the security intended to be effected by virtue

THIS MORTGAGE IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

*PIN# 09-14-308-016-1385
8905 Knight Unit 208
DES PLAINES, IL 60016*

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This form is used in connection with mortgages insured under the one-to-four-family programs of the National Housing Act which provide for periodic Mortgage Insurance Premium payments.

REC FEB 27 11 41 AM '09
CAROL MOSELEY BRADY
REGISTRAR OF TITLES

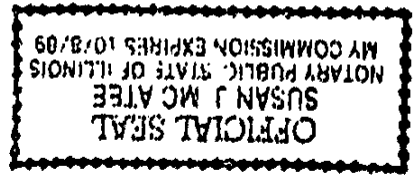
CHICAGO, ILLINOIS 60603
33 WEST MONROE STREET
JOHN P. DAVEY
DRAPER AND KRAMER, INCORPORATED
THIS INSTRUMENT PREPARED BY: *Amuel*

3775951
3775951

Doc 333

1-20-09
DUPLICATE
Page

Doc. No. _____
Filed for Record in the Recorder's Office of _____
County, Illinois, on the _____ day of _____
A.D. 19 _____
m., and duly recorded in Book _____ of _____
at _____ o'clock



Given under my hand and Notarial Seal this _____

Steven N. Wasionec
day February 27, 2009
A.D. 19 09
Notary Public

person whose name is _____
that HE signed, sealed, and delivered the said instrument as HIS
subscribed to the foregoing instrument, appeared before me this day in person and acknowledged
free and voluntary act for the uses and purposes
therein set forth, including the release and waiver of the title of homestead.

and
I, THE UNDERSIGNED STEVEN N. WASIONEC, A BACHELOR,
a notary public, in and for the county and State

89087312

State of Illinois
County of Cook
City of _____

[SEAL]

[SEAL]

[SEAL]

[SEAL]

[SEAL]
STEVEN N. WASIONEC
[SEAL]

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

* SEE FHA ASSUMPTION POLICY RIDER ATTACHED
* SEE FHA CONDOMINIUM RIDER ATTACHED

89087312

DEPT-01 RECORDING \$17.00
143222 FROM CLASS 03-27/09
42529 \$ E * 89-087312
COOK COUNTY RECORDER

UNOFFICIAL COPY

This form is used in connection with mortgages insured under the one-to-four-family program of the National Housing Act which provides for periodic mortgage insurance premium payments.

Together with all and singular the tenements, hereditaments and appurtenances hereunto belonging, and the rents, issues, and profits thereof and all apparatus and fixtures of every kind for the purpose of applying 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 Mortgagee in and to said premises.

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 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 the 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 lien 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 amounts, as may be required by the Mortgagee.

TAX IDENTIFICATION NUMBER: 09-14-308-016-1385

S E E L E G A L R I D E R A T T A C H E D

89057312

This is a corporation Mortgage date hereof payable per cent office in such (THREE) or AP except 20 19 Now or said successors and the

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7-44-210

PROPERTY COMMONLY KNOWN AS: 8905 KNIGHT #208 DES PLAINES, IL 60016.

State of Illinois

Mortgage 468452

FHA Case No. 131-5650592

UNOFFICIAL COPY

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

Steven N. Wasiunec (SEAL) _____ (SEAL)
STEVEN N. WASIUNEC

_____ (SEAL) _____ (SEAL)
DEPT. OF RECORDING

_____ (SEAL) _____ (SEAL)

_____ (SEAL) _____ (SEAL)

State of Illinois)
County of Cook)

89087312

89087312

I, THE UNDERSIGNED, a notary public, in and for the county and State of Illinois, do hereby certify that STEVEN N. WASIUNEC, A BACHELOR, 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 HE signed, sealed, and delivered the said instrument as HIS 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

24th day February, A.D. 1989.



Susan J. McAtee
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 _____

1402732
DUPLICATE

THIS INSTRUMENT PREPARED BY: Amuel
JOHN P. DAVEY
DRAPER AND KRAMER, INCORPORATED
33 WEST MONROE STREET
CHICAGO, ILLINOIS 60603

3775951
3775951
CAROL HOSLEY BOARD
REGISTERED IN ILLINOIS
FEB 27 8 41 AM

UNOFFICIAL COPY

In case of the refusal or neglect of the Mortgagor to make such payments, or to satisfy any prior lien or incumbrance 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 Mortgagor.

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 tax lien upon or against the premises described hereby, or any part thereof or the improvements situated thereon, so long as the Mortgagor 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 or forfeiture of the said premises or any part thereof to satisfy the same.

And the said Mortgagor 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 Mortgagor will pay to the Mortgagee, on the first day of each month until the said note is fully paid, the following sums:

(a) An amount sufficient to provide the holder hereof with funds to pay the next mortgage insurance premium if this instrument and the note secured hereby are insured, or a monthly charge (in lieu of a mortgage insurance premium) if they are held by the Secretary of Housing and Urban Development, as follows:

(1) If and so long as said note of even date and this instrument are insured or are reinsured under the provisions of the National Housing Act, an amount sufficient to accumulate in the hands of the holder one (1) month prior to its due date the annual mortgage insurance premium, in order to provide such holder with funds to pay such premium to the Secretary of Housing and Urban Development pursuant to the National Housing Act, as amended, and applicable Regulations thereunder; or

(11) If and so long as said note of even date and this instrument are held by the Secretary of Housing and Urban Development, a monthly charge (in lieu of a mortgage insurance premium) which shall be in an amount equal to one-twelfth (1/12) of one-half (1/2) per centum of the average outstanding balance due on the note computed without taking into account delinquencies or prepayments;

(b) 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 delinquent, such sums to be held by Mortgagee in trust to pay said ground rents, premiums, taxes and special assessments; and

(c) All payments mentioned in the two preceding subsections 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 Mortgagor each month in a single payment to be applied by the Mortgagee to the following items in the order set forth:

(I) premium charges under the contract of insurance with the Secretary of Housing and Urban Development, or monthly charge (in lieu of mortgage insurance premium), as the case may be;

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

(III) interest on the note secured hereby;

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

(V) late charges.

Any deficiency in the amount of any such aggregate monthly payment shall, unless made good by the Mortgagor 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 (4¢) 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 Mortgagor under subsection (b) 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 Mortgagor, shall be credited on subsequent payments to be made by the Mortgagor, or refunded to the Mortgagor. If, however, the monthly payments made by the Mortgagor under subsection (b) 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 Mortgagor 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 Mortgagor 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 Mortgagor all payments made under the provisions of subsection (a) of the preceding paragraph which the Mortgagee has not become obligated to pay to the Secretary of Housing and Urban Development, and any balance remaining in the funds accumulated under the provisions of subsection (b) 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 required, the balance then remaining in the funds accumulated under subsection (b) of the preceding paragraph as a credit against the amount of principal then remaining unpaid under said note and shall properly adjust any payments which shall have been made under subsection (a) of the preceding paragraph.

And as additional security for the payment of the indebtedness aforesaid the Mortgagor 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 provision for payment of which has not been made hereinbefore.

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All insurance shall be carried in companies approved by the Mortgagee and the policy 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 Mort- gagee, who may make proof of loss if not made promptly by Mortgagee, 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 extinguish- ment of the indebtedness secured hereby, all right, title and in- terest 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 Mortgagee, proceeds, and the consideration for such acquisition, to the extent of the full amount of indebtedness upon this Mort- gage, 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 180 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 180 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.

In the event of default in making any monthly payment pro- vided 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 ac- crued interest thereon, shall, at the election of the Mortgagee, without notice, become immediately due and payable.

And in the event that the whole of 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, either before or after sale, and without notice to the said Mort- gagee, or any party claiming under said Mortgagee, 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 posses- sion 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.

Whenever the said 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 re- quired by the Mortgagee; lease the said premises to the Mort- gagee 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 notary public's fees of the complain- ant in such proceeding, and also for all outlays for documentary evidence and the cost of a complete abstract of title for the pur- pose 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 pro- ceedings, 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 mort- gage and be paid out of the proceeds of any sale made in pur- suance of any such decree: (1) All the costs of such suit or will, and notary public's fees, including attorney's, solicitors', advertising, sale, and conveyance, including examination of title; (2) all the moneys advanced by the Mortgagee, if any, for the purpose authorized in the mortgage which 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 in- debtedness hereby secured; and (4) all the said principal money re- maining unpaid. The overdrafts of the proceeds of sale, if any, shall then be paid to the Mortgagor.

If Mortgagor shall pay said debt at the time and in the manner prescribed and shall abide by, comply with, and duly perform all the covenants and agreements herein, when this conveyance shall be null and void and Mortgagee will, within thirty (30) days after written demand therefor by Mortgagee, execute a release or satisfaction of this mortgage, and Mortgagee hereby waives the benefit 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 suc- cessor 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, ad- ministrators, successors, and assigns of the parties hereto. Wherever the singular and the masculine gender shall include the plural and vice versa.

Whenever the said 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 re- quired by the Mortgagee; lease the said premises to the Mort- gagee 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 there shall be included in any decree foreclosing this mort- gage and be paid out of the proceeds of any sale made in pur- suance of any such decree: (1) All the costs of such suit or will, and notary public's fees, including attorney's, solicitors', advertising, sale, and conveyance, including examination of title; (2) all the moneys advanced by the Mortgagee, if any, for the purpose authorized in the mortgage which 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 in- debtedness hereby secured; and (4) all the said principal money re- maining unpaid. The overdrafts of the proceeds of sale, if any, shall then be paid to the Mortgagor.

If Mortgagor shall pay said debt at the time and in the manner prescribed and shall abide by, comply with, and duly perform all the covenants and agreements herein, when this conveyance shall be null and void and Mortgagee will, within thirty (30) days after written demand therefor by Mortgagee, execute a release or satisfaction of this mortgage, and Mortgagee hereby waives the benefit 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 suc- cessor 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, ad- ministrators, successors, and assigns of the parties hereto. Wherever the singular and the masculine gender shall include the plural and vice versa.

UNOFFICIAL COPY

STEVEN N. WASHINGTON

[Handwritten Signature]

IN WITNESS WHEREOF, BORROWER HAS EXECUTED THIS FHA CONDOMINIUM RIDER.

2. ASSESSMENTS. FAILURE OF THE BORROWER TO PAY THE BORROWER'S SHARE OF THE COMMON EXPENSES OR ASSESSMENTS AND CHARGES IMPOSED BY THE OWNER'S ASSOCIATION, AS PROVIDED FOR IN THE INSTRUMENTS ESTABLISHING THE OWNER'S ASSOCIATION, SHALL CONSTITUTE A DEFAULT UNDER THE PROVISIONS OF SECTION 234(C) OF THE HOUSING ACT AND RESULT IN A LIEN MORTGAGE. AS USED IN THE SECURITY INSTRUMENT AND THE TERM "ASSESSMENTS" EXCEPT WHERE IT REFERS TO ASSESSMENTS AND CHARGES BY THE OWNER'S ASSOCIATION SHALL BE DEFINED TO MEAN "SPECIAL ASSESSMENTS BY STATE OR LOCAL GOVERNMENTAL AGENCIES, DISTRICTS OR OTHER PUBLIC TAXING OR ASSESSING BODIES."

1. RESOLUTION OF INCONSISTENCY. IF THIS SECURITY INSTRUMENT AND SUCH SECTION AND REGULATIONS ISSUED THEREUNDER AND IN EFFECT ON THE DATE HEREOF SHALL GOVERN THE RIGHTS, DUTIES AND LIABILITIES OF THE PARTIES HERETO, AND ANY PROVISION OF THIS OR OTHER INSTRUMENTS EXECUTED IN CONNECTION WITH THIS SECURITY INSTRUMENT AND NOTE WHICH ARE INCONSISTENT WITH SAID SECTION OF THE NATIONAL HOUSING ACT OR REGULATIONS ARE HEREBY AMENDED TO CONFORM THERETO.

IN ADDITION TO THE COVENANTS AND AGREEMENTS MADE IN THE SECURITY INSTRUMENT, BORROWER AND LENDER FURTHER COVENANT AS FOLLOWS:

THE PROPERTY COMPRISES OF A UNIT, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, IN A CONDOMINIUM PROJECT KNOWN AS:

8905 KNIGHT #208
DES PLAINES, IL 60016

(HEREIN "LENDER") AND COVERING THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT AND LOCATED AT:

DRAPER AND KRAMER, INCORPORATED

NOTE TO :

THIS CONDOMINIUM RIDER IS MADE THIS 23RD DAY OF FEBRUARY, 1989, AND IS INCORPORATED INTO AND SHALL BE DEEMED TO AMEND AND SUPPLEMENT A MORTGAGE (HEREIN "SECURITY INSTRUMENT") DATED OF EVEN DATE HEREWITH GIVEN BY THE UNDERSIGNED (HEREIN "BORROWER") TO SECURE BORROWER'S

FHA CONDOMINIUM RIDER

21640057

UNOFFICIAL COPY

DEPARTMENT OF JUSTICE

UNITED STATES OF AMERICA

IN RE: [Illegible]

IN THE DISTRICT COURT OF THE UNITED STATES FOR THE DISTRICT OF [Illegible]

STATE OF [Illegible] vs. [Illegible]

CHARGE: [Illegible]

FILED: [Illegible]

BY: [Illegible]

DEPT. OF JUSTICE

DEPT. OF JUSTICE
2000 PENNSYLVANIA AVENUE, N.W.
WASHINGTON, D.C. 20530

FOR INFORMATION: [Illegible]

DEPT. OF JUSTICE

FOR INFORMATION: [Illegible]

DEPT. OF JUSTICE

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MPM MORTGAGE FORMS • (312)203-1100 • (800)621-7291

1/08

021 (REV. 11/07) FHA Assumption Policy Rider - Multistate

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NOTICE: If the property is not the principal or secondary residence of the Mortgagor, 24 months will be checked instead of 12 months (Space below this line for acknowledgment)

Mortgagor (Sign Original Only)
Mortgagor (Seal)

Mortgagor (Seal)

STEVEN N. WASIUNEC

Mortgagor (Seal)

Mortgagor (Seal)

IN WITNESS WHEREOF, the Mortgagor has executed this Assumption Policy Rider.

The Mortgagee shall with the prior approval of the Federal Housing Commissioner, or his designee, declare all sums secured by this mortgage 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, pursuant to a contract of sale executed not later than [] 12 [] 24 months after the date on which the mortgage is executed, to a purchaser whose credit has not been approved in accordance with the requirements of the Commissioner.

AMENDED COVENANT. In addition to the covenants and agreements made in the Instrument, Mortgagee and Mortgagor further covenant and agree as follows:

(Property Address)

8905 KNIGHT #208 DES PLAINES, IL 60016

(the "Mortgagee") and covering the property described in the Instrument and located at:

Note (the "Note") of the same date to DRAPER AND KRAMER, INCORPORATED
Debt (the "Instrument") of the same date given by the undersigned (the "Mortgagor") to secure the Mortgagor's incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Deed to Secure This Assumption Policy Rider is made this 23RD day of FEBRUARY, 19 89, and is

NOTICE: THIS RIDER ADDS A PROVISION TO THE INSTRUMENT ALLOWING THE MORTGAGEE TO REQUIRE PAYMENT OF THE NOTE IN FULL UPON TRANSFER OF ALL OR PART OF THE PROPERTY.

FHA ASSUMPTION POLICY RIDER

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Property of Cook County Clerk's Office