

833 East 400 South
Salt Lake City, Utah 84102

UNOFFICIAL COPY

89293130

State of Illinois

Mortgage

FHA Case No.

131-5759738-703

This Indenture, made this 16th day of June, 1989, between
Charles C. Christain and Arrie Christain, his wife in joint tenancy
Mountain States Mortgage Centers, Inc.

, Mortgagor, and

a corporation organized and existing under the laws of The State of Utah
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

Seventy Seven Thousand Seven Hundred Seventy Two and no/100ths-- Dollars (\$ 77,772.00)
payable with interest at the rate of Twelve
per centum (12.00 %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in

Salt Lake City, Utah 84102 , 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
Nine Hundred Thirty Three and 39/100ths-----

Dollars (\$933.39)

on August , 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 July

20 04.

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 this presents Mortgage and Warranty 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:

Lot 140 in Burnside Lakewood Manor Unit No. 4, a Subdivision of part
of the Northeast 1/4 and part of the Northwest 1/4 of Section 33, Township
35 North, Range 13, East of the Third Principal Meridian, in Cook
County, Illinois.

property address 5310 imperial Drive
Richton Park, Illinois 60471

Tax no- 31-33-104-014 Volume No. 180

DEPT-01

115.25

T#1111 TRIN 2488 06/27/89 14:47:00

#4555 # 1 * - 89 - 293130

COOK COUNTY RECORDER

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 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 (i)) in accordance with the regulations for those programs.

First American Title Order #

89293130

-89-293130

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Property of Cook County Clerk's Office

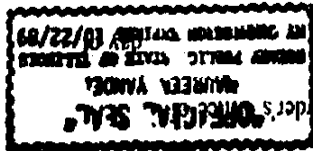
at o'clock

m., and duly recorded in Book

of

Page

Doc. No.



A.D. 19

Notary Public

Given under my hand and Notarial Seal this

20th

day

A.D. 1989

free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

signed, sealed, and delivered the said instrument as their

subscribed to the foregoing instrument, appeared before me this day in

, his wife, personally known to me to be the same

, a notary public, in and for the county and State

Charles C. Christain

after said, Do Hereby Certify That

and Arrie Christain

person whose name S

person and acknowledged that they

County of COOK

State of Illinois

Charles C. Christain

Arrie Christain

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

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HUD-92116M.1 (8-85 Edition)
24 CFR 203.17(a)
Great Lakes Business Forms, Inc.
Form No. 2432 (8611)
Michigan 1-800-358-2843

Page 1 of 4

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 (i)) in accordance with the regulations for those programs.

Together with all and singular the covenants, hereditaments and appurtenances thereto belonging, and the rents, issues, and profits thereon, 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.

See

Tax no- 31-33-104-014 Volume No. 180

Property address 5310 Imperial Drive
Richton Park, Illinois 60471

DEF-11
T#11111 TRAN 2488 06/27/89 14:47:00
#4555 P. # * -89-273130
COOK COUNTY RECORDER

~~Lot 140 in Burnside Lakewood Manor Unit 10-4, a subdivision of part of the Northeast quarter of Section 33, Township 35 North, Range 13 East of the Third Principal in Cook County, Illinois.~~

on August 19 89, and a like sum on the first day of each and every month (hereafter 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 July Dollars (\$933.39

Nine Hundred Thirty Three and 39/100ths-----
at such other place as the order may designate in writing, and delivered: the said principal and interest being payable in monthly installments of Salt Lake City, Utah 84102
payable with interest at the rate of Twelve percentum (12.00 %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in Seventy Seven Thousand Seven Hundred Seventy Two and no/100ths-- Dollars (\$ 77,772.00

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

Mortgagee:
a corporation organized and existing under the laws of
The State of Utah
Charles C. Christain and Arrie Christain, his wife in joint tenancy
Mountain States Mortgage Centers, Inc.
This Indenture, made this 16th day of June 19 89, between
Mortgagor, and

FHA Case No. 131-5759738-703

Mortgage

State of Illinois

89293130



prepared by Mountain States Mortgage Centers, Inc.

Elaine Reese
833 East 488 South
Salt Lake City, Utah 84102

First American Title Order #

0-289973

UNOFFICIAL COPY

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

Charles C. Christain (Seal)
Charles C. Christain

Arrie Christain (Seal)
Arrie Christain

State of Illinois

County of COOK

I, the undersigned, a notary public, in and for the county and State
aforesaid, Do Hereby Certify That Charles C. Christain
and Arrie Christain, his wife, personally known to me to be the same
person whose name s they 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 Notary Seal this

20th

day

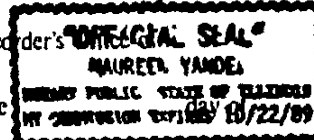
June

A.D. 1989

Maureen Yandel
Notary Public

Doc. No.

Filed for Record in the Recorder's Office



County, Illinois, on the

A.D. 19

at o'clock

m., and duly recorded in Book

of

Page

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of loss if not made promptly by Mortgagor, 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 extinguishment of the indebtedness secured hereby, all right, title and interest 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 damages, proceeds, and the consideration for such acquisition, to the extent of the full amount of indebtedness upon this Mortgage, 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 60 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 60 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. Notwithstanding the foregoing, this option may not be exercised by the Mortgagee when the ineligibility for insurance under the National Housing Act is due to the Mortgagee's failure to remit the mortgage insurance premium to the Department of Housing and Urban Development.

In the Event of default in making any monthly payment provided 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 accrued 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, the court in which such bill is filed may at any time thereafter, either before or after sale, and without notice to the said Mortgagor, or any party claiming under said Mortgagor, 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 be then occupied by the owner of the equity of redemption, as a homestead, enter an order placing the Mortgagee in possession 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, costs, taxes, insurance, and other

items necessary for the protection and preservation of the property.

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 required by the Mortgagee; lease the said premises to the Mortgagor 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 stenographers' fees of the complainant in such proceeding, and also for all outlays for documentary evidence and the cost of a complete abstract of title for the purpose 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 proceedings, 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 mortgage and be paid out of the proceeds of any sale made in pursuance of any such decree: (1) All the costs of such suit or suits, advertising, sale, and conveyance, including attorneys', solicitors', and stenographers' fees, outlays for documentary evidence and cost of said abstract and examination of title; (2) all the money advanced by the Mortgagee, if any, for the purpose authorized in the mortgage with 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 indebtedness hereby secured; and (4) all the said principal money remaining unpaid. The overplus of the proceeds of the sale, if any, shall then be paid to the Mortgagor.

If the Mortgagor shall pay said note at the time and in the manner aforesaid and shall abide by, comply with, and duly perform all the covenants and agreements herein, then this conveyance shall be null and void and Mortgagee will, within thirty (30) days after written demand therefor by Mortgagor, execute a release or satisfaction of this mortgage, and Mortgagor hereby waives the benefits 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 successor 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, administrators, successors, and assigns of the parties hereto. Wherever used, the singular number shall include the plural, the plural the singular, and the masculine gender shall include the feminine.

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(a) A sum equal to the ground rent, 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 rent, premiums, taxes and assessments-

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ASSUMPTION RIDER

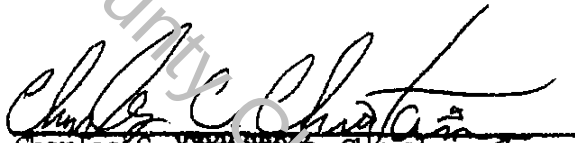
This Assumption Rider is made this 16th day of June, 19 89, and is incorporated into and shall be deemed to amend and supplement the Mortgage/Deed of Trust of the same date given by the undersigned (the "mortgagor") to secure mortgagor's Note to MOUNTAIN STATES MORTGAGE CENTERS, INC. (the "mortgagee") of the same date and covering the Property described in the Mortgage/Deed of Trust and located at:

5310 Imperial Drive Richton Park, Illinois 60471

(Property Address)

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 a 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 months after the date on which the mortgage is endorsed for insurance, to a purchaser whose credit has not been approved in accordance with the requirements of the Commissioner.

By signing below, Mortgagor accepts and agrees to the terms and provisions contained in this Assumption Rider.


Charles C. ~~XXXXXX~~ Christain cc

Arrie ~~XXXXXX~~ Christain ac

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THIS OFFICE

Property of Cook County Clerk's Office

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UNOFFICIAL COPY

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State of Illinois

Mortgage

FHA Case No.

131-5777702 703

This Indenture, made this 21st day of June, 19 89, between

FLORINE MATTHEWS, DIVORCED AND NOTE SINCE REMARRIED
MOUNTAIN STATES MORTGAGE CENTERS, INC.

, Mortgagor, and

a corporation organized and existing under the laws of UTAH
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

FIFTY SEVEN THOUSAND ONE HUNDRED NINETY AND NO/100----- Dollars (\$ 57,190.00)

payable with interest at the rate of TWELVE
per centum (12.0 %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in

833 East 400 South, Salt Lake City, Utah 84102, 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

SIX HUNDRED EIGHTY SIX AND 38/100----- Dollars (\$ 686.38)

on August, 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 July

2004

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:

LOT ONE IN BLOCK FIVE IN CRAGIN, BEING CHARLES B. HOMER'S SUBDIVISION OF PART
OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX NO.: 13-33-412-020 VOLUME NO.: 369

PROPERTY ADDRESS: 5115 West Bloomingdale Avenue
Chicago, Illinois 60637

DEPT-01

\$15.25

T#1111 TRAN 2488 06/27/89 14:48:00

#6556 #A *-89-293131

COOK COUNTY RECORDER

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, and the rents, issues, and profits thereon 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 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 (i)) in accordance with the regulations for those programs.

FIRST AMERICAN TITLE INSURANCE
COMPANY OF THE MID-WEST
ORDER # 2004

89293131

-89-293131

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THIS INSTRUMENT PREPARED BY:
SHEELY J. FRY
MOUNTAIN STATES MORTGAGE CENTERS, INC.
833 East 400 South
Salt Lake City, Utah 84102

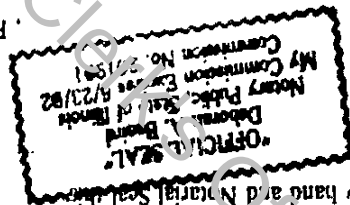
Property of Cook County Clerk

at o'clock m., and duly recorded in Book of Page

County, Illinois, on the day of A.D. 19

Filed for Record in the Recorder's Office of

Doc. No.



Notary Public

Given under my hand and Notarial Seal this day of A.D. 1989
I, the undersigned, do hereby certify that
afore said, Do hereby certify that
and
person whose name
person and acknowledged that
free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.
signed, sealed, and delivered the said instrument as
subscribed to the foregoing instrument, appeared before me this day in
his wife, personally known to me to be the same
a notary public, in and for the county and State

State of Illinois

County of Cook

FLORINE MATTHEWS

(Seal) (Seal)

(Seal) (Seal)

ASSUMPTION RIDER ATTACHED HERETO AND MADE A PART HEREOF.
Witness the hand and seal of the Mortgagor, the day and year first written.

89293131