State of Illinois

Mortgage

74 Cm No 131: 575 7930 703B

This indenture, made thi: 28th A. BENJAMIN POURKHALILI, A Bachelor	day of	July	. 1	∌ 9	, between	
PACE MORIGAGE CORPORATION OF ILLINOIS						, Mortgagor, an
a corporation organized and existing under the laws of		tate of I				, Mortgaget
Witnesseth: That whereas the Mortgagor is justly inded date herewith, in the principal sum of Ninety-six payable with interest 2, the rate of Nine and one hall	thouser lf	nd seven	hundred fi	fty ar. Dollars	nd NO/100 (\$ 96,750	.00
per centum (* 9.50000%) per annum on the unpaid 1030 W. HIGGINS TO. HOPPMAN ESTATES, at such other place as the last may designate in writing, an	止, 601	195				. 0
on the first day of September 11. 19 89 is fully paid, except that the final payment of principal of August 2019.	and a like s	aum on the f	irst day of each oner paid, shall	and every	6 ± 813. month there and psyable	after until the note

Now, Therefore, the said Mortgagor, for the ben'y securing of the payment of the said principal sum of money and interest and the performance of the coverants and agreements herein contained, does by here presents Mortgage and Warrant unto the Mortgagee, its successors or assigns the following described Real Estate situate, lying, and being at the country of COOK and the State of Illinois, to wit:

PARCEL 1: LOT 8-16-4 IN BARRINGTON SQUARE UNIT 8, BEING A SUBDIVISION OF PARTS OF THE NORTHEAST 1/4 OF SECTION 7, AND THE MORTHWEST 1/4 OF SECTION 8, ALL IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THUTO PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THERECY, RECORDED JUNE 8, 1976, AS DOCUMENT NO. 23512539 IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INCRESS AND EGRESS FOR THE DETECT OF PARCEL 1 AS SET PORTH AND DEFINED IN THE DECLARATION RECORDED AS DOCUMEND NO. 23656348, IN COUR COUNTY, ILLINOIS.

THE RIDER TO STATE OF ILLINOIS FHA MORTGAGE ACCELERATION CLAUSE ATTACHED HEREIT AND EXECUTED OF EVEN DATE HEREMITH 15 INCOMPORATED HEREIN AND THE COVERANTS AND AGREEMENTS OF THE RIDER SHALL AMEND AND SUPPLEMENT THE COVERANTS AND AGREEMENTS OF THIS MORTGAGE AS IF THE RIDER WERE A PART HEREOF.

Item # 07-07-200-092 Also known as 1785 RALEIGH LANE, HOPPMAN ESTATES, ILLINOIS 60195

THE ADJUSTABLE RATE RIDER ATTACHED HERETO AND EXECUTED OF EVEN DATE HEREVITH IS INCORPORATED HEREIN AND THE COVERNITS AND AGREEMENTS OF THE RIDER SHALL AMEND AND SUPPLEMENT THE COVERNANTS AND AGREEMENTS OF THIS MORTGAGE AS IF THE RIDER WERE A PART HEREOF.

Together with all and singular the tenements, hereditaments and appurtenances thereumo belonging, and the tenes, issues, and profes 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 fintures 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 (ii) in accordance with the regulations for those programs.

> HUD-92116-M.1 (9-80 Edition) 24 CFR 203.17(a)

COARNANTS AND CONDITIONS OF THIS HORTCACE. SEE ADJUSTABLE RATE RIDER ATTACHED HERETO AND NADE A PART BEREOF FOR ADDITIONAL TERMS,

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	er and the second of the secon	~ 30 am 10	County, Ullmois, o	st o'dock
	Muse Hotele.		***************************************	Doc. No.
ないこうけい	A Bachelor XIIICALE personally known so me so be the same before to the foregoing transment, appeared before me this day in and delivered the said instrument as HLS as the release and waiver of the right of homestead. The release and waiver of the right of homestead.	nadue signed, senied,	forchy Certify The A. BEAJAMII since IS confedent that HF	and based to be a said whose me person whose me person and adult free and volunta
	autic brine viranco ach 103 brine rii, pilibility viranci is ,		CONDISSE ON SHI	State of Ellinois County of
		[les2]		
	uninten. [Scal]	v Krai Year (irs) v (ics)	o and seed seed of the Montgagor, the Daniel Control of the Daniel	$\overline{}$

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gagee in trust to pay said ground tents, premiums, taxes and assessments will become delinquent, such sums to be held by Mortto the date when such ground tents, premiums, taxes and divided by the number of months to elapse before one month prior

crimated by the Morigagest less all sums already paid therefor taxes and assessments next due on the mortgaged property tall as and other hazard insurance covering the mortgaged property, plus premiums that will next become due and payable on policies of fire (a) A sum equal to the ground rents, if any, next due, plus the

of each month until the said note is fully paid, the following sums hereby, the Mortgagor will pay to the Mortgagee, on the first day principal and interest payable under the terms of the note secured. That, together with, and in addition to, the monthly payments of

shole or in part on any installment due date. manner therein provided. Privilege is reserved to pay the debt in indebtedness evidenced by the said note, at the times and in the that he will promptly pay the principal of and interest on the

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thereof to satisfy the same. contested and the sale or forfeiture of the said premises or any part operate to prevent the collection of the tax, assessment, or ben so ceedings brought in a court of competent jurisdiction, which shall test the same or the validity thereof by appropriate legal prosituated thereon, so long as the Mortgagor shall, in good faith, con premises described herein or any part thereof or the unprovement OF remove any tax, assessment, or tax hen upon or against the shall not be required nor shall it have the right to pay, discharge, mortgage to the contrary notwithstandings, that the Mortgagee

it is expressly provided, however tall other provisions of this Massinold the sale of the mortgaged premises, if not otherwise paid by the debtedness, secuted by this mortgage, to be paid out of proceeds of mone)s so paid or expended shall become so much additional inmay deem necessary for the proper preservation thereof, and any such repairs to the property herein mortigaged as in its directions it

assessments, and insurance premiums, when due, and may make premines in good repair, the Mortgagee may pay such caxes. that for taxes or assessments on said premises, n. 10 keep said payments, or to satisfy any prior lien or incustiblished other than

in case of the relusal or neglect of the Abstragor to make such

23888J1301/. of insurance, and in such amounts, a may be required by the debectoness, insured for the birefit of the Mortgagge in such forms time be on said premises, things the continuance of said in there of; (2) a sum sufficient to keep all buildings that may at any land is situate, upon the Mortgagor on account of the ownership

inote, or of the count, some, sublegs, or city in which the said or assessment that may be levied by authority of the State of II cient to pay all taxes and assessments on said premises, or any tax beremafter provided, until said note is fully paid, (1) a sum suffimen to attach to said premises; to pay to the Mortgagee, as instrument, not to suffer any ben of mechanics men or material thereof, or of the security intended to be effected by virtue of this be done, upon said premises, anything that may impair the value To keep said premises in good repair, and not to do, or permit to

exergs bas ansaryon regagnost, bis2 bal.

centific to said Mottgagor does hereby expressly release and waite Exemption Laws of the State of Illinois, which said rights and from all rights and benefits under and by virtue of the Homestead and assigns, foreset, for the purposes and uses berein set forth, free epourceastices and fixtures, unto the said Mortgagee, its successors To Have and to Hold the above-described premises, with the

immediate notice by mail to the Mortgagee, who may make proof acceptable to the Mortgagee In event of loss Mortgagor will give have attached thereto loss payable clauses in favor of and in form policies and renewals thereof shall be held by the Mortgagee and be carried in companies approved by the Morigages and the ment of which has not been made hereinbetore. All insurance shall If when due, any premiums on such insurance provision for pay. periods as may be required by the Mortgagee and will pay promptparates, casualties and contingenoies in such amounts and for such from time to time by the Mortgagee against loss by fire and other erected on the mortgaged property, insured as may be required. That He Will Keep the improvements now existing or hereafter

become due for the use of the premises hereinabove described. the tents, assues, and profits now due or which may hereafter aforesaid the Mortgagor does hereby assign or the Mortgagere all And as Additional Security for the payment of the indebtedness

the amount of principal them remaining in paid under said note. under subsection in of the preceding purguaph as a credit against acquired, the balance then remaining in the funds accumulated ment of such proceedings or at the time the property is otherwise default, the Mortgagee shall avoly, at the time of the commence tereb), or if the Mortgage equites the preperty otherwise after of this mortistic resulting in a public sale of the premises covered paragraph. If there that be a default under any of the provisions comulated ut der the provisions of subsection (a) of the preceding conut of the 3104 gagot any balance remaining in the funds acin computing the amount of such indebtedness, credit to the acof the entire indebtedness tepresented thereby, the Mortgages shall, dance with the provisions of the note secured hereby, full payment any time the Mortgagor shall tender to the Mortgagee, in accortel is, taxes, assessments, or insurance premiums shall be due lif at Actioners), on or before the date when payment of such ground spril pay to the Mottgages any amount increasely to make up the when the same shall become due and payable, then the Mortgagor taxes, and assessments, or insurance premiums, as the case may be, preceding paragraph shall not be sutherent to pay ground rents. payments made by the Mortgagor under subsection (a) of the gagor, or relunded to the Mortgagor. If, however, the monthly shall be credited on subsequent payments to be made by the Mort such excess, if the loan is current, at the option of the Mortgagor, taxes, and assessments, or insurance premiums, as the case may be of the payments actually made by the Mortgagee for ground rents.(?) subsection (a) of the preceding paragraph shall exceed the amount U. if the total of the payments made by the Mortgagor under

וחיסויכל ות הפתלותב לכווחקטכתו הפי חכתו: more than lifteen (15) days in atteats, to cover the extra expense not to exceed four cents (4c) for each dollar (51) for each payment "agratio arali e tualdos (am aagagriole arii agagraom arii tabru date of the next such payment, constitute an event of default ment shall, unless made good by the Mortgagor prior to the due Any deficiency in the amount of any such apprepare monthly pay-

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one ration of the principal of the said notes, and

interest on the note secured hereby. hazard insurance premiums.

(i) ground rents, if any, taxes, special assessments, fire, and other

he applied by the Mortgagee to the following items in the order set stall be paid by the Mortgagor each month in a single payment to dereby shall be added together and the aggregate amount thereof paragraph and all payments to be made under the note secured

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special assessments; and

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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 zarount of indebtedness upon this Mortgage, and the Note secured hereby remaining unpaid, are hereby assigned by the Mortgager to the Mortgagee and shall be paid forthwith to the Mortgagee to be applied by a on account of the indebtedness secured hereby, whether due of 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 sixty from the date hereof twritten statement of an officer of the days Department of Housing and Urban Development or authorized agent of the Secretary of Housing and Urban Devek pmelit dated subsequent to the sixty 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 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 Mort gagor 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 Mortgage 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 slits, advertising, sale, and conveyance, including attorneys', solic tora', and stenographers' fees, outlays for documentary evidence, and cost of said abstract and examination of title; (2) all the moreyy advanced by the Mortgagee, if any, for the pur pose authorized in the mortgage with interest on such advances at the rate set for a in the note secured hereby, from the time such advances are made, (3) all the accrued interest remaining unpaid on the indebted sets hereby secured, and (4) all the said principal money remaining annual. 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 Mortgagoe will, within thirty (30) days after written deniand therefor by histogagor, 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 Mortgagoe.

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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Farcel 1: Lot 8-16-4 in Barrington Square Unit 8, being a subdivision of parts of the Northeast 1/4 of Section 7, and the Northwest 1/4 of Section 8, all in Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof, recorded June 8, 1976, as Document No. 23512539 in Cook County, Illinois.

Farcel 2: Easement for ingress and egress for the benefit of Parcel . 15 set forth and defined in the Declaration recorded as Document No. 23656348, in Cook County, Illinois.

Property of Cook County Clerk's Office FERMANENT INDEX NO. 07-07-200-092

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for the only with an Adjustable Rate Moctage. Deed of Trust or Security Deed mayed untilly secusin 200/b). 203(b) (first ten only) or 204(c) of the Nazonna Housing Act, using the Margins method.

ADJUSTABLE RATE RIDER

1II V	#Q
This ADJUSTABLE RATE RIDER is made this <u>28TH</u> day of <u>JULY</u> corporated into the and shall be deemed to amend and supplement the Mortgage. Deed of Trust or of even date herewith, given by the undersigned ("Mortgagor") to secure Mortgagor's Adjustable Raherewith, to <u>HIMEST FUNDING CORPORATION</u> , AN ILLINOIS CORPORATION ("Mortgagee"), comin the Mortgage and located at <u>1785 BALEIGH LANE</u> , HOFFMAN ESTATES, ILLINOIS 60195	r Security Deed ("Mortgage"), ite Note ("Note"), of even date
Notwithstanding anything to the contrary set forth in the Mortgage. Mortgager and Mortgagee	berety agree to the following
1. Under the Note, the initial stated interest rate of <u>BURE-ONE HALF</u> per centum (<u>9.5</u> Interest Rate*) on the unpaid principal balance is subject to change, as hereinafter described. When equal monthly installments of principal and interest also will be adjusted, as hereinafter provided, so in an amount necessary to fully amortize the unpaid principal balance of the Note, at the new adjusted ing term of the Note.	"i) per annum ("Initial the interest rate changes, the o that each installment will be
2. The first adjustment to the interest rate (if any adjustment is required) will be effective on the 19.90 (which date will not be less than twelve months from the due date of the irs) installment payment under the Note), and thereafter each adjustment to effective on that day of each, succeeding year during the term of the Mortgage ("Change Date").	not more than eathern months
3. Each adjustment to the militer crate will be made based upon the following method of employing United States Treasury Securities a justed to a constant maturity of one year ("Index": the Index is put Bullities and made available by the United States Treasury Department in Statistical Release H. 15 (5) it will be determined whether or not at interest rate adjustment must be made, and the amount of the any, as follows:	ablished in the Federal Reserve 1911. As of each Change Date.
(a) The amount of the Index will be determined, using the most recently available figure, thirty Date ("Current Index").	(30) days before the Change
(b)	point (0.125%). The rounded
(c) The Calculated Interest Rate will be compared to the atterest rate being earned unmediately Date (such interest rate being called the "Existing Interest Rate"). Then, the new adjusted interest rate follows:	y prior to the current Change Me. if any, will be determined

- (1) If the Calculated Interest Rate is the same as the Soring Interest Rate, the interest rate will not change.
- (ii) If the difference between the Calculated Interest Rate in the Existing Interest Rate is less than or equal to one percentage point, the new adjusted interest rate will be equal to the Calculated Interest Rate (subject to the maximum allowable change over the term of the Mortgage of five percentage points, in either direction, from the linitial Interest Rate, herein called the "5% Cap").
- (iii) If the Calculated Interest Rate exceeds the Existing Interest Rate by ourse than one percentage point, the new adjusted interest rate will be equal to one percentage point higher than the Existing interest Rate (subject to the 5% Cap).
- (iv) If the Calculated Interest Rate is less than the Existing Interest Rate by covine than one percentage point, the new adjusted interest rate will be equal to one percentage point less than the Existing Interest Rite (subject to the 5 € Cap).
- (d) Notwithstanding anything contained in this Adjustable Rate Rider, in no event will any new adjusted interest rate be more than five percentage (5%) points higher or lower than the Initial Interest Rate. If any increase or (ecry ase in the Existing Interest Rate would cause the new adjusted interest rate to exceed the 5% Cap, the new adjusted interest rate will be limited to five percentage (5%) points higher or lower, whichever is applicable, than the Initial Interest Rate.
- (e) Mortgagee will perform the functions required under Subparagraphs 3(a). (b) and (c) to determine the amount of the new adjusted interest rate, if any. Any such new adjusted interest rate will become effective on the Change Date and thereafter will be deemed to be the Existing Interest Rate. The new Existing Interest Rate will remain in effect until the next Change Date on which the interest rate is adjusted.
- (f) The method set forth in this Paragraph 3 of this Adjustable Rate Rider, for determining whether or not an adjustment must be made to the Existing Interest Rate incorporates the effects of the provisions of 24 CFR 203.49 (e)(1) and 234.79 (e)(1) which require that changes in the Index in excess of one percentage point must be carried over for inclusion in adjustments to the Existing Interest Rate in subsequent years.
- (g) If the Index is no longer available, Mortgagee will be required to use any index prescribed by the Department of Housing and Urban Development. Mortgagee will notify Mortgagor in writing of any such substitute index (giving all necessary information for Mortgagor to obtain such index) and after the date of such notice the substitute index will be deemed to be the Index hereunder.
- 4. (a) If the Existing Interest Rate changes on any Change Date, Mortgagee will recalculate the monthly installment payments of principal and interest to determine the amount which would be necessary to repay in full, on the maturity date, the unpaid principal balance (which unpaid principal balance will be deemed to be the amount due on such Change Date assuming there has been no default in any payment on the Note but that all prepayments on the Note have been taken into account), at the new Existing Interest Rate, in equal monthly payments. On or before the Change Date, Mortgagee will give Mortgagor written notice ("Adjustment Notice") of any change in the Existing Interest Rate and of the revised amount of the monthly installment payments of principal and interest, calculated as provided above. Each Adjustment Notice will set forth (i) the date the Adjustment Notice is given, (ii) the Change Date, (iii) the new Existing Interest Rate as adjusted on the Change Date, (iv) the amount of the adjusted monthly installment payments, calculated as provided above, (v) the Current Index, (vi) the method of calculating the adjustment to the monthly installment payments, and (vii) any other information which may be required by law from time to time.

- (b) Mortgagor agrees to can be adulted monthly installment amount beliating on the first payment date which occurs at least thirty (30) days after Mortgagoe has given the Adjustment Notice to Mortgagor. Mortgagor will continue to pay the adjusted monthly installment amount set forth in the last Adjustment Notice given by Mortgagoe to Mortgagor until the first payment date which occurs at least thirty (30) days after Mortgagoe has given a further Adjustment Notice to Mortgagor. Notwithstanding anything to the contrary contained in this Adjustable Rate Rider or the Mortgage. Mortgagor will be relieved of any obligation to pay, and Mortgagoe will have forfeited its right to collect, any increase in the monthly installment amount (caused by the recalculation of such amount under Subparagraph 4(a)) for any payment date occurring less than thirty (30) days after Mortgagoe has given the applicable Adjustment Notice to Mortgagor.
- (c) Notwithstanding anything contained in this Adjustable Rate Rider, in the event that (i) the Existing Interest Rate was reduced on a Change Date, and (ii) Mortgagee failed to give the Adjustment Notice when required, and (iii) Mortgagor, consequently, has made any monthly installment payments in excess of the amount which would have been set forth in such Adjustment Notice ("Excess Payments"), then Mortgagor, at Mortgagor's sole option, may either (I) demand the return from Mortgagee (who for the purposes of this sentence will be deemed to be the mortgagee, or mortgagees, who received such Excess Payments, whether or not any such mortgagee subsequently assigned the Mortgage) of all or any portion of such Excess Payments, with interest thereon at a rate equal to the Index on the Change Date when the Existing Interest Rate was so reduced, from the date each such Excess Payment was made by Mortgagor to repayment, or (2) request that all or any portion of such Excess Payments, together with all interest thereon calculated as provided above, be applied as payments against principal.
- 5. Nothing contained in this Adjustable Rate Rider will permit Mortgagee to accomplish an interest rate adjustment through an increase (or decrease) to the unpaid principal balance. Changes to the Existing Interest Rate may only be reflected through adjustment to Mortgage in monthly installment payments of principal and interest, as provided for herein.

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27	A. BERJAHIN BOURKHALILI Mortgage Mortgage
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009017-4 LOAN#				
	131:	575	7930	703B
CASE*				

FHA MORTGAGE ACCELERATION CLAUSE

All FHA Mortgages - Effective 12/01/86

The mortgage 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 sold executed no later than 12 months after the date on which the mortgage is executed to a purchaser whole credit has not been approved in accordance with the requirements of the Commissioner. [If the property is not the principal or secondary residence of the mortgagor, "24 months" must be substituted for

"12 months."	July 28, 1989
Borrower A. RENJAMIN TOSKKHALILI	Date
Borrower	Date
Borrower	Date
Borrower	Oate
	75 E3371257
State of	5 C
I, the undersigned, a notary public in and for the said Cou A. PENJAMIN POURKHALILI, A Bachelor	inty, in the State aforeshid, DO HEREBY CERTIFY
personnally known to me to be the same personwhose appeared before me this day in person, and acknowledged	*/_
said instrument asfree and voluntary	act, for the uses and purposes therein set forth
Given under my hand and official seal, this 😅 day o	1950
"OFFICIAL SEAL"	Notary Public
Nutery Public, State of Himois My Commission Expires 10/21/92	11192
	Commission Expires

This instrument was prepared by Midwest Funding Corporation 1020 31st Street, Suite 401, Downers Grove, Illinois 60515