

# UNOFFICIAL COPY

89294179

2758-35401e

MORTGAGE NO 131-5670256-748

State of Illinois

THIS MORTGAGE IS BEING RE-RECORDED TO  
CORRECT THE UNIT NUMBER.

30090193

89170574

This Indenture, Made this 13th day of April, 1989, between

Eva Cooper divorced and not since remarried and Dena Cooper a spinster

Mortgagor, and American States Mortgage, Inc.

a corporation organized and existing under the laws of the State of ILLINOIS  
Mortgagee.

Witnesseth: That whereas the Mortgagor is justly indebted to the Mortgagee, as is evidenced by a certain promissory note bearing  
even date herewith, in the principal sum of Thirty Seven Thousand and no/100-----

Dollars \$ 37,000.00

payable with interest at the rate of Ten and one half per centum ( 10.5

per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in Homewood,  
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 Thirty Eight and 45/100-----

Dollars (\$ 338.45 ) on the first day of June, 1989, and a like sum of the first day of each  
and every month thereafter until the note is fully paid, except that the final payment of principal and interest, if not sooner paid, shall be  
due and payable on the first day of May, 20 13

Now, therefore, the said Mortgagor, for the better securing of the payment of 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:

Parcel 1: Unit 31-2 together with its undivided percentage interest in the common elements  
in Arboretum In Park Forest Condominium as delineated and defined in the declaration  
recorded as Document Number 22264933, in the Southwest 1/4 of Section 30 and part of the  
Northwest 1/4 of Section 31, Township 35 North, Range 14, East of the Third Principal  
Meridian, in Cook County, Illinois.

Parcel 2: Easements appurtenant to and for the benefit of Parcel 1 as set forth in the  
declaration recorded as Document Number 22264933, for ingress and egress, in Cook  
County, Illinois.

Property Address: 15 Dunlap  
Park Forest, IL 60466  
Tax Number: 32-31-122-002-1028



WESTAMERICA Mortgage Co

Terrace OAKS II

17 W. 635 BURNFIELD RD  
OAKBROOK TERRACE III 60181

\*This mortgage is being rerecorded in order to add the declaration  
recording information on the condo rider.

Together with all and singular the tenements, hereditaments and appurtenances therunto 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 provide  
for periodic Mortgage Insurance Premium payments.

5/19 2205 /cc  
Unit 31-2

89294179

89170574





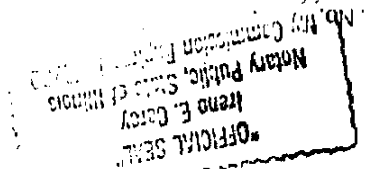
UNOFFICIAL COPY

~~\$16.00 MAIL~~

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 \_\_\_\_\_



*Irene E. Cooper*  
Notary Public

Given under my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19 \_\_\_\_\_

XXXX, personally known to me to be the same person whose name is \_\_\_\_\_ are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

\_\_\_\_\_ and \_\_\_\_\_ the undersigned \_\_\_\_\_ Eva Cooper divorced and not since remarried \_\_\_\_\_ a notary public, in and for the county and State of Illinois, do hereby certify that \_\_\_\_\_ and \_\_\_\_\_ are \_\_\_\_\_ and \_\_\_\_\_ a spinster

State of Illinois )  
County of Cook ) ss. \_\_\_\_\_  
1#4444 TRAM 6511 04/18/89 13:45:00  
#4572 # D \* -89-170574  
COOK COUNTY RECORDER

DEPT-01 \$16.25

Eva Cooper  
*Eva Cooper*  
[SEAL]  
Dena Cooper  
*Dena Cooper*  
[SEAL]  
Witness the hand and seal of the Mortgagor, the day and year first written.

If 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 Mortgagor 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 Mortgagor. It is expressly agreed that no extension of the time for payment of the debt hereby secured given by the Mortgagor to any successor in interest of the Mortgagor shall operate to release. The covenants herein contained shall bind, and the benefits and advantages shall inure, to the respective heirs, executors,

89170574

Tax Number: 32-31-122-002-1028

Property Address: 15 Dunlap Park Forest, IL 60466

Wherever used, the singular number shall include the plural, the plural the singular, and the masculine gender shall include the feminine. administrators, successors, and assigns of the parties herein.

9929468870574



2/9/22

UNOFFICIAL COPY

MR0221 97

Tax Number: 32-31-122-002-1028

Park Forest, IL 60466

Property Address: 15 Dunlap



NOTARY PUBLIC

*Ilene E. Carey*  
\_\_\_\_\_  
NOTARY PUBLIC

OFFICIAL SEAL  
Ilene E. Carey  
Notary Public, State of Illinois  
Commission Expires 1/2023

GIVEN under my hand and Notarial Seal this

*Agree 13*

A.D. 1989

the undersigned a notary public in and for the county and State above said the hereby certify that Eva Cooper divorced and not since remarried and Dana Cooper a splinter not personally known to be the same person(s) whose names are 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.

COUNTY OF Cook

STATE OF ILLINOIS

SS: )

Eva Cooper

*Eva Cooper*  
\_\_\_\_\_  
(SEAL)

(SEAL)

*Dana Cooper*  
\_\_\_\_\_  
(SEAL)

(SEAL)

districts of equal public taxing or assessing powers."

"As used herein, the term 'assessments' except where it refers to assessments and charges by the Association of Owners, shall mean 'special assessments' by state or local governmental agencies deducing the bulk of the indebtedness secured hereby to be due and payable."

"The mortgage further covenants that he will pay his share of the common expenses or assessments and charges by the Association of Owners as provided in the instruments establishing the condominium."

"The Regulatory Agreement executed by the Association of Owners and attached to the Plan of Apartment Ownership (Master Deed or Enabling Declaration) recorded on AS DOCUMENT #22264933 in the Public Records of the County of Cook, State of Illinois, is incorporated in the Plan of Apartment Ownership and is a part of this mortgage (deed of trust). Upon default under the Regulatory Agreement by the Association of Owners of the mortgage (deed of trust) and upon request by the Federal Housing Commission, the mortgagee, at its option may declare this mortgage (deed of trust) in default and may declare the bulk of the indebtedness secured hereby to be due and payable."

"The mortgage further covenants that he will pay his share of the common expenses or assessments and charges by the Association of Owners as provided in the instruments establishing the condominium."

FHA CONDO RIDER - ILLINOIS  
FHA SECTION 234 (C)

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COOK COUNTY RECORDER  
4664 E \* 89-294179  
198855 TRAN 2957 05/26/89 10:17:00  
Dana Cooper  
DEPT-04  
413.00

COOK COUNTY RECORDER  
4664 E \* 89-294179  
198855 TRAN 2958 05/26/87 10:21:00  
44.00

CG106003

-90 090193

1997/11/11  
Signed, sealed and delivered  
in the presence of  
Dena Cooper

Signed, sealed and delivered  
in the presence of

[Seal]

[Seal]

Dena Cooper

[Seal]

Eva Cooper

[Seal]

Property Address:  
15 Dunlap  
Park Forest, IL 60466  
Tax Number:  
32-31-122-002-1028

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

IN WITNESS WHEREOF, Eva Cooper of forced and not since remarried and Dena Cooper a spinster

been approved in accordance with the requirements of the Commissioner. date on which the mortgage/deed of trust is recorded for insurance, to a purchaser whose credit has not

by the mortgage/grantor, pursuant to a contract of sale executed not later than 12 months after the

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)

American States Mortgage, Inc.

hereafter referred to as Mortgagee or Holder of the Note, as follows:

hereafter referred to as Mortgageor/Grantor, and

Eva Cooper divorced and not since remarried and Dena Cooper a spinster

This Rider, dated this 15th day of April 19 89, amends the Mortgage/Deed of Trust of even date by and between

FHA ASSUMPTION RIDER TO THE MORTGAGE/DEED OF TRUST

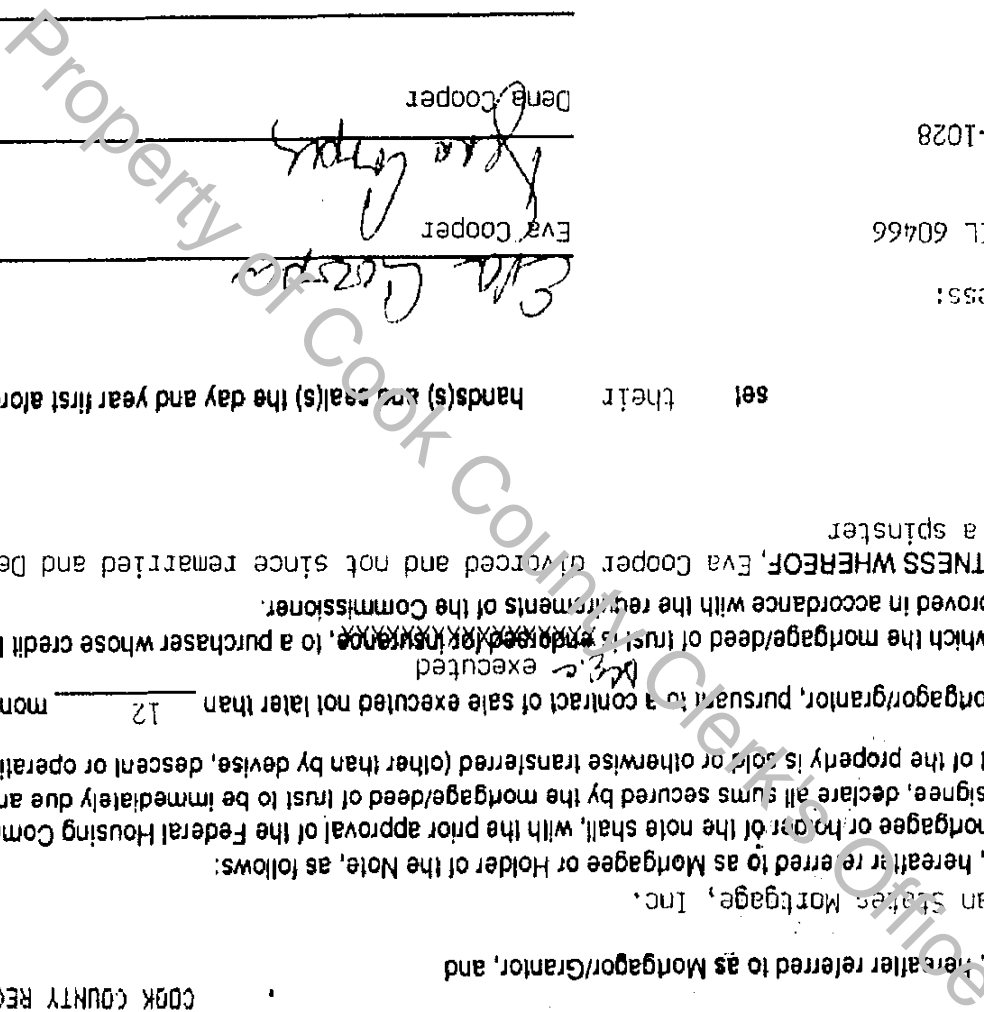
When recorded Mail To:  
WestAlmonte Mortgage Company  
17 West 500 Butterfield Road  
Oakbrook Terrace, IL 60181

This Document was Prepared By:  
American States Mortgage, Inc.  
2000 Elm Road  
Homewood, IL 60430

DEPT-01 RECORDING \$17.25  
143533 TRAN 9911 02/26/90 15:57:00  
48218 \$ \*-90-090193  
COOK COUNTY RECORDER

69170574

62110056

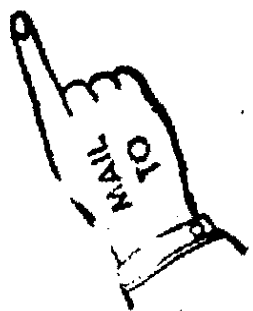


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Property of Cook County Clerk's Office



1106 West Madison Ave. 92011  
Chicago, IL 60607  
100-100000