

UNOFFICIAL COPY

96178936

Berkshire Mortgage Corporation  
901 N. Elm Street  
Hinsdale, Illinois 60521-3632

75-99-129-W

DEPT-01 RECORDING 927.00  
T00012 TRAM 9530 03/08/96 12:25:00  
99935 # ER \*-96-178936  
COOK COUNTY RECORDER

ASSIGNMENT OF MORTGAGE

For value received, BERKSHIRE MORTGAGE CORPORATION, an Illinois corporation hereby assigns and transfers to NORWEST MORTGAGE, INC., A CALIFORNIA CORPORATION  
800 MARQUETTE AVENUE SOUTH, MINNEAPOLIS MN 55402

its successors and/or assigns all its rights, title and interest in a certain mortgage executed by:

MONROE CRAIG, MARRIED TO CYNTHIA D. CRAIG  
to BERKSHIRE MORTGAGE CORPORATION dated

MARCH 05, 1996

and recorded as document number:

96178935

271

Signed this 05 day of MARCH 1996

BERKSHIRE MORTGAGE CORPORATION

Richard Golz, President

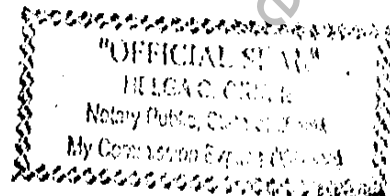
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STATE OF ILLINOIS )  
COUNTY OF COOK )

Witness my hand and seal the day and year last above written.

On this 05 day of MARCH, 1996.

Before me, a notary public for the county and state aforesaid, appeared Richard Golz personally known to me, and he did state that he was the President of BERKSHIRE MORTGAGE CORPORATION, the seal affixed to the foregoing instrument is the seal of said corporation, that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors, and that he signed his name thereto in like order to execute the free act and deed of said corporation. This instrument prepared by: KELLY BOYER



Helga C. Orsini  
NOTARY PUBLIC

96178936

BOX 333-CT1

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## LEGAL DESCRIPTION

LOTS 9 AND 10 IN BLOCK 2 IN JACOB COLS' ADDITION TO MELROSE, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID SUBDIVISION RECORDED DECEMBER 15, 1892 IN BOOK 59 OF PLATS PAGE 2 AS DOCUMENT NO. 1786193 IN COOK COUNTY, ILLINOIS.

P.I.N.# 15-09-206-022-0000

ADDRESS: 216 S. 28TH AVENUE  
BELLWOOD, IL. 60104

After recording return to:  
Berkshire Mortgage Corporation  
901 N. Elm Street  
Hinsdale, Illinois 60521-3632

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AP# CRAIGN-96F-6363

LN# 3431737

## FHA ESCROW PAYMENTS RIDER

THIS ESCROW PAYMENTS RIDER is made this 5th day of March, 1996, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed ("Security Instrument") of the same date given by the undersigned ("Borrower") to secure Borrower's Note ("Note") to Berkshire Mortgage Corporation, A corporation

("Lender") of the same date and covering the property described in the Security Instrument and located at:

216 S. 28th Avenue, Bellwood, IL 60104

(Property Address)

**ADDITIONAL COVENANTS.** In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree to amend Paragraph 2 of the Security Instrument, entitled "Monthly Payments of Taxes, Insurance and Other Charges," by substituting the text of the entire paragraph with the following:

**2. Monthly Payments of Taxes, Insurance, and Other Charges.** Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, a sum for (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required under Paragraph 1. In any year in which the Lender must pay a mortgage insurance premium to the Secretary of Housing and Urban Development ("Secretary"), or in any year in which such premium would have been required if Lender still held the Security Instrument, each monthly payment shall also include either: (i) a sum for the annual mortgage insurance premium to be paid by Lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security Instrument is held by the Secretary, in a reasonable amount to be determined by the Secretary. Except for the monthly charge by the Secretary, these items are called "Escrow Items" and the sums paid to Lender are called "Escrow Funds."

Lender may, at any time, collect and hold amounts for Escrow Items in an aggregate amount not to exceed the maximum amount that may be required for Borrower's escrow account under the Real Estate Settlement Procedures Act of 1974, 12 U.S.C. § 2601 et seq, and implementing regulations, 24 CFR Part 3500, as they may be amended from time to time ("RESPA"), except that the cushion or reserve permitted by RESPA for unanticipated disbursements or disbursements before the Borrower's payments are available in the account may not be based on amounts due for the mortgage insurance premium.

If the amounts held by Lender for Escrow Items exceed the amounts permitted to be held by RESPA, Lender shall deal with the excess funds as required by RESPA. If the amounts of funds held by Lender at any time are not sufficient to pay the Escrow Items when due Lender may notify the Borrower and require Borrower to make up the shortage or deficiency as permitted by RESPA.

The Escrow Funds are pledged as additional security for all sums secured by this Security Instrument. If Borrower tenders to Lender the full payment of all such sums, Borrower's account shall be credited with the balance remaining for all installment items (a), (b), and (c) and any mortgage insurance premium installment that Lender has not become obligated to pay to the Secretary, and Lender shall promptly refund any excess funds to Borrower. Immediately prior to a foreclosure sale of the Property or its acquisition by Lender, Borrower's account shall be credited with any balance remaining for all installments for items (a), (b), and (c).

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FHA CASE NO. 131:8173228-729

MULTI-STATE FHA ESCROW PAYMENTS RIDER  
15C/ESCROW/PMT/RID...//0595/(0595)-L Page 2 of 2

Property of Cook County Clerk's Office

96178936

\_\_\_\_\_  
(Seal) Borrower

\_\_\_\_\_  
(Seal) Borrower

\_\_\_\_\_  
(Seal) Borrower

\_\_\_\_\_  
(Seal) Borrower

*Montroe Craig*  
Montroe Craig

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in pages 1 and 2 of this Escrow Payments Rider.

LN# 3431737

AP# CRAIGH-96F-6363