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FHA CASE NO.: 131-5477961

OSMC LOAN NO.: 130691

## MORTGAGE RIDER

62-741115

my

This Rider, dated the 9TH day of SEPTEMBER, 1988, amends the MORTGAGE of even date by and between EVELYN W. BOLDEN, the Mortgagor, and OLD STONE MORTGAGE CORPORATION, the Mortgagor, and the Mortgagee, as follows:

1. The original subsection (a) is deleted and has been renumbered.
2. The original subsection (c) has been renumbered to subsection (b) and the subsection b(1) has been deleted.
3. In the paragraph beginning "If the total of payments made..." in the third sentence, the words "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" are deleted.

The fourth sentence of this paragraph is amended by insertion of a period after "... then remaining unpaid under said Note" and deletion of the remainder of the sentence.

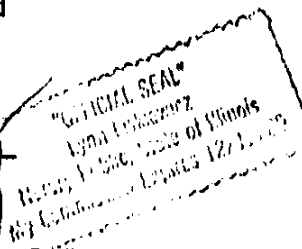
4. The paragraph beginning "THE MORTGAGOR FURTHER AGREES..." is amended by the addition of the following: "This option may not be exercised by the Mortgagee when the ineligibility for insurance under the National Housing Act is due to the Mortgagee's failure to remit the mortgage insurance premium to the Department of Housing and Urban Development."

IN WITNESS WHEREOF, the undersigned has set his/her hand and seal the day and year first aforesaid.

X Evelyn W. Bolden (Seal)  
EVELYN W. BOLDEN  
 \_\_\_\_\_ (Seal)  
 \_\_\_\_\_ (Seal)  
 \_\_\_\_\_ (Seal)

Signed, sealed and delivered in the presence of

from Riskers



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## MORTGAGE FHA ASSUMPTION RIDER

Loan No.: 130691 Date: 9-9-88

FOR VALUE RECEIVED, the undersigned mortgagor (the "Mortgagor") agree(s) that the following provisions shall be incorporated into the Mortgage of even date to which this Rider is attached (hereinafter the "Mortgage"). During such time that the provisions of this Rider shall be in effect, to the extent that its provisions are inconsistent with the provisions of the Mortgage, the provisions of this Rider shall prevail and shall supersede any such inconsistent provisions.

The Mortgagor shall, with the prior approval of the Federal Housing Commissioner (the "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 months after the date of execution of this Mortgage or not later than 12 months after the date of a prior transfer of the property subject to this Mortgage, to a purchaser whose credit has not been approved in accordance with the requirements of the Commissioner.

IN WITNESS WHEREOF, the Mortgagor has executed this Rider on the 9TH day of SEPTEMBER, 1988.

*Walter H. Bredon*  
Mortgagor

\_\_\_\_\_  
Mortgagor

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SMC LOAN NO.: 130691

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0 3 7 3 FFA CASE NO. 7 131-5477961

THIS DOCUMENT PREPARED BY AND MAIL TO:  
OLD STONE MORTGAGE CORPORATION  
1100 31ST STREET SUITE 420  
DOWNERS GROVE, IL. 60515  
LORI RINN

MORTGAGE

This form is used in connection with mortgages insured under the one to four-family provisions of the National Housing Act.

THIS INDENTURE, Made this 9TH day of SEPTEMBER, 1988, between EVELYN W. BOLDEN ~~AN UNMARRIED PERSON~~ <sup>WUB</sup> DIVORCED AND NOT SINCE REMARRIED <sup>WUB</sup> Mortgagor, and

OLD STONE MORTGAGE CORPORATION, 500 108TH AVE. N.E., BELLEVUE, WASHINGTON 98004 a corporation organized and existing under the laws of WASHINGTON, 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-THREE THOUSAND NINE HUNDRED TWENTY-FOUR AND NO/100 Dollars (\$ 53,924.00 )

TEN AND ONE HALF

payable with interest at the rate of / / per centum ( 10.500 % ) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office ~~at~~ at POST OFFICE BOX 1517, WALLA WALLA, WASHINGTON 99362 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 FOUR HUNDRED NINETY-THREE AND 27/100 Dollars (\$ 493.27 ) on the first day of November, 1988, 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 October, 2018

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 20 IN BLOCK 5 IN SOUTH SHORE GARDENS, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT REGISTERED AS DOCUMENT NUMBER 261054, IN COOK COUNTY, ILLINOIS.

TAX I.D. NUMBER 25-01-213-040

This Deed of Trust (Mortgage) is subject to the attached Riders, which substantially modify the terms of this loan. Do not sign it unless you read and understand it.

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.

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 Mortgagor does hereby expressly release and waive.

AND SAID MORTGAGOR 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 men 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 situate, upon the Mortgagor 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.

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 herein 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.

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NOTE IDENTIFIED

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1963 SEP -9 4 11: 09  
 HARRY (BUS) JOHNSON  
 REGISTRAR OF TITLE  
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Property of Cook County Clerk's Office

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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 at the time of such applications for appointment of a receiver, or for an order to place Mortgagee in possession of the premises of the person or persons liable for the payment of the indebtedness secured hereby, 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 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 hereto 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 moneys 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; (4) all the said principal money remaining unpaid. The overplus of the proceeds of sale, if any, shall then be paid to the Mortgagor.

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 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.

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

*Evelyn W. Bolden* [SEAL] \_\_\_\_\_ [SEAL]  
EVELYN W. BOLDEN [SEAL] \_\_\_\_\_ [SEAL]

STATE OF ILLINOIS

COUNTY OF Cook

I, the undersigned EVELYN W. BOLDEN, a notary public, in and for the county and State aforesaid, Do Hereby Certify That and his wife, personally known to me to be the same person whose name is she subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed, and delivered the said instrument as her 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 9th day of September, A. D. 19 88  
Lynn Liskowicz  
Notary Public, State of Illinois  
My Commission Expires 12/19/89

*John Liskowicz*  
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

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