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FHA ASSUMPTION RIDER

This rider is made this 13th day of JUNE 1989 and amends the provisions of the Deed of Trust/Mortgage, (the security instrument) of the same date, adds the following provision:

The Beneficiary/Mortgagee shall, with the prior approval of the Federal Housing Commissioner, or his designee, declare all sums secured by this Deed of Trust/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 Trustor/Mortgagors, pursuant to a contract of sale executed not later than 12 months after the date on which the Deed of Trust/Mortgage is executed, to a purchaser whose credit has not been approved in accordance with the requirements of the Commissioner.

IN WITNESS WHEREOF, Trustor/Mortgagor has executed this Rider.

Signature of Trustor(s)/Mortgagor(s)

Russell L. Shaeffer

RUSSELL L. SHAEFFER

Karen L. Johnson

KAREN L. JOHNSON

CMC - 5/89

3805601
NOTARY

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Property of Cook County Clerk's Office

State of Illinois

NOTE IDENTIFIED**Mortgage**

FBI Case No.

100-15730921-703

This Indenture, made this 13TH day of JUNE 1989, between RUSSELL L. SHREFFER, A BACHELOR AND KAREN L. BENNSON, A SPINSTER, of Metuchen, and

CENTRUST MORTGAGE CORPORATION

a corporation organized and existing under the laws of CALIFORNIA, of Metuchen, Mortgagor.

Witnesseth: That whereas the Mortgagor is justly indebted to the Mortgagor, as is evidenced by a certain promissory note bearing even date herewith, in the principal sum of **Forty Nine Thousand Five Hundred Ten And 89/100 Dollars (\$ 49,510.89)**

payable with interest at the rate of **TEN AND ONE HALF**

Dollars (\$ 49,510.89)

per centum (**10 1/2%**) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagor at its office in 350 S.W. 12TH. AVE., DEERFIELD BEACH, FL 33442

at such other place as the holder may designate in writing, and delivered; the said principal and interest being payable in monthly installments of **FIVE HUNDRED FORTY SEVEN AND 28/100 Dollars (\$ 547.28)**

on the first day of **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**94**.

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 Warmer unto the Mortgagor, 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:

SEE ATTACHED LEV.

PIN: 31-27-308-042 VOL. 100

Lot Four Hundred Sixty Two (462)

In Richton Hills 2nd Addition, being a Subdivision of part of the Southeast Quarter (1/4) of Section 27, Township 35 North, Range 12, Part of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on February 6, 1961, as Document Number 2434292, and Surveyor's Certificate of Correction thereto registered March 12, 1969, as Document Number 2439392, and Surveyor's Certificate of Correction thereto registered on May 9, 1969, as Document Number 2449349, in Cook County, Illinois.

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

FEDERAL HOUSING FINANCIAL REGULATIONS

24 CFR 203.1714

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1989 JUN 14 PM 2:45

CAROL MUSELEY ERKAN
REGISTRAR OF TITLESCOURT OF COMMON PLEAS
CLERK'S OFFICE
STACEY J. BROWN, CLERK
1989-1990 TERM
JUN 14, 1989

THIS INSTRUMENT WAS PREPARED BY: DENNIS LIEBERNER

3802104
3802104SUITE 1700
CHICAGO IL 60603
ATTN: 31604

AD. 19

Day of

Date

Year

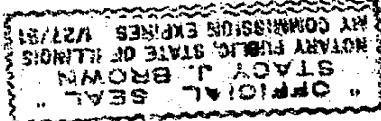
County, Illinois, on the

Month

Year

AD. 1989

Subscribed to the foregoing instrument, in the presence and witness of the undersigned, including the parties and witness of the right of the testator,
 before me on the day and date first above written, and acknowledged by them to be their free and voluntary act for the uses and purposes hereinabove set forth, in the presence and acknowledgment of me, a Notary Public, State of Illinois, No. 137785.



Given under my hand and Notarized seal this 13th

day of June, 1989.
Notary Public, State of Illinois, No. 137785.

Notary Public

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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 **NINETY** days from the date hereof (written statement of an officer of the Department of Housing and Urban Development or authorized agent of the Secretary of Housing and Urban Development) dated subsequent to the **NINETY** days 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 Mortgagor'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 Mortgagor 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 Mortgagor 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 Mortgagor 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; leave 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 monies 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 Mortgagor 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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This **House** will keep the impudent scoundrels now crowding at the gates from encroaching on the mortgage-holders property, unharmed as may be required. And, castigates and accuses him who, by his own and other means, has so far succeeded in getting away with his villainy, and, in the mean time, causes him to be brought to justice, and to pay the penalties of his conduct. The **House** will, in this way, do much to the Mortgage-holders interest, and to the welfare of the country.

And as Additional Security for the payment of the indebtedness
arisen out of the Mortgagor does hereby assent to the following
terms, issues, and matters now due or which may hereafter
arise out of the use of the premises hereinabove described.

The American Journal of Psychiatry [hereinafter referred to as "the AJP"] is a monthly publication of the American Psychiatric Association [hereinafter referred to as "the APA"], 1701 North Beauregard Street, Suite 200, Washington, DC 20002-3097.

"The total of the payments made by the Ministry of Defense
of the payements actually made to the Department of National
Defence exceeded the amount of the payements made to the
Ministry of Defense.

Any deerrick may in the amount of any such aggregate monthly pay
accrued shall, unless made good by the lessee, bear a larger proportion to the due
date of the next such payment, commensurate with the value of service.

(d) Grand rents, if any, (rakes, specific assessments, etc., and other taxes and insurance premiums);

(e) Interest on the note secured hereon;

(f) Annuities, or the principle of the annuity, and

(g) Legal charges.

(4) All parameters mentioned in the preceding section as well as all parameters mentioned in the present section to be passed to the `process` function.

(5) All parameters mentioned in the preceding section as well as all parameters mentioned in the present section to be passed to the `Message` in the order as applied by the `Message` to the following items in a single process:

estimated by the mortgagor 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, premium, taxes and assessments will become due again, such sum to be held by the mortgagee in trust to pay and demand rents, premiums, taxes and

(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 hazards insurance covering the foregoing property, plus taxes and assessments next due on the foregoing property, less

and each member until the said note is fully paid, the following terms
hereby, the obligor will pay to the obligee, on the first day
of each month until the said note is fully paid, the following terms

That is, in either case, and in either direction, the two terms are equal.

That he will give, pay by the principal of and interest on the undischarged indebtedness provided by the said note, at the time and in the manner herein provided. This Note is executed in the state of New York.

is expressly provided, however, will other provisions of this mortgage to the contrary notwithstanding, that the mortgagee shall not be entitled nor shall it have the right to pay, discharge, or reduce any part of the debt upon or after the date of signature and the date or occurrence of the sale and delivery of any part of the collateral of the tax, assessment, or fine to another to pay the same.

such papers as the property herein mentioned; & as in the discretion of
the executors, and in accordance with the terms, when the, last will made,

In case of the refusal or neglect of the addressee to make such application, or to satisfy any prior loan of him, or to pay over such securities in good order, the addressee may pay such taxes.

of disturbance, and in such anomalies, as may be required by the

intended to restrain the public from making any statement or publication, or from doing any act, which would interfere with the due course of justice, or which would interfere with the administration of law and order.

To keep said premises in good repair, and not to do, or permit to be done, upon said premises, anything which, in their may impair the value

and said Ministers' conventions and agreements, as follows:

Delegates to said Ministers' delegations have hereby expressly, release and waive, to whom all rights and powers under and by virtue of the Home and Local Government Laws of the State of Illinois, which said rights and powers, for the purposes and uses herein set forth, are and shall always be held and used for the purpose of the protection and welfare of the public, and the said Ministers' delegations, their agents and employees, and all persons who may be employed or engaged by them, shall be entitled to the same, and to the same extent, as any other persons employed or engaged by the State of Illinois.