

# UNOFFICIAL COPY

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## FHA ASSUMPTION POLICY RIDER

**NOTICE: THIS RIDER ADDS A PROVISION TO THE INSTRUMENT ALLOWING THE MORTGAGEE TO REQUIRE PAYMENT OF THE NOTE IN FULL UPON TRANSFER OF ALL OR PART OF THE PROPERTY.**

This Assumption Policy Rider is made this 16TH day of AUGUST, 19 89, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Deed to Secure Debt (the "Instrument") of the same date given by the undersigned (the "Mortgagor") to secure the Mortgagor's Note (the "Note") of the same date to

DMR FINANCIAL SERVICES, INC.  
(the "Mortgagee") and covering the property described in the Instrument and located at:

560 MILTON LANE, HOFFMAN ESTATES IL 60194  
(Property Address)

**AMENDED COVENANT.** In addition to the covenants and agreements made in the Instrument, Mortgagee and Mortgagor further covenant and agree as follows:

The Mortgagee 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 part of the property is sold or otherwise transferred (other than by death, descent or operation of law) by the mortgagor, pursuant to a contract of sale executed not later than 12 months after the date on which the mortgage is executed, 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 Assumption Policy Rider.

X AMMOULY H. BIKO (Seal)  
AMMOULY H. BIKO Mortgagor

X [Signature] (Seal)  
[Name] H. BIKO Mortgagor

\_\_\_\_ (Seal)  
Mortgagor

X [Signature] (Seal)  
WARDIA H. BIKO Mortgagor  
(Sign Original Only)

NOTE: If the property is not the principal or secondary residence of the Mortgagor, 24 months will be checked instead of 12 months.  
(Space below this line for acknowledgement)

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Supplemental Report

This report is prepared for the use of the Department of Public Safety and is not intended for distribution outside the Department.

88

AUGUST

1971

OUR FINANCIAL SERVICES, INC.

100 MILLION LANE, HORTON ESTATES, IL 60138

Property of Cook County Clerk's Office

WARDEN H. BIRD

WARDEN H. BIRD

WARDEN H. BIRD

8827015

3815012  
03018042

State of Illinois

Mortgage

FHA Case No.

1315832135

3110015108 (L.L.) 13-A 100 75-11-6

This Indenture made this 16TH day of AUGUST, 1959, between ISHA H. BIKO, A SINGLE NEVER MARRIED, WARDIA H. BIKO, A SINGLE NEVER MARRIED, AMMOULY H. BIKO, A WIDOWER NOT SINCE REMARRIED, Mortgagor, and DMR FINANCIAL SERVICES, INC., P.O. BOX 5084, Mortgagor, a corporation organized and existing under the laws of STATE OF MICHIGAN, 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 ONE HUNDRED TWO THOUSAND SEVEN HUNDRED SIXTY TWO AND 00/100 Dollars (\$ 102,762.00 )

payable with interest at the rate of NINE AND ONE HALF per centum ( 9.500 %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagor at its office in 23999 NORTHWESTERN HWY. SUITE 200, BOUTHFIELD, MI 48075, 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 EIGHT HUNDRED SIXTY FOUR AND 08/100 Dollars (\$ 864.08 )

on the first day of OCTOBER, 1959, and a like sum on the first day of each and every month thereafter until the sum 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 SEPTEMBER, 1964.

Now, Therefore, the said Mortgagor, for the better security of the payment of the said principal sum of money and interest and the performance of the covenants and agreements herein contained, does for it and assigns Mortgage and Warranty 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:

LOT SIXTEEN (16) IN BLOCK ONE HUNDRED TWO (102), IN HOFFMAN ESTATES VII, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (1/4) OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON SEPTEMBER 5, 1958, AS DOCUMENT NUMBER 1816080, COMMONLY KNOWN AS 580 MILTON LANE, HOFFMAN ESTATES, IL 60194

07-18-418-018

Together with (c) and appurtenances thereto belonging, and the rents, issues, and profits thereof; and all appurtenances 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 rents, 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 (d)) in accordance with the regulations for those programs.

Previous edition may be used until supplies are exhausted

NOTE IDENTIFIED

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That He Will Keep the Improvements Now Existing or Hereafter Erected on the Mortgaged Property, Insured as May be Required from Time to Time by the Mortgagee Against Loss by Fire and Other Hazards, Casualties and Contingencies in Such Amounts and for Such Periods as May be Required by the Mortgagee and Will Pay Promptly, when Due, any Premiums on such Insurance Provision for Payment of which has not been Made Hereinbefore. All Insurance Shall be Carried in Companies Approved by the Mortgagee and the Policies and Renewals Thereof Shall be Held by the Mortgagee and Have Attached Thereto Favorable Clauses in Favor of and in Form Acceptable to the Mortgagee. In Event of Loss Mortgagee Will Give Immediate Notice by Mail to the Mortgagee, Who May Make Proof

And as Additional Security for the Payment of the Indebtedness Foreseen the Mortgagee Does Hereby Assign to the Mortgagee All the Rents, Issues, and Profits Now Due or Which May Hereafter Become Due for the Use of the Premises Hereinafore Described.

Under Subsection (a) of the Preceding Paragraph as a Credit Against the Balance Then Remaining in the Funds Accumulated Acquired, the Mortgagee Shall Apply, at the Time of the Commencement of such Proceedings or at Any Time the Property is Otherwise in Default, the Mortgagee Shall Apply, at the Time of the Commencement of this Mortgage Resulting in a Public Sale of the Premises Covered Hereby, or if the Mortgagee Acquires the Property Otherwise After Paragraph. If There Shall be a Default Under Any of the Provisions Cumulated Under the Provisions of Subsection (a) of the Preceding Paragraph, the Mortgagee Shall Retain in the Funds Acquired, in Computing the Amount of such Indebtedness, Credit to the Account of the Mortgagee any Balance Remaining in the Funds Acquired of the Entire Indebtedness Represented Hereby, the Mortgagee Shall, at Any Time the Mortgagee Shall Render to the Mortgagee, in Accordance with the Provisions of the Note Secured Hereby, Full Payment of the Rents, Issues, and Profits Now Due or Which May Hereafter Become Due for the Use of the Premises Hereinafore Described.

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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 60 days from the date hereof (written statement of any officer of the Department of Housing and Urban Development or authorized agent of the Secretary of Housing and Urban Development dated subsequent to the 60 days' 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 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 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; 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 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.