

WHEN RECORDED MAIL TO:
AUSTIN BANK OF CHGO
5645 W. Lake St.
Chgo, IL 60644

UNOFFICIAL COPY

0020237273
2185/0076 88 001 Page 1 of 4
2002-02-28 10:53:10
Cook County Recorder 27.50



0020237273

Property of Cook County Clerk's Office

ASSIGNMENT OF REAL ESTATE MORTGAGE

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to **ABC Bank** all the rights, title and interest of undersigned in and to that certain Real Estate Mortgage dated **9-13-01** executed by **Pablo Rojo & Maria Rojo**, to Harbor Financial Group, LTD, a corporation organized under the laws of Illinois and whose principal place of business is 1070 Sibley Blvd., Calumet City, IL 60409 and recorded in Book/Volume No. _____, page (s) _____, as document No. 0010885289 in Cook County Records, State of Illinois described hereinafter as follows.

SEE EXHIBIT 'A'

PIN # **16-25-211-037**
COMMONLY KNOWN AS: **2632 W. 24th St., Chicago, Illinois**

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Real Estate Mortgage.

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT **STEVEN P. HELM**, personally known to me to be the duly sworn authorized agent of the ASSIGNOR and personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such duly authorized agent, signed and delivered the same instrument as duly authorized agent of the ASSIGNOR as a free and voluntary act, and as a free and voluntary act and assignment of said ASSIGNOR, for the uses and purposes therein set forth.

Given under my hand and official seal this 14th day of December, 2001 HARBOR FINANCIAL GROUP LTD

Notary Public Tammy L. Correa
Cook County, Illinois

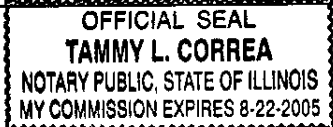
My Commission expires: **8-22-05**

Prepared by: T. Helm

BY: [Signature]

TITLE: PRESIDENT

1070 Sibley Blvd., Calumet City, IL 60409



SV
23
[Signature]

UNOFFICIAL COPY

0010885289

2001-09-21 14:28:36
Cook County Recorder 25.50



ILLINOIS MORTGAGE &
ASSIGNMENT OF MORTGAGE

THIS INDENTURE WITNESSETH, THAT
PABLO ROJO
MARIA ROJO

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of 2632 W 24TH ST
city of CHICAGO, State of Illinois
Mortgagor(s), MORTGAGE AND WARRANT
TO HOUSEHOLD REMODELERS of
4136 N KEDZIE CHICAGO, IL 60618

Mortgagee, to secure payment of that certain
Home Improvement Retail Installment Contract
Of even date herewith, in the amount of \$ 3,834.00 payable to the order of and delivered to the Mortgagee,
in and by which the Mortgagor promises to pay the contract and interest at the rate and in installments as provided in said
contract with a final payment of the balance due on the following described real estate, to wit:

3 pgs

LOT 87 IN MCCORMICK'S SUBDIVISION OF BLOCK 6 IN S.J. WALKER'S SUBDIVISION
OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST
OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PIN 16-25-211-037
COMMONLY KNOWN AS 2632 WEST 24TH STREET, CHICAGO, ILLINOIS 60608

situated in the county of COOK in the State of Illinois, hereby releasing and waiving all rights
under and by virtue of the Homestead Exemption Laws of the State of Illinois, and all right to retain possession of said
premises after any default in payment or breach of any of the covenants or agreements herein contained.

AND IT IS EXPRESSLY PROVIDED AND AGREED, That if all or any part of the property or an interest in the property is
sold or transferred by Mortgagor without Mortgagee's prior written consent, Mortgagee, at Mortgagee's option, may require
immediate payment in full of the entire amount due under the Mortgage and Home Improvement Retail Installment Contract.
Mortgagee, at Mortgagee's option, may waive the right to declare the balance immediately due and may accept in writing an
assumption agreement executed by the person to whom the Mortgagor is transferring or selling the interest in the property. If
Mortgagee does allow Mortgagor's successor in interest to assume the obligation, Mortgagor will be released from further
obligation under this Mortgage and the Home Improvement Retail Installment Contract. The following types of transfers will
not give Mortgagee the right to require immediate payment in full:

- (a) the creation of liens or other claims against the property which are inferior to this Mortgage;
- (b) a transfer of rights in household appliances to a person who provides the Mortgagor with the money to by these in order to protect that person against possible losses;
- (c) a transfer of the land to surviving co-owners, following the death of a co-owner, when the transfer is automatic according to law;
- (d) leasing the property for three years or less; so long as the lease does not include an option to buy;
- (e) a transfer of Mortgagor's resulting from death of the Mortgagor's;
- (f) a transfer where Mortgagor's spouse or children become owners of the property;
- (g) a transfer to Mortgagor's spouse resulting from a divorce decree, separation agreement, or property settlement agreement;
- (h) a transfer into an inter vivos trust in which the Mortgagor is and remains a beneficiary, so long as there is no transfer of rights of occupancy in the property.

Initials: P.R. M.R

IT IS FURTHER EXPRESSLY PROVIDED AND AGREED, That if default be made in the payment of the said contract, or of any part thereof, or in the case of waste or non-payment of taxes or assessments on said premises, or of a breach of any of the covenants of agreements herein contained, then in such case the whole of said sum, less unearned charges, secured by the said contract in this mortgage mentioned, shall thereupon, at the option of the said mortgagee, his or its attorneys or assigns, and as provided by law, become due and payable, and this mortgage may be foreclosed to pay the same, and it shall be lawful for the said mortgagee, his or its attorneys or assigns, to enter into and upon the premises hereby granted, or any part thereof, and to receive and collect all rents, issues and profits thereof.

UPON THE FORECLOSURE AND SALE of said premises, there shall be first paid out of the proceeds of such sale all expenses of advertisement, selling and conveying said premises, and reasonable attorney's fees, to be included in the decree, and all moneys advanced for taxes, assessments and other liens; then there shall be paid the unpaid balance of said contract whether due and payable by the terms thereof or not.

DATE: 9-13-01

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Pablo Rojo (Seal)
EABLO ROJO -Borrower

maria Rojo (Seal)
MARIA ROJO -Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

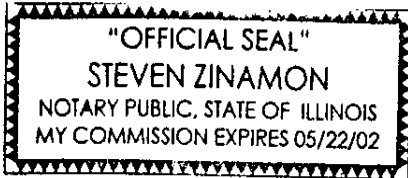
STATE OF ILLINOIS
County of Cook

} SS

I, THE UNDERSIGNED, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Pablo Rojo & maria Rojo

personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. IN WITNESS WHEREOF, I hereunto set my hand and official seal.



[Signature]
Notary Public

Prepared by:
HOUSEHOLD REMODELERS

4136 N KEDZIE CHICAGO, IL 60618

ASSIGNMENT

The undersigned, for value received, does hereby grant, bargain, sell, assign, transfer and set over to HARBOR FINANCIAL GROUP LTD. all right, title and interest in and to the foregoing Mortgage and the money due and to become due on the Home Improvement Retail Installment contract secured thereby and warrants that no liens have been filed by Assignor on the property described in the Mortgage.

HOUSEHOLD REMODELERS (Seal) -Seller

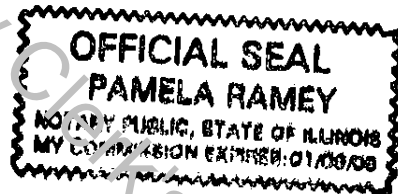
By [Signature] Title President

STATE OF ILLINOIS County of COOK }SS

On this 13th day of September, there personally appeared before me Michael Schwartz

, known or proven to me to be the person whose name is subscribed to the within assignment, and acknowledged that he/she executed the same, as his/her free and voluntary act of the purposes therein contained and (in the event the assignment is by a corporation) that he/she is president and was authorized to execute the said assignment and the seal affixed thereto, if any, is the sale of the corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



After recording mail to: HARBOR FINANCIAL GROUP, LTD 1070 SIBLEY BLVD CALUMET, IL 60409

Pamela Ramey Notary Public

