

UNOFFICIAL COPY

ILLINOIS MORTGAGE & ASSIGNMENT OF MORTGAGE

THIS INDENTURE WITNESSETH, THAT
ERICKA SIMS



0310734099
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 04/17/2003 03:10 PM Pg: 1 of 3

of 147 S WHIPPLE ST

city of CHICAGO, State of Illinois
Mortgagor(s), MORTGAGE AND WARRANT

TO DANLEY'S GARAGE WORLD of
3100 DUNDEE RD STE 910
NORTHBROOK, ILL 60062

Mortgagee, to secure payment of that certain
Home Improvement Retail Installment Contract

Of even date herewith, in the amount of \$ 6,047.00 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:

LOT 21 IN FRANCIS B. LITTLE RESUBDIVISION OF BLOCK 1 IN DERBY AND WALLACE'S SUBDIVISION
OF THAT PART SOUTH OF BARRY POINT ROAD OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP
39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN#: 16-13-115-018

COMMONLY KNOWN AS: 147 S. WHIPPLE ST., CHICAGO, ILLINOIS

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:

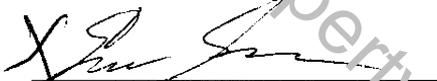
- (a) the creation of liens or other claims against the property which are inferior to this Mortgage;
- (b) a transfer of rights in household appliances to a person who provides the Mortgagor with the money to by these in order to protect that person against possible losses;
- (c) a transfer of the land 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 Mortgagee'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.

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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: 4-3-03

 _____ (Seal) _____ (Seal)
 ERICKA SIMS -Borrower -Borrower
 _____ (Seal) _____ (Seal)
 _____ -Borrower -Borrower

STATE OF ILLINOIS
County of Cook SS

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

Ericka Sims

personally known to me to be the same person(s) whose name(s) she subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that 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. IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

Prepared by:
DANLEY'S GARAGE WORLD

3100 DUNDEE RD STE 910 NORTHBROOK, IL 60062



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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.

DANLEY'S GARAGE WORLD (Seal)
-Seller

By [Signature] _____ Title President

STATE OF IL
County of Cook) SS

On this 7th. day of April 2003, there personally appeared before me

, 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

[Signature]
Notary Public

