

04028059

THIS INDENTURE made 19 between Luella M. Watkins

3548 W. 67th CHICAGO ILLINOIS  
(NO AND STREET) (CITY) (STATE)

herein referred to as "Mortgagors," and  
H.C.P. Sales Inc.  
5551 N. Cicero CHICAGO ILLINOIS  
(NO AND STREET) (CITY) (STATE)

herein referred to as "Mortgagee," witnesseth:  
THAT WHEREAS the Mortgagors are justly indebted to the Mortgagee upon the Retail Installment Contract dated

Security Fee # 20/100  
2575.20 in the sum of Two Thousand Five Hundred DOLLARS  
to pay the said sum in 23 installments of 119.80  
and a final installment of 119.80 each beginning  
and all of said indebtedness to be made payable at such place as the holders of the contract may, from time to time, in writing appoint, and in the absence of such appointment, then at the office of the holder at

NOW THEREFORE the Mortgagors to secure the payment of the said sum in accordance with the terms, provisions and limitations of this mortgage, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, do hereby present CONVEY AND WARRANT unto the Mortgagee, and the Mortgagee's successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, being and being in the CITY OF CHICAGO COUNTY OF COOK AND STATE OF ILLINOIS, to-wit:

Lot 72 except west 10 feet thereof and west 15 feet of Block 13 in Subdivision of Blocks 13 + 14 in John Eberharts Subdivision of Northeast quarter of Section 23 Township 38 north and Range 13 East of the third Principal Meridian, in Cook County, Illinois.

PIN# 19-23-228-058

AKA 3548 W. 67th Chicago 04028059

which with the property hereinafter described is referred to herein as the "premises" TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances therein belonging, and all rents, issues and profits thereon for so long and during all such times as Mortgagors may be entitled therein (which are pledged primarily and as a party with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including without restricting the foregoing, screens, window shades, storm doors and windows, floor coverings, linoleum, awnings, pipes and water heaters. All of the foregoing are to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by Mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the Mortgagee, and the Mortgagee's successors and assigns, in trust, for the purposes and upon the uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Law of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and waive.

The name of a record owner is Luella M. Watkins  
This mortgage consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this mortgage) are incorporated herein by reference and are a part hereof and shall be binding on Mortgagors, their heirs, successors and assigns.  
Witness the hand and seal of Mortgagors the day and year first above written.

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  
State of Illinois County of \_\_\_\_\_  
to the State aforesaid, DO HEREBY CERTIFY that Luella M. Watkins the undersigned, a Notary Public in and for said County personally known to me to be the same person whose name is 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 expressed, and for the release and waiver of the right of homestead.

IMPRESS SEAL HERE  
GIVEN UNDER MY OFFICIAL SEAL THIS \_\_\_\_\_ day of \_\_\_\_\_ 1994  
NOTARY PUBLIC, PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. SEPT 7, 1998  
Notary Public

UNOFFICIAL COPY

... any buildings or improvements now or hereafter on the premises which may hereafter be added, without waste and free from encumbrances and other liens or claims for taxes or any indebtedness which may be secured by a lien or charge on the premises superior to the discharge of such prior lien to Mortgagee or to holder of the contract, (4) complete any time in process of completion upon said premises, (5) comply with all requirements of law the use thereof, (6) make no material alterations to said premises except as required by law

... shall pay in full under protest, in the manner provided by statute, any tax or assessment

... shall pay in full under protest, in the manner provided by statute, any tax or assessment

... the contract may, but need not, make any payment or perform any act hereinbefore required, and may, but need not, make full or partial payments of principal or interest on prior

... the appropriate public office without inquiry into the accuracy of such bill, statement or

... immediately in the case of default, in making payment of any installment on the contract, or

... due whether by accretion or otherwise, Mortgagee shall have the right to foreclose the

... shall be distributed and applied in the following order of priority: First, on account of all

... without notice, without regard to the solvency or insolvency of Mortgagee at the time of

... shall be subject to any defense which would not be good and available to the

... right to inspect the premises at all reasonable times and access thereto shall be permitted

... title or interest in said premises, or any portion thereof, without the written consent of the

ASSIGNMENT

... sells, assigns and transfers the within mortgage to \_\_\_\_\_

... agree

THE RECORDERS OFFICE, 1000 ...