

ILLINOIS

UNOFFICIAL COPY

#16 15-412-043
85321078

REAL ESTATE MORTGAGE

(Please print or type all names and addresses)

(This space for Recorder's use only)

THIS INDENTURE WITNESSETH, THAT Keterena L. Woodards + Ernest L. Woodards
4010 E. Lexington City of Chicago State of Illinois, Mortgagor(s).
 (Buyer's Address)
 MORTGAGE and WARRANT to THE DARTMOUTH PLAN, INC. of 1301
FRANKLIN AVENUE, GARDEN CITY, NEW YORK Mortgagee.

to secure payment of that certain Retail Installment Contract (Home Improvement) executed by the MORTGAGOR(S) bearing even date herewith, payable to the MORTGAGEE above named, in the amount of \$17,948.40, being payable in 120 consecutive monthly installments of 149.57 each, commencing 2 month(s) from the date of completion of the property improvements described in said Retail Installment Contract and on the same day of each subsequent month until paid, together with delinquency and collection charges, if any, the following described real estate, to wit:

Lot 13 (except the N. 16 feet thereof conveyed to the City of Chicago by deed Doc. #15831281) in Block 1 in Butler, Cummings and Scully's Sub of part of Munson's Addition to Chicago in the SE 1/4 of section 15 township 39 North Range 13 East of the Third Principal Meridian in Cook County Illinois.

Together with all present improvements thereon, rents, issues and profits thereof.

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 the Mortgagor(s) shall pay all taxes and assessments upon said premises when due, shall keep the buildings thereon insured to their full insurable value for the benefit of Mortgagee, shall pay all installments of prior mortgages (trust deeds) on said premises, and interest thereon, when due, and shall keep said premises in good repair. In the event of the failure of Mortgagor(s) to comply with any of the above covenants, Mortgagee, in addition to its other rights and remedies, is authorized, but is not obligated, to attend to the same and the amount paid therefor, together with interest thereon at the rate of 8% per annum, shall be due on demand and shall be added to the indebtedness secured by this mortgage. If default be made in the payment of the said Retail Installment 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 or agreements herein contained, then in any such case the whole of the sum secured hereby shall thereupon, at the option of Mortgagee, his or its attorneys or assigns, become immediately due and payable, and this mortgage may be immediately foreclosed to pay the same, and it shall be lawful for 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 attorneys' fees, to be included in the decree, and all moneys advanced for taxes, assessments, liens, insurance and other charges; then there shall be paid the sums provided for in said Retail Installment Contract, whether due and payable by the terms thereof or not.

DATED, this 26 day of Sept A.D. 1985
Keterena L. Woodards (SEAL)
 Mortgagee
KETERENA L. WOODARDS
X Ernest L. Woodards (SEAL)
 Mortgagee
 (type or print names beneath signatures)
ERNEST L. WOODARDS

STATE OF ILLINOIS

County of Cook ss.This Mortgage was signed at 2855 N WALNUTI, Elsie M. Hunnicutt In and for said County, in the State aforesaid, DO HEREBY CERTIFY, THAT

Keterena L. Woodards + Ernest L. Woodards
 personally known to me to be the same person(s) whose name(s) (is) (are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (they) (he) (she) signed, sealed and delivered the said instrument as (their) (his) (her) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 26 day of Sept A.D. 1985

NOTARY PUBLIC

My Commission Expires Dec. 21, 1987

THIS INSTRUMENT WAS PREPARED BY

Barbara Judner
 Name THE DARTMOUTH PLAN
 Address 1301 FRANKLIN AVE.
GARDEN CITY, N.Y. 11530
 2/85
 *TDP Inc. 1985

DOCUMENT NUMBER

3 0011

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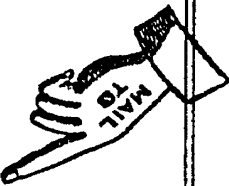
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REAL ESTATE MORTGAGE
STATUTORY FORM

Katherine J. Woodard
Ernest J. Woodard

TO

THE DARTMOUTH PLAN, INC.



When recorded mail to:

ROSE ANH CHILMERS

THE DARTMOUTH PLAN, INC.

1301 Franklin Avenue

Garden City, New York 11530

Space below for Recorder's use only

16 DEC 85 9:19

11.00

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Cook County Clerk's Office