

ILLINOIS

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86477660

9-20-98
Ch. Inc.

REAL ESTATE MORTGAGE

(Please print or type all names and addresses)

(This space for Recorder's use only)

THIS INDENTURE WITNESSETH, THAT Terrance P. Dorencz & Jane M. Dorencz
8731 W. 163rd st.

(Buyer's Address) City of Orland Park, Ill. 60462 State of Illinois, Mortgagor(s)

MORTGAGE and WARRANT to Second Federal Funding Corp., P.O. Box 4112
Buffalo, N.Y. 14240 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 \$ 10,437.60, being payable in 60 consecutive monthly installments of \$173.96 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, or any amendment to said Retail Installment Contract, or any consolidation thereof pursuant to the Illinois Retail Installment Sales Act, together with delinquency and collection charges, if any, the following described real estate, to wit:

Parcel 1 - Lot 90 (except the west 2 feet thereof) and the west 13 feet of Lot 91 in M.E. Dorman's Subdivision of Lots 25 and 28 in the Subdivision of the Southwest quarter of Section 7, Township 30 North, Range 14, East of the Third Principal Meridian. In Cook County, Illinois.

(SEE EXHIBIT A)
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 attorney's 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 19th day of July A.D. 19 86

Terrance P. Dorencz (SEAL)
Mortgagor

Jane M. Dorencz (SEAL)
Mortgagee
(type or print names, and in signatures)
Jane M. Dorencz

86477660

STATE OF ILLINOIS }
County of Cook } ss.

This Mortgage was signed at 8731 W. 163rd st.
Orland Park, Ill. 60462

I, Donald P. Landise, Jr. in and for said County, in the State aforesaid, DO HEREBY CERTIFY, That

Terrance P. Dorencz & Jane M. Dorencz

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 19th day of July A.D. 19 86

Donald P. Landise, Jr.
NOTARY PUBLIC
My Commission Expires Mar. 12, 1990

THIS INSTRUMENT WAS PREPARED BY

A. Patricia Bodel
Name
17 W. Ogden Ave. , Westmont, Ill. 60559
Address



DOCUMENT NUMBER

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REAL ESTATE MORTGAGE
STATUTORY FORM

Terrance Dorencz

Jane M. Dorencz

TO

Second Federal Funding Corp.



When recorded mail to

Second Federal Funding
Corp.
P.O. Box 4112
Buffalo, N.Y. 14240

Space below for Recorder's use only

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EXHIBIT A

Parcel 2:

Lot 67 in Fernway Unit 2 A Subdivision of the North East $\frac{1}{4}$ of the South East $\frac{1}{4}$ of Section 22 and part of the South West $\frac{1}{4}$ of the North West $\frac{1}{4}$ of Section 23 and part of the West 60 acres of the South West $\frac{1}{4}$ of Section 23 and a resubdivision of Fernway Unit 1 all in Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

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