

86555431

STATE OF MARYLAND)
CITY OF BALTIMORE)

THIS AGREEMENT made this 3rd day of November, 1986, by and between Commercial Credit Services Corporation, a Delaware corporation (herein called "Assignor") and Beneficial Business Credit Corp., a Delaware corporation, (herein called "Assignee"):

WITNESSETH: That

WHEREAS, Assignor, by the execution and delivery of a certain Bill of Sale, has bargained, sold, assigned, conveyed and transferred to Assignee all Assignor's right, title and interest in certain notes and other evidences of indebtedness; and

WHEREAS, said notes and other evidences of indebtedness are secured by a certain real estate mortgage, as is more fully described hereafter;

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00), and other good and valuable considerations, the receipt of which are hereby acknowledged and pursuant to and in furtherance of a certain Agreement of Purchase and Sale dated February 26th, 1986, ("Agreement"), by and between Assignor and Assignee, Assignor hereby grants, bargains, sells, assigns, all of Assignor's right, title and interest in and to that certain Mortgage dated the 22nd day of February, 1983, made by Edward L. Salmer & Marie M. Salmer and recorded on the 1st day of March, 1983 in the office of Recorder of Deeds Cook County Illinois as Document No. 26522151, mortgaging real property located in Cook County State of Illinois, all in accordance with the terms and provisions of the Agreement:

86555431

TO HAVE AND TO HOLD the same with all rights, privileges and appurtenances pertaining thereto, and in accordance with the provisions of this Agreement.

FURTHERMORE, upon Assignee's reasonable request, Assignor, at its own expense, will do, execute, acknowledge and deliver, or will cause to be done, executed, acknowledged or delivered, all and every such further acts, bills of sale, deeds, assignments, releases, transfers, conveyances, powers of attorney and assurances as may reasonably be required by Assignee, its successors and assigns, for the better assigning, transferring and conveying to, and vesting title and ownership of the aforementioned interests in, Assignee, or for aiding Assignee in the collecting or enforcing of the obligations secured by the aforementioned interests.

Capitalized Terms not herein defined are used with the same meanings as in the Agreement.

IN WITNESS WHEREOF, Assignor has caused this instrument to be duly executed this 3rd day of November, 1986, and its corporate seal to be affixed hereto.

(Seal)

ATTEST:

COMMERCIAL CREDIT SERVICES CORPORATION

Q.T. O'Brien
(Assistant) Secretary

BY: C. Alan Smith
C. Alan Smith, Vice President

On this 3rd day of November, 1986, before me personally came C. Alan Smith, to me known who, being by me duly sworn, did depose and say that he is Vice President of Commercial Credit Services Corporation, the corporation described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation, and he signed his name thereto by like order.

My Commission Expires: 7/1/90

Diane P. Leland
Notary Public

Return To

BENEFICIAL BUSINESS CREDIT CORP.
5550 Old Orchard Road
Dallas, TX 75240
214/788-1583

UNOFFICIAL COPY

13⁰⁰ MAIL
E

DEPT-01 RECORDING \$32.00
CNT#0038 TRAM#055 11/21/84 10:24:00
#6197 # 44 * - 36 - 535431
COOK COUNTY RECORDER

18499998

PROPERTY OF
MORTGAGEE
MORTGAGOR
OF COOK COUNTY, ILLINOIS

REAL ESTATE MORTGAGE 26522151

Edward L. Salmer 374-20-0671
Marie M. Salmer 327-24-9645

COMMERCIAL CREDIT SERVICES CORPORATION
2001 Midwest Road
Oak Brook, IL 60521

First Pmt. Due Date	Final Pmt. Due Date	Loan Term (Yr)	Rate of Loan (Ann %)	Number of Monthly Payments	Amount of Each Pmt.	Approx. Amount of Loan
4-1-83	3-1-90		2-22-83	84	\$554.59	\$27,922.00

THIS MORTGAGE ALSO SECURES FUTURE ADVANCES AS PROVIDED HEREIN.
THIS INDENTURE, WITNESSETH THAT the Mortgages, above recited, of the above named address in the County and State above indicated Mortgage and Waiver on the Mortgage stated in great above, to secure the payment of one certain Preliminary Note executed by the undersigned, bearing even date herewith, payable to the order of the Mortgagee named in great above, the terms of which are described in great above, to wit:

Lot 16 Block 157 in the Highlands at HOFFMAN EST/ (R) XII being a subdivision of part of the East half of Fractional Section 4, together with part of the North-east quarter of Section 9, and part of the Northwest quarter of Section 10, all in Township 41 North, Range 10, East of the Third Principal Meridian in Schaumburg Township Cook County, Illinois, according to the plat recorded May 26, 1961 as Document No. 18 173 137 in the office of the County Recorder of Cook County, Illinois.

ABO 07-09-202-016
26522151

situated in the County above in the State indicated above, hereby released and waiving all right, title 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 or breach of any of the covenants or agreements herein or to be made

The Mortgages covenants and agree as follows: (1) To pay said indebtedness, and the interest thereon, as herein and to wit: as provided, according to any agreement extending time of payment, or in accord with the terms of any subsequently executed note, which shall be a condition of the loan (2) to pay the interest on any additional sums of money to Mortgagee (3) to pay prior to the first day of June of each year, after all buildings or improvements on said premises that may have been destroyed or damaged, (4) when any debt other than this mortgage is incurred or incurred (5) to keep all buildings now or at any time on said premises insured to completion to be insured by the Mortgagee herein, who is hereby authorized by such insurance in complete responsibility to the holder of the first mortgage indebtedness, if any, with loss clause specified herein, to any mortgagee, if any, and, second, to the Mortgagee above named as their interest may appear, which policies shall be kept and renewed with the said Mortgagee until the indebtedness is fully paid, and to pay all prior encumbrances, and the interest thereon, at the time or times when the same shall become due and payable

In the event of failure to so insure, or pay such debt or encumbrance, or the price thereon when due, the Mortgagee or the holder of said indebtedness, may procure such insurance, or pay such taxes or encumbrance, or discharge or purchase any tax lien or title affecting said premises or pay all prior encumbrances and the interest thereon from time to time, and all money so paid, the Mortgagee(s) agree(s) to repay immediately without demand, and the same with interest thereon from the date of payment at seven per cent, per annum, until or so long as additional indebtedness secured hereby

In the event of a breach of any of the aforesaid covenants or agreements the holder of said indebtedness, including principal and all unpaid interest, shall at the option of the legal holder thereof, whether entire, become immediately due and payable, and with interest thereon from time of such breach, at seven per cent, per annum, shall be recoverable by foreclosure thereof, or by suit at law, or both, the same as if all of said indebtedness had then become due and payable

It is agreed by the Mortgagee that all expenses and disbursements paid or incurred in behalf of compliance in connection with the foreclosure thereof, including reasonable attorney's fees, outlays for documentary evidence, Mortgagee's charges, costs of preparing or completing abstract showing the whole title of said premises embracing foreclosure deed—shall be paid by the Mortgagee(s); and that the expenses and disbursements, occasioned by any suit or process to enforce the Mortgage or any holder of any part of said indebtedness in cash, and that party, shall also be paid by the Mortgagee(s). All such expenses and disbursements shall be an additional lien upon said premises, shall be taxed as such and included in any decree that may be rendered in such foreclosure proceedings, which proceedings, whether decree of sale shall have been entered or not, shall not be disturbed, nor a release thereof given, until all such expenses and disbursements, and costs of suit, including attorney's fees have been paid. The Mortgagee(s) for said Mortgagee(s) and for the holder, executor, administrator and assigns of said Mortgagee(s) hereunto) all right in the possession of, and interest thereon, and proceeds pending such foreclosure proceedings, and agree(s) that upon the filing of any bill to foreclose this mortgage, the court in which such bill is filed, may at once and without notice to the said Mortgagee(s), or to any party claiming under said Mortgagee(s), appoint a receiver to take possession or charge of said premises with power to collect the rents, issues and profits of the said premises

Witness the hand of _____ and seal of _____ of the Mortgagee(s) this _____ day of February, A.D. 1983
Edward L. Salmer (REAL)
Marie M. Salmer (REAL)

STATE OF Illinois }
Cook }

I-76-1200564
REAR

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