

86555435

STATE OF MARYLAND)
CITY OF BALTIMORE)

THIS AGREEMENT made this ^{3rd} 26th day of ~~February~~ ^{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 8th day of October, 1982, made by Edward Reese, Margaret L. Reese and recorded on the 1st day of November, 1982 in the office of Recorder of Deeds Cook County Illinois as Document No. 26397133, mortgaging real property located in Cook County State of Illinois, all in accordance with the terms and provisions of the Agreement:

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

R. 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

Dean M. Land
Notary Public

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UNOFFICIAL COPY

BENEFICIAL BUSINESS CREDIT CORP.
5550 Liberty Highway
Dallas, TX 75240
214/788-1583

13 00 MAIL

DEPT-91 RECORDING 313 00
#13337 TRAM 4555 11/21/82 10 25 00
#201 5 A 2-86-555435
COOK COUNTY RECORDER

92199998

REAL ESTATE MORTGAGE

26397133

MORTGAGOR (Name and Address)
Edward Reese 37-20-3933
 (Name) (GRAND County No.)
Margaret L. Reese 376-34-3540
 (Name) (Block-Sub-Add No.)
 126 Pine Lane Glenwood, IL 60425

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

OF Cook COUNTY, ILLINOIS OF DuPage COUNTY, ILLINOIS
 (hereafter called "Mortgagor") (hereafter called "Mortgagee")

First Paid Due Date	Final Paid Due Date	Loan Number	Age of Loan (Years)	Number of Monthly Payments	Amnt. of Each Pmt.	Amnt. of Mortgage (From Amt. of Loan)
11-13-82	10-13-89	000-00785	10-2-82	84	\$596.38	\$28,470.00

THIS MORTGAGE ALSO SECURES FUTURE ADVANCES AS PROVIDED HEREIN.
THIS INDENTURE, WITNESSETH, THAT the Mortgagor, above named, of the above named address in the County and State above indicated Mortgage and Warranty to the Mortgagee named in print above, to secure the payment of one certain Promissory Note (attached by the undersigned, bearing even date herewith, payable to the order of the Mortgagee named in print above, and to having described real estate, to wit:

Lot 438 in the Seventh Addition to Glenwood Gardens, being that part of the South East quarter of Sec. 10 3, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

32-03-419-007-0000
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26397133

situated in the County above in the State indicated above, hereby releasing and waiving all rights under and by virtue of the Illinois and Description 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 hereunder contained.

The Mortgagor(s) covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said Note provided, or according to any agreement extending time of payment, or in accord with the terms of any subsequently executed notes, which shall be a condition of the original transaction and evidence the refinancing or advancing of additional sums of money to Mortgagee(s); (2) to pay prior to the first day of June in each year, all taxes and assessments against said premises, and on demand to exhibit receipts therefor; (3) within sixty days after destruction or damage to, or total or partial failure of all buildings or improvements on said premises that may have been destroyed or damaged; (4) that waste on said premises shall not be committed or suffered; (5) to keep all buildings now or at any time on said premises insured in accordance to be selected by the Mortgagee herein, who is hereby authorized to place such insurance in compliance acceptable to the holder of the first mortgage indebtedness, if any, with loss clause attached payable first, to any one Mortgagee, if any, and, second, to the Mortgagee above named as their interests may appear, which policies shall be left and remain with the said Mortgagor(s) and the insurability 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 insure, or pay taxes or assessments, or the prior encumbrances or the interest (hereon when due), the Mortgagee or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, 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, shall be so much additional indebtedness secured hereby.

In the event of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all earned interest, shall, at the option of the legal holder thereof, without notice, 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 matured by express terms.

It is agreed by the Mortgagor(s) that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereon - including reasonable solicitor's fees, moneys for documentary evidence, mortgagee's charges, cost of procuring or completing abstract showing the whole title of said premises embracing foreclosure decree - shall be paid by the Mortgagor(s); and the like expenses and disbursements, occasioned by any suit or proceeding wherein the Mortgagee or any holder of any part of said indebtedness as such, may be a party, shall also be paid by the Mortgagor(s). All such expenses and disbursements shall be an additional lien upon said premises, shall be taxed as costs 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 dissolved, nor a release thereof given, until all such expenses and disbursements, and costs of sale, including solicitor's fees have been paid. The Mortgagor(s) for said Mortgagee(s) and for the heirs, executors, administrators and assigns of said Mortgagee(s) waive(s) all rights to the possession of, and interest thereon, said premises 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 and seal of the Mortgagor(s) this 8th day of October A.D. 19 82
Edward Reese (SEAL)
Margaret Reese (SEAL)

STAT OF Illinois

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