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ABOVE SPACE FOR RECORDER'S USE ONLY

## MORTGAGE

THIS INDENTURE, made May 27, 1986, between Douglas R.
Livsey and Yolanda Livsey, his wife, as joint tenants
herein referred to as MORTGAGORS, and Windy City Exteriors. Inc.
herein referred to as MORTGAGEE, witnesseth:
THAT, wifREAS, Mortgagors are justly indebted to Mortgagee upon the Retail
Installment Sales Contract bearing date May 27 , 1986 , in
and by which Confrect the Mortgagors have agreed to pay the sum of Thirty Thousand
Six Hundred Forty-Two and 00/100 DOLLARS (\$30,642.00), payable in 120
monthly installments, each installment in the amount of \$255.35 , beginning
February 11th 19 87 and with the final installment due and payable on
January 11th , 19 or .
NOW THEREFORE, the Mortga or to secure the payment of said sum of money in accordance with the terms, provisions and limitations of the Retail Installment Sales Contract, and the performance of the covenants and agreements herein contained in this Mortgage do by these presents CONVEY and WARRANT unto the Mortgagee, the Mortgagee's successors and assigns, the following described Real Estate, to wit:
The North 1/2 of the North 1/2 of Lot 43 in Frank C. Wood's Addition to Maywood, being a subdivision of the West 1/2 of the South West 1/4 of Section 14, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.
Commonly Known As: 1901 South 8th Avenue, Maywood Cook County
Permanent Index Number: 15-14-309-001 // (

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances now or hereafter erected thereon, all of which are veclared to be part of the real estate whether physically attached thereto or not.

TO HAVE AND TO HOLD the property with all improvements, tenerents, easements, fixtures, and appurtenances thereto belonging for the uses becan set forth free from all rights and benefits under the Homestead Exemption Laws for the State of Illinois, which rights and benefits the Mortgagor does held release and waive.

Mortgagor COVENANTS and WARRANTS to Mortgagor and to Mortgagor's successors and assigns:

- 1. Mortgagor shall pay the indebtedness owing as provided for in the Retail Installment Sales Contract referred to above, and which is incorporated herein by reference and made a part hereof.
- 2. Mortgagors shall pay before any penalty attaches all general taxes, special assessments, all special taxes, water charges, sewer services charges, and other charges against the premises when due.
- 3. Mortgagor shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on property which may become damaged or be destroyed; (2) Keep said property in good condition and repair without waste; (3) comply with all requirements of law or municipal ordinances with respect to the property and the use thereof; (6) make no material alterations in said property except as required by law or municipal ordinance.

## **UNOFFICIAL COPY**

4. Mortgagor shall keep all buildings and improvements now or hereafter situated on said property insured against loss or damage by fire, lightning and windstorm under policies providing for payment of monies sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby.

5. Mortgagee shall have the right to inspect the property at reasonable

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times and access thereto shall be permitted for that purpose. WITNESS the hand and seal of Mortgagors the day and year first above written. State of Illinois SS. County of Cook I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HERFOY CERTIFY that Douglas R. and Yolanda Livsey personally known to re to be the same persons whose names subscribed to the foregoing instrument, a peared before me this day in person, and acknowledged that they signed, dealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therin set forth. G under my hand and official real, this 27th day of May Notary Public **IMPRESS** SEAL HERE Commission expires THIS instrument was prepared by: 4520 W. Lawrence, Chicago, IL. ASSIGNMENT OF MORTGAGI. FOR VALUE RECEIVED, the annexed Mortgage to Windy City Exteriors, Inc. which is recorded in the office of the Recorder of Rok County,

FOR VALUE RECEIVED, the annexed Mortgage to Windy City Exteriors, Inc.
which is recorded in the office of the Recorder of Cok County,
in Mortgage Record, page, and the
Retail Installment Sales Contract described therein which i. secures are hereby
assigned and transferred to Borg-Warner Acceptance Corporation.

Witness the hand and seal of said mortgagee, this 27th day of May 19 86.

STATE OF Illinois / Cook County, sa:

Before me, the undersigned, a Notary Public in and for said county, this day of May 27, 1986, came Jeffrey Schwartz and acknowledge the execution of the assignment of mortgage.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission expires 9/12/89

Notary Public

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