

CIT Financial Services

Real Estate Mortgage

UNOFFICIAL COPY

Sept. 16, 1985 0756 617662 10246650
86022062

Vesta L. Butler (unmarried)
9935 S. Hoxie
Chicago, IL 60617
10246650

House of Vinyl LTD
6527 West Roosevelt Rd.
Berwyn, IL 60402
1/9/96 \$11,382.00

The words "we" and "my" refer to a Mortgagee named on the Retail Installment Contract secured by this mortgage. The words "you" and "your" refer to the mortgagor named above and mortgagee's assignee. All other words are defined.

MORTGAGE OF REAL ESTATE

To secure payment of a Retail Installment Contract which I signed today promising to pay you the above Total of Payments, each of the undersigned mortgages to you the real estate described below and all present and future improvements on the real estate which is located in Illinois.

County of **COOK** Lot 30 in Block 4 in Calumet Trust Subdivision in Fractional Section 12, Both North and South of the Indian Boundary Line in Township 37 North, Range 14, East of the Third Principal Meridian, and Fractional Section 7, North of the Indian Boundary Line in Township 37 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.

"AKA 9935 S. Hoxie, Chicago, IL 60617"
(Permanent Parcel Number 26-07-147-012) *gqu*

PAYMENT OF OBLIGATIONS

I will pay the Retail Installment Contract secured by this mortgage according to its terms, and if I do then this mortgage will become null and void.

TAXES - LIENS - INSURANCE

I will pay all taxes, liens, assessments, obligations, encumbrances and any other charges against the real estate, whether superior or inferior to the lien of this mortgage, and maintain insurance on the real estate in your favor in a form and amount satisfactory to you. You may pay any such tax, lien, assessment, obligation, encumbrance or other charge or purchase such insurance in your own name if I fail to do so. The amount you pay will be due to you on demand, bear interest at the rate of charge set forth on the Retail Installment Contract secured by this mortgage, if permitted by law, or if not at the highest lawful contract rate, will be an additional lien on the real estate and may be enforced and collected in the same manner as any other obligation secured by this mortgage.

DEFAULT

If I default for 30 days or more in performing any obligation under the retail installment contract secured by this mortgage or I have alienated or destroyed the property purchased under the retail installment contract secured by this mortgage or you have reasonable cause to believe I intend to leave the state where I reside or if any bankruptcy or insolvency proceedings are brought against me, the full amount due will be due to you immediately. The full amount due will be computed according to applicable law, but in any event will not be less than the refund that would be given if I repaid the contract in full. If you sell or foreclose on the real estate described above, you may sell the real estate in one or more parts, if you desire. I will pay a reasonable attorney's fee and all other costs and disbursements which you actually incur in foreclosing on this mortgage. If any money is left over after you have applied the proceeds first to your fees and then to my unpaid balance, it will be paid to me, but if any money is still owing, I agree to pay you the balance.

EXTENSION

Each of the undersigned agrees that no extension of time or any other variation of any obligation secured by this mortgage will affect any other obligations under this mortgage.

BINDING EFFECT

The agreements in this mortgage will apply to and bind the undersigned and all other persons who claim through the undersigned, together and separately (jointly and severally), and will operate to the benefit of you, your successors and assigns.

WAIVER OF EXEMPTIONS

Each of the undersigned waives all marital rights, homestead exemptions and all other exemptions relating to the above real estate.

IN WITNESS WHEREOF, (I/we) has/have hereunto set my/our hand/s and seal/s this 16th day of September, 1985

Typed: *Vesta L. Butler*

Seal

STATE OF ILLINOIS }
COUNTY OF Cook } SS

Typed:

Seal

Typed:

Seal

The foregoing instrument was acknowledged before me this 16th, Sept., 1985

Cheryl M. Berglund

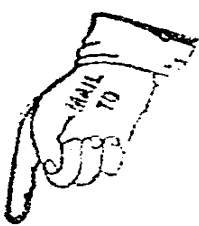
Typed: Cheryl M. Berglund
Notary Public
(Commission Expires 11/29/87)
This instrument was drafted by Virginia M. Libby, RR Box 45, Maple Park, IL 60151
Name & Address

86022062

THIS SPACE PROVIDED FOR RECORDER'S USE

DEPT-01 RECORDING \$12.00
TR2233 TRAN 0672 01/16/84 13:14:00
#2815 # 0 * -86-022062

Recording Requested By And Please Return To:



Name C.I.T. Financial Services, Corp.
P.O. Box 243
Address 126 W. Roosevelt Rd.
City and State Villa Park, IL 60181

-86-022062

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EMERGENCY

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