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UNOFFICIAL COPY

86026187

THE MORTGAGOR, S JAMES POWELL AND WINIFRED J. POWELL, HUSBAND AND WIFE

of the City of Markham in the County of Cook and

State of Illinois, MORTGAGE and WARRANT to

Crafter Corporation of the Village of Calumet Park

County of Cook and State of Illinois, to secure the payment

of a certain retail installment contract executed by James Powell and Winifred J. Powell

bearing even date herewith, payable to the order of (\$ 3,265.92) Three thousand two hundred

sixty-five and 92/100-----Dollars payable as follows: (36) payments of (\$ 90.72)

Ninety and 72/100-----Dollars, starting on the fifteenth day of February

19 86, and continuing on the same day of each successive month thereafter until fully paid, and the following described real estate, to wit:

The South 15 feet of Lot 26, all of Lot 25 and the North half vacated alley lying South of said lot 25 in Block 12 in Croissant Park Markham, a Subdivision of Lot 2 (except the North 15.61 feet thereof) also all of Lots 3, 4, 5 and 6 in Law's Subdivision of the South half of the South East quarter of Section 19, Township 36 North, Range 14, East of the Third Principal Meridian, also that part of the south West quarter of the South West quarter of Section 20, Township 36 North, Range 14, East of the Third Principal Meridian, lying West and North West of the right of way of the Illinois Central Railroad in Cook County, Illinois,

Permanent Index Number: 29-19-429-054 BB. all

16646 Paulina, Markham, Illinois 60426

(COMMONLY KNOWN AS: _____)

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.

If default be made in the payment of the said contract, or of any part thereof, or the interest thereon, or any part thereof, at the time and in the manner above specified for the payment thereof, or in 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 and in such case the whole of said principal sum and interest, secured by the said contract in this mortgage mentioned, shall thereupon, at the option of the said mortgagee, its heirs, executors, administrators, attorneys or assigns, become immediately due and payable; and this mortgage may be immediately foreclosed to pay the same by said mortgagee, its heirs, executors, administrators, attorneys or assigns; and it shall be lawful for the said mortgagee, its heirs, executors, administrators, 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 filing of any complaint to foreclose this mortgage in any Court having jurisdiction thereof, such Court may appoint _____ or any proper person receiver, with power to collect the rents, issues and profits arising out of said premises during the pendency of such foreclosure suit, and until the time to redeem the same from any sale that may be made under any decree foreclosing this mortgage shall expire; and such rents, issues and profits when collected may be applied toward the payment of the indebtedness and costs herein mentioned and described. And upon the foreclosure and sale of said premises, there shall be first paid out of the proceeds of such sale all expenses of advertisements, selling and conveying said premises, and attorneys' fees, to be included in the decree, and all moneys advanced for taxes, assessments and other liens; then there shall be paid the principal of said contract whether due and payable by the terms thereof or not, and the interest thereon.

Dated this sixteenth day of October, 19 85

James Powell (SEAL)
JAMES POWELL
Winifred J. Powell (SEAL)
WINIFRED J. POWELL (SEAL)

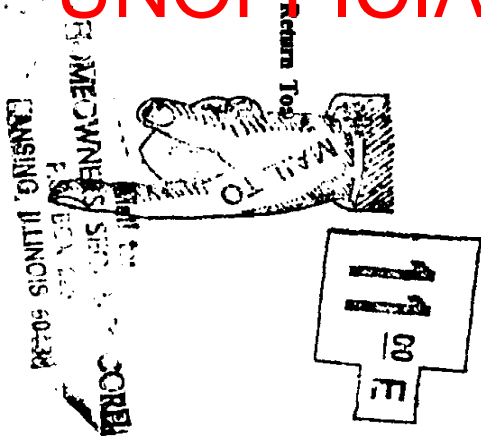
THIS INSTRUMENT PREPARED BY:

CRAFTER CORPORATION
1252 West 127th Street
Calumet Park, Illinois 60643

86026187

Real Estate Mortgage

21 JAN 86 12 13



JAN-21-86 36187 • 82193

3/12/89 My Commission Expires:

Notary Public [Signature]

Given under my hand and notarial seal, this day and year first above written... I, the undersigned, a Notary Public in and for said County in the State aforementioned, DO HEREBY CERTIFY THAT the persons whose names are subscribed to the foregoing Instrument, are personally known to me to be duly authorized officers of the Crater Corporation and THAT THEY appeared before me this day in person and severally acknowledged that they signed and delivered the said Instrument in writing as duly authorized officers of said corporation and caused the corporate seal of said corporation to be affixed thereto pursuant to authority given by the Board of Directors of said Corporation as their free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

State of Illinois) County of Cook)

Attest: [Signature] Secretary

IN TESTIMONY WHEREOF the said Crater Corporation and its Secretary and attested to by its Secretary and these presents to be signed by its President this fourteenth day of January 19 86

FOR VALUE RECEIVED, the annexed Mortgage to Crater Corporation Cook County, Illinois, as which is recorded in the office of the Recorder of Document Number and the contract described therein which it secures are hereby assigned and transferred to the Homeowners Security Corporation without recourse upon the mortgage.

ASSIGNMENT OF MORTGAGE

6/15/87 My Commission Expires:

[Signature] Notary Public

Given under my hand and notarial seal this sixteenth day of October 19 85... personally known to me to be the same person whose name they are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instruments as their free and voluntary act, for the uses and purposes therein set forth including the release and waiver of the right of homestead.

State of Illinois) County of Cook)

-86-026187