ILLINOIUNOFFICIAL COP

REAL ESTATE MORTGAGE

(Please print or type all names and addresses) (This space for Recorder's use only) Karen L. Book THIS INDENTURE WITNESSETH, THAT __Christopher and ___City of Tinley Park 17559 Redwood Lane State of Illinois, Mortgagor(s) (Buyer's Address) THE DARTMOUTH PLAN, INC. of 1301 MORTGAGE and WARRANT to ... FRANKLIN AVENUE, GARDEN CITY, NEW YORK Mortgagee. to secure payment of that certain Retail Installment Contract (Home Improvement) executed by the MORTGAGOR(S) bearing even date herewith, payable to the MORTGAGEE above named, in the amount of \$26,627.40, being payable in 180 consecutive monthly installments of \$147.93 each, commencing 2 month(s) from the date of completion of the property improvements described in said Retail Installment Contract and on the same day of each subsequent month until paid, together with delinquency and collection charges. if any, the following described real estate, to wit Lot No. 29% in Timbers Edge Unit II -A being a Subdivision of part of the northeast & of section 34 to aship 36 north range 12 East of the third principal meridan in Cook County Illinois. 77 :11 93 893 C Together with all present improvements thereon, rents, issues and profits thereof. situated in the County of Cook _ in the State of Illinois, hereby releasing and waiving all rights under and by viside 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 orgach of any of the covenants or agreements herein contained AND IT IS EXPRESSLY PROVIDED AND AGREED. That the Mortgagor(s) shall pay all-faxes and assessments upon said premises when due, shall keep the buildings thereon insured to thou full insurable value for the benefit of Mortgagee, shall pay all installments of prior mortgages (trust deeds) on said premises, and interest thereon, when due, and shall keep said premises in good repair. In the event of the failure of Mortgagor(s) to comply with any of the above covenants, Mortgagee, in addition to its other rights and remedies, is authorized, but is not obligated, to attend to the same and the aricumt paid therefor, together with Interest thereon at the rate of 8% per annum. shall be due on demand and shall be added to the ind bit driess secured by this mortgage. If default be made in the payment of the said Retail installment Contract, or of any part thereof, or in the 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 in any such case the whole of the sum secured hereby shall thereupon, at the option of Mortgagee, his or its attorneys or assigns, become immediately due and payable, and this mortgage may be immediately foreclosed to pay the same, and it shall be lawful tor Mortgagee, his or its 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 FORECLOSURE AND SALE of said premises, there shall be first paid out of the proceeds of such sale all expenses of advertisement, selling and conveying said premises, and reasonable at a ross' fees, to be included in the decree, and all moneys advanced for taxes, assessments, liens, insurance and other charges, then there should be paid the sums provided for in said Retail Installment Contract, whether due and payable by the terms thereof or not DATED, this 14th day of October A.D 1985 (SEAL) FLU--3-60 STATE OF ILLINOIS County of ___Cook HAROLDM JACOBSON in and for said County, in the State aforesaid, DO HEREBY CERTIFY, That CHRISTOPHER L. BOOK MYD KOREN L. BOOK personally known to me to be the same person(s) whose name(s) (is) (are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (they) (he) (she) signed, sealed and delivered the said instrument as (their) (his) (her) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead Given under my hand and official seal, this -My Commission Expires Gargest 320, 1986 THIS INSTRUMENT WAS PREPARED BY <u> Alice Belcher</u>

2/85 *TDP Inc. 1985 11.00 E

5110 W. 159th St., Oak Forest, IL

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When recorded mROSE NWN CHALMERS.

REAL ESTATE MORTGAGE STATUTORY FORM

Christopher d. Box Karen L. Book THE DARTMOUTH PLAN, INC. County Clert's Office

who for Recorder's use only

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