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86089627

ABOVE SPACE FOR RECORDER'S USE ONLY

MORTGAGE AND ASSIGNMENT OF MORTGAGE

THIS INDENTURE, made 12-15, 1985, between

LESSIE HANNAH

herein referred to as MORTGAGORS, and SAMAX BUILDING CORP.

herein referred to as MORTGAGEE, witnesseth:

THAT, WHEREAS, Mortgagors are justly indebted to Mortgagee upon the Retail Installment Sales Contract bearing date 12-15, 1986, in and by which Contract the Mortgagors have agreed to pay the sum of FOUR THOUSAND FOUR HUNDRED TWENTY FIVE DOLLARS (\$4,425.00), payable in monthly installments, each installment in the amount of \$ 73.75, beginning MARCH 15, 1986 and with the final installment due and payable on FEB 15, 1991.

NOW THEREFORE, the Mortgagors 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:

Lot Seventy-one (71) in block Two (2) in Chester C. Brown Subdivision of the East Half of the South West Quarter of the North West Quarter of the South East Quarter and the East Half of the North West Quarter of the South West Quarter of the South East Quarter of Section Two, (2), Township Thirty-seven (37) North, Range Fourteen (14), East of the Third Principal Meridian, in Cook County, Illinois

25-02-414-035 K

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

TO HAVE AND TO HOLD the property with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging for the uses herein 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 hereby release and waive.

Mortgagor COVENANTS and WARRANTS to Mortgagee and to Mortgagee'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.

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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.

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 times and access thereto shall be permitted for that purpose.

WITNESS the hand and seal of Mortgagors the day and year first above written.

Leslie L. Humash

State of Illinois)
) SS.
County of _____)

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I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that _____ personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal, this _____ day of _____, 19____.

Leslie L. Humash
Notary Public
My Commission expires
April 15, 1986

IMPRESS
SEAL HERE

THIS Instrument was prepared by: _____

ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, the annexed Mortgage to _____ which is recorded in the office of the Recorder of _____ County, _____ in Mortgage Record _____, page _____, and the Retail Installment Sales Contract described therein which it secures are hereby assigned and transferred to ~~Marvin Kaufman~~. Marvin Kaufman,

Witness the hand and seal of said mortgagee, this _____ day of _____, 19____.
Marvin Kaufman Dealer.
STATE OF _____ County, ss: _____

Before me, the undersigned, a Notary Public in and for said county, this _____ day of _____, 19____, came _____ 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 April 15, 1986 Leslie L. Humash Notary Public

SAMRA BUILDING COY
3234 N. ELSTON
CHGO, ILL 60618

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