

# UNOFFICIAL COPY

86108301

ABOVE SPACE FOR RECORDER'S USE ONLY

## MORTGAGE

THIS INDENTURE, made February 12th, 1986, between Holger Wollert,  
herein referred to as MORTGAGORS, and Windy City Exteriors, Inc.,  
herein referred to as MORTGAGEE, witnesseth:

THAT, WHEREAS, Mortgagors are justly indebted to Mortgagee upon the Retail  
Installment Sales Contract bearing date February 12th, 1986, in  
and by which Contract the Mortgagors have agreed to pay the sum of Twenty eight thou-  
sand six hundred thirty and 80/100 DOLLARS (\$28,630.80), payable in 120  
monthly installments, each installment in the amount of \$ 238.59, beginning  
May 18th, 19 86 and with the final installment due and payable on  
April 18th, 19 96.

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:

Lots 15 and 16 in Block 13 in Adam Smith's Subdivision of the  
South 1/2 of the North 1/2 of the Southwest 1/4 and the Southwest 1/4  
of the Southwest 1/4 of Section 36, Township 39 north, Range 13,  
East of the Third principal Meridian, in Cook County, Illinois.

Commonly known As: 3027 West 38th Street, Chicago, Illinois.

16-36-317-018-(15)  
0.7-(16) AP

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

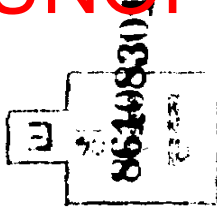
TO HAVE AND TO HOLD the property with all improvements, tenements, ease-  
ments, fixtures, and appurtenances thereto belonging for the uses herein set  
forth free from all rights and benefits under the Homestead Exemption Laws for  
the State of Illinois, which rights and benefits the Mortgagor does hereby  
release and waive.

Mortgagor COVENANTS and WARRANTS to 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 incor-  
porated 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.

86108301

UNOFFICIAL COPY



My Commission expires March 27, 1988  
Notary Public Eva T. Krakowska

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

Before me, the undersigned, a Notary Public in and for said county, this 13 day of February, 1986, came Jeffrey Schwartz and Jeffrey Schwartz, acknowledge the execution of the assignment of mortgage.

STATE OF Illinois, County, ss: Cook

1986. Witness the hand and seal of said mortgagee, this 13th day of February, assigned and transferred to Borg-Warner Acceptance Corporation.

FOR VALUE RECEIVED, the annexed Mortgage to Windy City Extortors, Inc. which is recorded in the office of the Recorder of Cook County, and the 13th day of February, 1986, in Mortgage Record 13, page 13, and the Retail Installment Sales Contract described therein which it secures are hereby assigned and transferred to Borg-Warner Acceptance Corporation.

ASSIGNMENT OF MORTGAGE

Eva T. Krakowska 4520 W. Lawrence Ave., Chicago Illinois 60630

THIS instrument was prepared by:

March 27, 1988

My Commission expires

IN WITNESS  
SEAL HERE

Notary Public Eva T. Krakowska

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that HOLGER WILBERT whose name subscribed to the foregoing instrument, appeared before me this 13th day in person, and acknowledged that he signed, sealed, and delivered the said instrument as HIS free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal, this 13th day of February, 1986.

State of Illinois )  
) ss. )  
) County of Cook )

20 MAR 86 9 07 AM

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

5. Mortgagee shall have the right to inspect the property at reasonable times and access thereto shall be permitted for that purpose.

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.

-86-108301